



A G E N D A

Meeting of the Scotts Valley City Council

Date: March 6, 2019

Time: 6:00 p.m.

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	The agenda was posted 3-1-19 at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org .

ELECTED OFFICIALS	CITY STAFF MEMBERS
Jack Dilles, Mayor Randy Johnson, Vice Mayor Donna Lind, Council Member Jim Reed, Council Member Derek Timm, Council Member	Jenny Haruyama, City Manager Kirsten Powell, City Attorney Steve Walpole, Chief of Police Taylor Bateman, Community Development Director Tony McFarlane, Administrative Services Director Daryl Jordan, Public Works Director Tracy Ferrara, 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. 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.org 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.org. Televised Meetings: City Council meetings are cablecast "Live" on Community Television of Santa Cruz County on Comcast Channel 25.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

SPECIAL SET MATTERS

- (1) Presentation of Mayor's Proclamation proclaiming March 2019 as Red Cross Month
- (2) Presentation from O'Neill Sea Odyssey and introduction of new Executive Director
- (3) Presentation of annual report from Chief Steve Kovacs, Scotts Valley Fire Protection District

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.
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CITY MANAGER REPORT

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or 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.
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ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.
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CONSENT AGENDA

The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Mayor.
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- A. Approve City Council minutes of 2-6-2019
- B. Approve check registers dated 2-8-19, 2-15-19, 2-22-19
- C. Approve and ratify Vice Mayor Randy Johnson's nomination of Barbara Mendenhall to the Arts Commission to fill the vacancy

Date: March 6 2019

- D. Approve non-collection of fees in the amount of \$1,000 for the use of the Scotts Valley Community Center by the Scotts Valley Fire Protection District for their Employee Recognition Dinner on Saturday, March 9, 2019
- E. Approve non-collection of fees in the amount of \$1,300 for the use of Skypark Park by the Scotts Valley Educational Foundation (SVEF) for their Annual Touch A Truck event being held on Sunday, April 28, 2019
- F. Approve non-collection of fees in the amount of \$450 for the use of MacDorsa Park on Saturday, April 27, 2019 for Days of Wine and Wet Noses, Unconditional Love Animal Rescue fundraising event

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. Status Update on Alternate Uses for City Property Located at 251 Kings Village Road (City Manager Haruyama)

PUBLIC HEARING(S) (To be heard at 6:30 p.m.)

- 2. Consider approval of a Planned Development Overlay and Permit (PD18-001), Design Review (DR18-001), Minor Subdivision (MLD18-001, and Environmental Assessment (EA18-001) for a Four-Lot Residential Subdivision, Four Single-Family Homes, and Related Site Improvements to a 0.42-Acre Site Located at 22 Blake Lane, APN 022-902-16
(Planning Consultant Scott Harriman)
 - Open public hearing
 - Close public hearing
 - Approve Resolution No. 1815.2
 - Approve First Reading and Introduction of Ordinance No. 16-ZC-211.1
 - Approve Resolution No. 1815.3
 - Approve Resolution No. 1815.4

REGULAR AGENDA (resumed)

- 3. Future Council agenda items
(This portion of the Regular Agenda allows the Council to determine items to be placed on a future agenda and to choose a date, if so desired.)

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) 440-5602 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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City of Scotts Valley

Mayor's Proclamation

WHEREAS, More than 137 years ago, the American Red Cross was established as a humanitarian organization, guided by seven fundamental principles—including humanity, impartiality and independence—to provide services to those in need regardless of race, religion, gender, sexual orientation or citizenship status. Today, the American Red Cross is one of the largest humanitarian organizations in the world, and delivers its mission every day to prevent and alleviate human suffering in the face of emergencies; and

WHEREAS, Every year, the American Red Cross responds to an average of more than 62,000 disasters across the country, from small home fires to devastating massive disasters. Last year's large crises included mudslides in California, a volcano in Hawaii, wildfires in Colorado and California, destructive hurricanes in Florida and the Carolinas, and a devastating typhoon in U.S. territories. Thousands of American Red Cross volunteers provided around-the-clock shelter for disaster victims, served millions of meals and snacks with partners, and distributed millions of relief items; and

WHEREAS, In Scotts Valley, the Red Cross has a long history of helping our neighbors in need. The Central Coast chapter assisted with 66 local disasters in the past year alone and helped save lives through our Home Fire Campaign. Since the campaign launched in October 2014, the Central Coast chapter has worked with community partners to install 1,795 smoke alarms and make 582 households safer. Meanwhile, in our area last year, the Red Cross handled 141 emergency military calls and collected an 6,357 units of blood from our generous blood donors; and

WHEREAS, March is Red Cross Month, a special time to recognize and thank the Red Cross volunteers and donors who give of their time and resources to help members of the community. The Red Cross depends on these local heroes to deliver help and hope during a disaster. We applaud our heroes here in Scotts Valley who give of themselves to assist their neighbors when they need a helping hand; and

WHEREAS, The American Red Cross shelters, feeds and provides emotional support to victims of disasters; supplies about 40 percent of the nation's blood; teaches skills that save lives; provides international humanitarian aid; and supports military members and their families; and

WHEREAS, We dedicate the month of March to all those who support the American Red Cross mission to prevent and alleviate human suffering in the face of emergencies. Our community depends on the American Red Cross, which relies on volunteers and the generosity of the public to perform its mission.

NOW, THEREFORE, I, Jack Dilles, Mayor of Scotts Valley, on behalf of the entire City Council, do hereby proclaim **March 2019** as **Red Cross Month** and encourage everyone to support this organization and its noble humanitarian mission.



Jack Dilles, Mayor

Signed and sealed this 6th day of March 2019



MINUTES

Meeting of the Scotts Valley City Council

Date: February 6, 2019

Time: 6:00 pm

CONTACT INFORMATION	MEETING LOCATION	POSTING
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CALL TO ORDER 6:00 PM

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

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Jack Dilles, Mayor
Randy Johnson, Vice Mayor
Donna Lind, Council Member
Jim Reed, Council Member (Arrived 6:40 pm)
Derek Timm, Council Member

CITY STAFF MEMBERS PRESENT:

Jenny Haruyama, City Manager
Kirsten Powell, City Attorney
Steve Walpole, Chief of Police
Taylor Bateman, Community Development Director
Tony McFarlane, Administrative Services Director
Daryl Jordan, Public Works Director
Tracy Ferrara, City Clerk

Mayor Dilles announced that CM Reed would be late to the meeting.

COMMITTEE REPORTS

CM Lind reported that the Santa Cruz Metropolitan Transit District Board met and discussed their 10 year strategic budget plan, employee negotiations, and new board members were sworn-in.

CM Lind reported that she attended the LAFCO Board meeting where they approved the annexation of a property from the County of Santa Cruz to the City of Scotts Valley on Cumbre Lane.

CM Timm reported that he attended the Housing Solutions Forum put on by Silicon Valley Leadership Group, which focused on upcoming changes from the State on housing. Heads of transportation and CASA were also in attendance, along with Senator Wiener and Assembly Member Chu regarding the impacts of housing bill SB50.

Mayor Dilles reported that he attended a Santa Margarita Groundwater Agency Joint Powers Authority meeting. He announced that there are some informational workshops coming up at the Felton Community Hall on February 9 (Water Budgets: How Do We Balance All Our Needs) and on March 9 (Managing Groundwater: How Do We Prepare for an Uncertain Future).

Mayor Dilles reported that he attended the Silicon Valley Leadership Group Housing Solutions Forum presentation on housing where Senator Wiener and Assembly Member Chu spoke regarding housing bill SB50.

Mayor Dilles reported that he attended the City Select Committee meeting and appointments to the Monterey Bay Community Power Policy and Operations Boards were approved.

Mayor Dilles reported that he attended the Monterey Bay Community Power Policy Board meeting where they provided feedback to the negotiating team regarding the CEO.

CITY MANAGER REPORT

Town Center Community Meeting: The Town Center developers will be holding two community meetings tomorrow, Thursday, February 7, 2019; one at 1:30 pm and the other at 8:00 pm. Both meetings will be held at the Community Center.

Police, Sheriff and Security Job Fair: The City of Scotts Valley Police Department, along with other area law enforcement will be participating in a job expo this Saturday, February 9, 2019 from Noon – 5 pm at the Kaiser Permanente Arena in Santa Cruz. Applicants will have an opportunity to learn about the interview process, required background investigations, academy experience, and field training program. There will also be live non-lethal force and canine demonstrations.

Scotts Valley Middle School Ribbon Cutting Ceremony and Lynn Beebe Memorial Gymnasium Dedication: The SV Middle School ribbon cutting ceremony and gym dedication is scheduled for this Sunday, February 10, 2019 at 3:15 pm. An Open House will be held between 3:00 pm – 4:30 pm.

GPAC Meeting: The next General Plan Advisory Committee (GPAC) meeting will be held on Monday, February 11, 2019 from 6 pm to 8 pm at the Scotts Valley City Hall Council Chambers. The agenda includes a discussion regarding mobility issues and opportunities in Scotts Valley.

PUBLIC COMMENT TIME

Radia Barkins, expressed concerns about 5G cellular technology and its potential health impacts www.ehtrust.org.

Joanne Wolfeld, expressed concerns about 5G cellular technology and its potential health impacts.

CM Lind announced that the Annual Fallen Officer Foundation is being held Saturday, February 9, 2019 at the Cocoanut Grove.

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Johnson

To approve the Consent Agenda.

Carried 4/0/1 (AYES: Dilles, Johnson, Lind, Timm; ABSENT: Reed)

CONSENT AGENDA

- A. Approve City Council meeting minutes 1-23-2019
- B. Approve check register – 1-18-19, 1-24-19, 2-1-19
- C. Approve second amendment to agreement between the City of Scotts Valley and Jenny Haruyama for employment as City Manager

ALTERATIONS TO REGULAR AGENDA

M/S: Johnson/Lind

To approve the Regular Agenda.

Carried 4/0/1 (AYES: Dilles, Johnson, Lind, Timm; ABSENT: Reed)

REGULAR AGENDA

1. **Economic Development presentation from Hinderliter, de Llamas & Associates (HdL)**

CM Haruyama introduced Ken Nordhoff, HdL representative. Mr. Nordhoff gave a PowerPoint presentation titled “Sales Tax: The Rapidly Evolving Retail Environment” and responded to questions from Council.

Joanne Wolfeld, stated that she feels Santa Cruz County residents prefer to shop at local businesses recommended increasing sales tax as long as it stays local.

2. **Consider approval of Resolution No. 1959, establishing a Temporary Project Specific Council Budget Subcommittee and Resolution No. 1959.1 establishing a Temporary Project Specific Council Library Facilities Upgrade Subcommittee**

CM Haruyama presented the written staff report and responded to questions from Council.

M/S: Reed/Timm

To approve Resolution No. 1959 Establishing a Temporary Project Specific Council Budget Subcommittee.

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

M/S: Reed/Timm

To approve Resolution No. 1959.1 Establishing a Temporary Project Specific Council Library Facilities Upgrade Subcommittee.

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

PUBLIC HEARING(S) (To be heard after 6:30 p.m.)
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3. **Consider amendment to the Planned Development Permit for the Hangar project for a Planned Sign Program for two new commercial buildings located at 260 Mt. Hermon Road, APN's 022-231-27 and 022-231-28**

CDD Bateman presented the written staff report and responded to questions from Council.

Corbett Wright, Hangar developer, spoke regarding the planned sign program and responded to questions from Council. He stated that he would like Council to give staff the authority to work with the developer on flexibility for the tenant signs.

PUBLIC HEARING OPENED – 7:44 PM

No one came forward.

PUBLIC HEARING CLOSED – 7:44 PM

Council expressed concerns regarding restricted size of the tenant identification signs on the free standing monument sign and the timing of the addition of the Scotts Valley Town Center identification on the monument sign.

CA Powell recommended the following changes to Conditions of Approval 4 and 7 to address Council concerns:

Condition No. 4: The materials, size, location, and design of the improvements shall match the approved plans, however, the tenant identification signs can be modified on the freestanding sign with the approval of the Community Development Director, provided the same square footage and design is utilized. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

Condition No. 7: A portion of the freestanding sign shall be used to identify the Scotts Valley Town Center to meet the TCSP goal of creating a sense of place and to ensure integration of this project into the SVTC at the appropriate time as determined by the Community Development Director.

M/S: Johnson/Lind

To approve Resolution No. 1958 approving a Planned Sign Program for The Hangar Development at 260 Mt. Hermon Road, APN's 022-231-27 and 022-231-28 with amendments to Conditions 4 and 7 as noted above.

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

REGULAR AGENDA (resumed)

4. Consider adoption of Fiscal Year 2019/20 Council Goals

CM Haruyama presented the written staff report and responded to questions from Council.

Council agreed with CM Haruyama's recommendation that the following two goals not be included in the 2019/20 goals and addressed in a future goals work plan when adequate resources and funding are available:

1. *Affordable Housing*
2. *Review Building Development Standards (Parking)*

M/S: Johnson/Timm

To approve the FY 2019/20 goals and direct the City Manager to work with state representatives to prepare a legislative adjustment of the state sales tax cap to consider a possible fiscal sustainability option.

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

5. Mid-Year Financial Review for FY 2018/19 and Direction for Preparation of the 2019/20 Annual Budget

ASD McFarlane presented the written staff report and responded to questions from Council.

M/S: Timm/Lind

To pay off the CalPERS full unfunded liability at the beginning of each year.

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

M/S: Lind/Timm

To use the savings identified from refunding Certificates of Participation (COP's) and deposit those dollars into a reserve fund to cover an upcoming balloon payment.

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

M/S: Timm/Lind

To accept the reports and information regarding the FY 2018/19 Mid-Year Financial Report through December 31, 2018 and to approve Resolution No. 630.38.3 amending the FY 2018/19 Annual Budget.

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

6. Future Council agenda items

None.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Approved: _____
Jack Dilles, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

AGENDA ITEM B

DATE: 3-6-2019

SCOTTS VALLEY ACCOUNTS PAYABLE
02/07/2019 10:55:54 Check Register

CITY OF SCOTTS VALLEY
GL050S-V08.11 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 020819 COMMENT... AP 02/08/2019

DATA-JE-ID DATA COMMENT

W-02082019-601 AP 02/08/2019

Run Instructions:

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	003566 ABA BUILDING SERVICES	115494	02/08/19	1,775.00	
	000041 ACC BUSINESS	115495	02/08/19	1,222.77	
	001219 ALHAMBRA	115496	02/08/19	121.96	
	001219 ALHAMBRA	115497	02/08/19	130.29	
	000998 ASSOCIATED SERVICES CO.	115498	02/08/19	54.97	
	000097 AT&T	115499	02/08/19	206.97	
	003742 AVALOS/KEVIN	115500	02/08/19	195.00	
	000614 BATTERIES PLUS	115501	02/08/19	6.53	
	001822 BC LABORATORIES INC.	115502	02/08/19	570.00	
	001963 BELLVILLE/WAYNE	115503	02/08/19	99.00	
	.15322 BOOMERS LIVERMORE	115504	02/08/19	461.78	
	001115 BOYNTON/MIKE	115505	02/08/19	1,350.00	
	001566 BUSINESS WITH PLEASURE	115506	02/08/19	62.57	
	001555 CA DEPT OF TAX & FEE ADM	115507	02/08/19	53.64	
	003119 CALIFORNIA SOCIETY OF	115508	02/08/19	110.00	
	002091 COMCAST	115509	02/08/19	146.20	
	000753 CONFLICT RESOLUTION CENT	115510	02/08/19	812.00	
	001428 COURT APPOINTED SPECIAL	115511	02/08/19	1,198.00	
	001257 EBRAHIMIAN DDS/MARK	115512	02/08/19	60.00	
	001257 EBRAHIMIAN DDS/MARK	115513	02/08/19	595.00	
	001597 ENVIRONMENTAL INNOVATION	115514	02/08/19	3,352.04	
	000098 ESCALON SERVICES	115515	02/08/19	1,223.93	
	003181 ESRI	115516	02/08/19	400.00	
	001828 GONZALES/GABE	115517	02/08/19	1,197.21	
	001053 GOVERNMENT FINANCE OFFIC	115518	02/08/19	190.00	
	001856 HUB INTERNATIONAL	115519	02/08/19	258.92	
	003741 JIM BOOTH SWIM SCHOOL, I	115520	02/08/19	1,545.00	
	001308 JOHNSON DDS/BRETT	115521	02/08/19	1,100.00	
	001903 JONES/KIMARIE	115522	02/08/19	150.00	
	001030 LEAGUE OF CA CITIES	115523	02/08/19	5,990.00	
	000078 LLOYD'S TIRE SERVICE INC	115524	02/08/19	446.11	
	003011 LOPEZ/PAUL	115525	02/08/19	424.48	
	003011 LOPEZ/PAUL	115526	02/08/19	19.00	
	003740 LOTUS MANAGEMENT	115527	02/08/19	3,696.53	VOID
	003403 MAR-KEN INTERNATIONAL PO	115528	02/08/19	325.00	
	003685 MONTEREY BAY ANALYTICAL	115529	02/08/19	630.00	
	000939 NATIONAL COMTEL NETWORK	115530	02/08/19	15.16	
	003328 PETERSON TRUCKS, INC	115531	02/08/19	1,825.00	
	001787 PETRINI'S GARDENING SERV	115532	02/08/19	75.00	
	001876 POLITO/BRANDON	115533	02/08/19	135.00	
	000463 RALEY'S	115534	02/08/19	1,572.70	
	000171 RIVERSIDE LIGHTING INC	115535	02/08/19	189.83	
	000201 SAFETY-KLEEN CORP	115536	02/08/19	925.83	
	000135 SAN LORENZO VALLEY WATER	115537	02/08/19	30.24	
	001919 SANTA CRUZ BEACH BOARDWA	115538	02/08/19	209.75	
	001364 SANTA CRUZ COUNTY	115539	02/08/19	23,358.00	
	001544 SANTA CRUZ COUNTY CONFER	115540	02/08/19	19,314.01	
	003658 SANTA CRUZ OCCUPATIONAL	115541	02/08/19	359.00	
	000916 SECOND HARVEST FOOD BANK	115542	02/08/19	4,232.00	
	.15323 STANISLAUS COUNTY	115543	02/08/19	4,010.00	
	000153 THOMSON REUTERS-WEST	115544	02/08/19	305.00	
	003548 TORO PETROLEUM CORP	115545	02/08/19	2,885.45	
	001560 TRITON CONSTRUCTION	115546	02/08/19	1,300.00	
	001366 U.S. BANCORP OFFICE	115547	02/08/19	1,260.35	
	001625 YOSHIDA DDS/NOREEN	115548	02/08/19	125.60	
	GENERAL CHECKING ACCOUNT			92,307.82	***

REPORT TOTALS:

92,307.82

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
----	-----	
001	GENERAL	68,110.85
002	RECYCLING/ENVIRONMENTAL	3,352.04
004	RECREATION	7,184.64
010	WASTEWATER OPERATIONS	8,510.56
011	TERTIARY TREATMENT PLANT	630.00
028	SENIOR CENTER	484.41
050	PINEWOOD EST LNDSCP MAINT DT	30.24
112	DENTAL INS INTERNAL SERV	2,455.08
123	COMMUNITY FACILITY CENTER	1,550.00
TOTAL ALL FUNDS		92,307.82

BANK RECAP:

BANK	NAME	DISBURSEMENTS
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BA	GENERAL CHECKING ACCOUNT	92,307.82
TOTAL ALL BANKS		92,307.82

SCOTTS VALLEY ACCOUNTS PAYABLE
02/14/2019 16:25:44 Check Register

CITY OF SCOTTS VALLEY
GL050S-V08.11 COVERPAGE
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Report Selection:

RUN GROUP... 021419 COMMENT... 2/15/19 AP CHECK RUN

DATA-JE-ID DATA COMMENT

W-02152019-609 2/15/19 AP CHECK RUN

Run Instructions:

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BANK	VENDOR	CHECK#	DATE	AMOUNT
BA	GENERAL CHECKING ACCOUNT			
	003566 ABA BUILDING SERVICES	115549	02/15/19	850.00
	003672 ALLEN/DENISE	115550	02/15/19	126.00
	000881 ALVAREZ IND INC CLEAN BL	115551	02/15/19	1,111.00
	001631 ART CLEANERS	115552	02/15/19	633.80
	001670 AT &T	115553	02/15/19	3,661.39
	000097 AT&T	115554	02/15/19	9.34
	001593 BENEDICT DDS/NANETTE	115555	02/15/19	98.00
	001391 BIXBY DDS/LINDY	115556	02/15/19	201.60
	002091 COMCAST	115557	02/15/19	323.21
	002091 COMCAST	115558	02/15/19	279.85
	001896 D & G SANITATION	115559	02/15/19	103.55
	000389 DASSEL'S PETROLEUM INC	115560	02/15/19	4,931.78
	002071 DEES & ASSOCIATES INC	115561	02/15/19	746.50
	000778 DEPT OF JUSTICE	115562	02/15/19	32.00
	000703 FAMILY SERVICE AGENCY	115563	02/15/19	4,484.00
	002032 KT MECHANICAL INC	115564	02/15/19	661.24
	001561 LE DDS/FERN PHOUNG	115565	02/15/19	236.00
	000284 LOGAN & POWELL, LLP	115566	02/15/19	15,140.00
	000291 MBASIA	115567	02/15/19	524.70
	003584 MENDOZA/FERNANDO	115568	02/15/19	895.00
	003171 MICHALAK/GENE	115569	02/15/19	250.00
	000218 MID VALLEY SUPPLY	115570	02/15/19	850.41
	000083 MISSION UNIFORM SERVICE	115571	02/15/19	662.09
	000967 MONTEREY BAY SYSTEMS	115572	02/15/19	882.95
	001418 MONTEREY REGIONAL	115573	02/15/19	3,159.10
	003368 MT HERMON VETERINARY CLI	115574	02/15/19	234.72
	000323 NBS GOVERNMENT FINANCE G	115575	02/15/19	3,263.64
	000101 PACIFIC GAS & ELECTRIC C	115576	02/15/19	44,147.78
	000101 PACIFIC GAS & ELECTRIC C	115577	02/15/19	252.39
	001982 PEAVEY COMPANY/LYNN	115578	02/15/19	57.77
	000723 PIED PIPER INC./THE	115579	02/15/19	61.50
	001233 PORTER DDS MS/BRENT J	115580	02/15/19	722.50
	001894 S.V. WATER DISTRICT - BU	115581	02/15/19	52.37
	001952 SAFARILAND, LLC	115582	02/15/19	89.04
	001823 SANTA CRUZ CO ENVIRONMEN	115583	02/15/19	424.00
	003658 SANTA CRUZ OCCUPATIONAL	115584	02/15/19	105.00
	000122 SANTA CRUZ/CITY OF	115585	02/15/19	1,208.52
	000128 SCARBOROUGH LUMBER	115586	02/15/19	2,054.34
	003085 SHRED-IT USA	115587	02/15/19	493.78
	000405 SILVERSTEIN/THOMAS	115588	02/15/19	3,115.05
	003077 SKYHIGH SPORTS	115589	02/15/19	114.89
	002053 STEPFORD	115590	02/15/19	5,240.00
	003590 VARGAS ACADEMY OF GYMNAS	115591	02/15/19	1,040.90
	000899 VISTA CENTER FOR THE BLI	115592	02/15/19	2,214.00
	001930 WEST MARINE PRO	115593	02/15/19	499.73
	GENERAL CHECKING ACCOUNT			106,245.43 ***

SCOTTS VALLEY ACCOUNTS PAYABLE
CITY OF SCOTTS VALLEY
02/14/2019 16:25:44
GL540R-V08.11 PAGE 2

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT
REPORT TOTALS:				106,245.43

RECORDS PRINTED - 000101

SCOTTS VALLEY ACCOUNTS PAYABLE
CITY OF SCOTTS VALLEY
02/14/2019 16:25:44
GL060S-V08.11 RECAPPAGE

Check Register

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
----	-----	
001	GENERAL	51,377.36
004	RECREATION	7,033.26
010	WASTEWATER OPERATIONS	38,768.47
026	PENSION OBLIGATION BOND FUND	3,263.64
028	SENIOR CENTER	1,028.71
031	STP EXCHANGE PROJECTS	746.50
050	PINEWOOD EST LNDSCP MAINT DT	10.84
077	SKYPARK MAINT ASSESS DIST	36.86
112	DENTAL INS INTERNAL SERV	2,153.10
123	COMMUNITY FACILITY CENTER	1,826.69
TOTAL ALL FUNDS		106,245.43

BANK RECAP:

BANK	NAME	DISBURSEMENTS
----	-----	
BA	GENERAL CHECKING ACCOUNT	106,245.43
TOTAL ALL BANKS		106,245.43

SCOTTS VALLEY ACCOUNTS PAYABLE
02/21/2019 12:42:40 Check Register

CITY OF SCOTTS VALLEY
GL050S-V08.12 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 022219 COMMENT... 2/22/19 A/P

DATA-JE-ID DATA COMMENT

W-02222019-620 2/22/19 A/P

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP	RT
L		01			Y	S	6	066	10			

BANK	VENDOR	CHECK#	DATE	AMOUNT
BA	GENERAL CHECKING ACCOUNT			
	003342 ACCENT CLEAN & SWEEP INC	115594	02/22/19	3,769.70
	001405 AFLAC-FLEX ONE	115595	02/22/19	3,144.95
	000652 ANDERSON PACIFIC ENG INC	115596	02/22/19	72,058.45
	000998 ASSOCIATED SERVICES CO.	115597	02/22/19	109.94
	000097 AT&T	115598	02/22/19	157.91
	003746 AVENU HOLDINGS, LLC	115599	02/22/19	1,803.85
	001593 BENEDICT DDS/NANETTE	115600	02/22/19	313.00
	001954 BMI	115601	02/22/19	358.00
	000437 BRASS KEY LOCKSMITH	115602	02/22/19	81.38
	000018 BRINK'S TROPHY SHOPPE	115603	02/22/19	22.40
	001015 CALIFORNIA POLICE CHIEF'	115604	02/22/19	198.00
	003521 CARD SERVICE CENTER	115605	02/22/19	7,370.42
	000235 CIVIL CONSULTANTS GROUP	115606	02/22/19	2,100.00
	000761 COMMUNITY BRIDGES	115607	02/22/19	5,323.00
	003476 CORIX WATER PRODUCTS	115608	02/22/19	19.63
	000037 CRYSTAL SPRINGS WATER CO	115609	02/22/19	20.90
	000037 CRYSTAL SPRINGS WATER CO	115610	02/22/19	37.35
	000207 DEPARTMENT OF JUSTICE	115611	02/22/19	79.00
	000321 FANTINO DDS/CHRISTINA	115612	02/22/19	51.90
	003154 FLANNERY/MARLENE	115613	02/22/19	128.91
	001828 GONZALES/GABE	115614	02/22/19	390.11
	001881 GRAINGER	115615	02/22/19	134.08
	002070 HOMELESS SERVICE CENTER	115616	02/22/19	588.00
	000430 INTERSTATE BATTERIES	115617	02/22/19	235.30
	001471 JACKSON DDS/ALISON K	115618	02/22/19	197.00
	.15324 KASCHALK/KENNETH	115619	02/22/19	251.00
	001561 LE DDS/FERN PHOUNG	115620	02/22/19	652.00
	001030 LEAGUE OF CA CITIES	115621	02/22/19	45.00
	001673 LINCOLN FINANCIAL GROUP	115622	02/22/19	1,280.28
	000078 LLOYD'S TIRE SERVICE INC	115623	02/22/19	677.89
	000284 LOGAN & POWELL, LLP	115624	02/22/19	1,800.00
	003743 M.C. PLUMBING	115625	02/22/19	900.00
	000291 MBASIA	115626	02/22/19	1,834.80
	003685 MONTEREY BAY ANALYTICAL	115627	02/22/19	770.00
	003368 MT HERMON VETERINARY CLI	115628	02/22/19	117.36
	003491 MUNIQUIP, LLC	115629	02/22/19	9,106.43
	000323 NBS GOVERNMENT FINANCE G	115630	02/22/19	2,000.00
	001615 OLIN CORP-CHLOR ALKALI	115631	02/22/19	1,935.84
	001955 PACIFIC TRUCK PARTS,INC	115632	02/22/19	195.19
	003744 PEACE OFFICERS RESEARCH	115633	02/22/19	102.00
	003165 PHENOVA	115634	02/22/19	740.65
	001857 PHOENIX GROUP	115635	02/22/19	300.80
	003559 ROBERTS/MEREDITH	115636	02/22/19	42.49
	001533 SANTA CRUZ COUNTY BANK	115637	02/22/19	4,512.85
	003745 SCOTTS VALLEY HOTEL LP	115638	02/22/19	3,696.53
	000710 SENIOR NETWORK SERVICES,	115639	02/22/19	1,549.00
	003548 TORO PETROLEUM CORP	115640	02/22/19	3,094.01
	001366 U.S. BANCORP OFFICE	115641	02/22/19	342.81

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT	
BA	GENERAL CHECKING ACCOUNT				
001106	VERIZON WIRELESS	115642	02/22/19	1,083.21	
003145	WAGE WORKS	115643	02/22/19	127.00	
000154	WINCHESTER AUTO STORES	115644	02/22/19	44.86	
001625	YOSHIDA DDS/NOREEN	115645	02/22/19	592.00	
003722	ZERO CITY	115646	02/22/19	5,197.50	
002021	ZOOM	115647	02/22/19	549.62	
	GENERAL CHECKING ACCOUNT			142,234.30	***

REPORT TOTALS: 142,234.30

RECORDS PRINTED - 000107

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
----	-----	
001	GENERAL	38,167.36
002	RECYCLING/ENVIRONMENTAL	3,769.70
004	RECREATION	1,011.93
005	SMIP	.50
006	EQUIPT REPLACEMENT RESERVE	60.93
010	WASTEWATER OPERATIONS	16,364.75
011	TERTIARY TREATMENT PLANT	480.00
023	SVRDA SUCCESSOR AGENCY	2,000.00
025	GENERAL TRUST	3,813.75
028	SENIOR CENTER	240.44
031	STP EXCHANGE PROJECTS	74,158.45
035	GREEN BUILDING FUNDING	1.00
112	DENTAL INS INTERNAL SERV	1,805.90
123	COMMUNITY FACILITY CENTER	359.59
TOTAL ALL FUNDS		142,234.30

BANK RECAP:

BANK	NAME	DISBURSEMENTS
----	-----	
BA	GENERAL CHECKING ACCOUNT	142,234.30
TOTAL ALL BANKS		142,234.30

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: March 6, 2019
TO: Honorable Mayor and City Council
FROM: Tracy A. Ferrara, City Clerk
APPROVED: Jenny D. Haruyama, City Manager
SUBJECT: **APPOINTMENT TO ARTS COMMISSION**

SUMMARY OF ISSUE

As vacancies occur, or due to an election or re-election of a Council Member, a member of the Council may nominate a new individual to serve on a City Commission, Committee, and/or Board. All appointments must be approved by the City Council.

There is a vacancy on the Arts Commission and an application has been submitted by Barbara Mendenhall. Vice Mayor Randy Johnson has nominated Ms. Mendenhall to serve on the Arts Commission and upon Council approval, Ms. Mendenhall will fill the vacancy.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

It is recommended that the City Council ratify the appointment of Barbara Mendenhall to serve on Arts Commission, with an effective date of March 6, 2019.

<u>TABLE OF CONTENTS</u>	<u>PAGE</u>
Application for Arts Commission	2



City of Scotts Valley

Application for Appointment to Serve on a City Advisory Body

Advisory Body you are applying for:

- | | | |
|--|---|---|
| ☐ Planning Commission | ☒ Arts Commission | ☐ Senior Center Board |
| ☐ Parks & Recreation Commission | ☐ Board of Appeals | ☐ Code Enforcement Appeals Board |
| ☐ ADA Accessibility Committee | ☐ Parks & Recreation Advocates | ☐ Mobile Home Park Rent Review |

Contact Information

Name	Barbara Mendenhall		
Street Address			
City / ST/ ZIP Code	Scotts Valley CA 95066		
Phone – Primary	4082030557	☒ Cell	☐ Work ☐ Home
Phone – Secondary	8314398411	☐ Cell	☐ Work ☒ Home
E-Mail Address	mendenhall.barbara@gmail.com		

Background Information*

Years residing in Scotts Valley	27
Employer	Zenith Insurance Co.
Occupation/Profession	Attorney
Education	BA University of California/Davis; JD Santa Clara University

**If you are appointed to a city commission or board, you may be required to file a Statement of Economic Interests (FPPC Form 700). The Form 700 is a State-mandated public document disclosing certain business, property and investment holdings which might conflict with the member's decisions. The City Clerk's Office will supply the Form 700 upon appointment.*

Summarize your interests, education, and/or experience as they relate to this position.

I'm an avid supporter of our vibrant Santa Cruz Co. arts community and of the arts in general. The arts can transcend barriers in a community and bring together people of different backgrounds. They enrich a community. As a long time volunteer with the Monterey Jazz Festival, I see how that festival brings not only great music to the Monterey Bay but also builds connections.

My desire to serve on the council is influenced not only by desire to make Scotts Valley a better place to live but also having heard of the impact of arts councils in other communities. Currently I have two friends that serve on community arts councils, one in Mountain View and the other in Capitola. Both have shared with me their experiences and serve as inspiration.

Explain how you believe you can contribute toward the effectiveness of this position.

My existing connections with members of other local arts councils could aid our council. They would be resources for ideas on expanding Scotts Valley's council and most importantly ideas for funding our public arts program.

My professional experience as an attorney should aid the council in negotiations with other organizations.

Summarize your participation in civic or community activities.

I'm a volunteer with the Monterey Jazz Festival. In the past I've also volunteered with the children's arts group All About Theatre, the Capitola Begonia Festival and with youth soccer programs.

How did you hear about this vacancy?

☐ City Website ☐ Other Website ☐ Word of Mouth ☒ Other (Specify): current council member

APPLICANT SIGNATURE

DATE

X 

November 12, 2018

Return application:

For more information, contact:

OFFICE USE ONLY – DATE RECEIVED

By email to:
tferrara@scottsvalley.org

City Clerk's Office (831)440-5600
tferrara@scottsvalley.org
www.scottsvalley.org

In person or by mail to:
City Clerk's Office
1 Civic Center Drive
Scotts Valley, CA 95066

- Note:** 1) Applications are retained for one year. You will be contacted if a vacancy occurs within that time.
2) A separate application must be submitted for each advisory body to which you seek appointment.
3) You may attach additional pages or material (such as a resume) to the application if desired.

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

SUBJECT: REQUEST FOR NON-COLLECTION OF FEES FOR
SCOTTS VALLEY FIRE PROTECTION DISTRICT

SUMMARY OF ISSUE

The Scotts Valley Fire Protection District (SVFPD) is holding their Employee Recognition Dinner at the Scotts Valley Community Center on March 9, 2019. The SVFPD requested that the City Council not collect the \$1,000 facilities use permit fee for the use of the Community Center. The consideration for the non-collection of fees is in line with past practices between the City and the Scotts Valley Fire Protection District. The SVFPD has reciprocated in kind by not collecting fireworks related permit fees associated with the City’s 4th of July event. These fees are approximately \$1,000; the fireworks permit fee is \$550, and the balance is for SVFPD staff time at the fireworks event.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$1,000. However, in exchange for the non-collection of City rental fees, the SVFPD does not collect fireworks permit fees or SVFPD staff time costs for the City’s annual 4th of July event.

Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS

	<u>PAGE</u>
Letter from the Scotts Valley Fire Protection District requesting non-collection of fees	2



SCOTTS VALLEY FIRE PROTECTION DISTRICT

7 Erba Lane, Scotts Valley, California 95066 (831) 438-0211 Fax (831) 438-0383

Steve M. Kovacs
Fire Chief

February 13, 2019

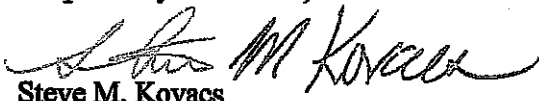
City of Scotts Valley
Attn: Kristin Ard

Ms. Ard,

The Scotts Valley Fire Protection District would like to request a waiver of the rental fees for the use of the Scotts Valley Community Center on March 9th, 2019 for our Employee Recognition Dinner.

Please don't hesitate to contact me if you may have any questions or need further information.

Respectfully Submitted,


Steve M. Kovacs
Fire Chief

cc: file

Board of Directors
Robert Campbell Edward Harmon Russ Patterson Daron Pisciotta

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

SUBJECT: **REQUEST FOR NON-COLLECTION OF FEES FOR TOUCH
A TRUCK EVENT-SCOTTS VALLEY EDUCATIONAL
FOUNDATION (SVEF)**

SUMMARY OF ISSUE

The Scotts Valley Educational Foundation (SVEF) is an all-volunteer 501(c)(3) non-profit organization. SVEF is hosting their 3rd Annual Touch a Truck event at Skypark Park on Sunday, April 28, 2019. The event will be located in the open space adjacent to the dog park and the skate park parking lot. The proceeds raised at this event are given to the four schools in Scotts Valley School District to assist with costs such as; library expenses, counseling services, and technology needs.

The SVEF requests that the City Council consider not collecting the \$1,300 facilities use permit fee for the event space and use of Skypark classroom. This fee is based on event attendance; it is anticipated that approximately 400 participants will attend the event.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$1,300. Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS

PAGE

Scotts Valley Educational Foundation letter requesting non-collection of fees 2



*Scotts Valley Educational Foundation
5610 Scotts Valley Drive, Suite B-173
Scotts Valley, CA 95066*

February 8, 2019

Kristin Ard
361 Kings Village Road
Scotts Valley, CA 95066

Dear Kristin,

The Scotts Valley Educational Foundation is very excited to be hosting our 3rd annual Touch-A-Truck to benefit the Scotts Valley Unified School District on April 28, 2019. Again, we plan to host our event at Skypark.

We ask that the City of Scotts Valley agree to non-collection of fees for the event space so-as to assist in our goal of providing more funds to the local schools. We would like to reserve Skypark and the community room.

- SVEF funded **all four school libraries** for the past six years
- SVEF paid to reinstate and expand **counseling services** at all four schools
- SVEF funded **technology needs** on each campus
- SVEF underwrote GLAD training for our teachers
- And more (view our annual report at www.SVEF.net to learn more)

These critical services would not have been possible without our community's support. Since SVEF is a 100% volunteer organization, the City's non-collection of fees for the event space will directly benefit the quality of education in Scotts Valley. To learn more, please review our annual report online, which can be found on the homepage at www.SVEF.net. Your donation will be used to continue to provide critical services that directly impact each and every one of our Scotts Valley students.

Thank you in advance for answering the call to help our local schools. Hope to see you at Touch A Truck 2019!

Sincerely,

Dennis Lane
President & Volunteer
Scotts Valley Educational Foundation

SVEF is an all-volunteer 501(c)(3) non-profit organization. Our tax ID number is (Tax ID 77-0006718).

**City of Scotts Valley
CITY COUNCIL STAFF REPORT**

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

SUBJECT: NON-COLLECTION OF FEES FOR DAYS OF WINE AND WET NOSES – UNCONDITIONAL LOVE ANIMAL RESCUE

SUMMARY OF ISSUE

Unconditional Love Animal Rescue is a non-profit 501(c)(3) organization whose volunteers host the Days of Wine and Wet Noses event in Scotts Valley. The annual event is scheduled to be held at MacDorsa Park on Saturday, April 27, 2019. The money raised at this event goes toward saving animals which have been deemed not fit for adoption by the County Animal Shelter.

The Unconditional Love Animal Rescue is requesting that Council not collect the \$450 facilities use fee for the event. This fee is based on the number of people who will be attending the event and Council approval of this non-collection of fees is consistent with other similar events.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$450. Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS **PAGE**

Unconditional Love Animal Rescue letter requesting non-collection of fees 2



Hello from Laurie Roberts, Operations Manager, Program Director, and Midday Musical Therapist at the legendary KPIG radio, the very first American station.

Nine years ago, I came up with an idea to put together the many different friends and contacts I had and put together a benefit to help animal rescue organizations. The last six years of my event, Days of Wine and Wet Noses, have been at MacDorsa Park. Over the years, we have raised around \$80,000 for animal rescue.

We have music, food, beer, wine, and free water. One hundred percent of the proceeds go to benefit the Santa Cruz County Animal Shelter, Heading Home Cat Rescue, and Unconditional Love Animal Rescue. Also on site at the event are Senior Dog Rescue and Birchbark, which help people pay vet bills.

Because this organization is non-profit, we request a non-collection of fees for the use of MacDorsa Park.

Thank you for your time -



MINUTES

Meeting of the Scotts Valley City Council

Date: February 6, 2019

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	The agenda was posted 2-1-19 at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvally.org .

CALL TO ORDER 6:00 PM

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

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Jack Dilles, Mayor
Randy Johnson, Vice Mayor
Donna Lind, Council Member
Jim Reed, Council Member (Arrived 6:40 pm)
Derek Timm, Council Member

CITY STAFF MEMBERS PRESENT:

Jenny Haruyama, City Manager
Kirsten Powell, City Attorney
Steve Walpole, Chief of Police
Taylor Bateman, Community Development Director
Tony McFarlane, Administrative Services Director
Daryl Jordan, Public Works Director
Tracy Ferrara, City Clerk

Mayor Dilles announced that CM Reed would be late to the meeting.

COMMITTEE REPORTS

CM Lind reported that the Santa Cruz Metropolitan Transit District Board met and discussed their 10 year strategic budget plan, employee negotiations, and new board members were sworn-in.

CM Lind reported that she attended the LAFCO Board meeting where they approved the annexation of a property from the County of Santa Cruz to the City of Scotts Valley on Cumbre Lane.

CM Timm reported that he attended the Housing Solutions Forum put on by Silicon Valley Leadership Group, which focused on upcoming changes from the State on housing. Heads of transportation and CASA were also in attendance, along with Senator Wiener and Assembly Member Chu regarding the impacts of housing bill SB50.

Mayor Dilles reported that he attended a Santa Margarita Groundwater Agency Joint Powers Authority meeting. He announced that there are some informational workshops coming up at the Felton Community Hall on February 9 (Water Budgets: How Do We Balance All Our Needs) and on March 9 (Managing Groundwater: How Do We Prepare for an Uncertain Future).

Mayor Dilles reported that he attended the Silicon Valley Leadership Group Housing Solutions Forum presentation on housing where Senator Wiener and Assembly Member Chu spoke regarding housing bill SB50.

Mayor Dilles reported that he attended the City Select Committee meeting and appointments to the Monterey Bay Community Power Policy and Operations Boards were approved.

Mayor Dilles reported that he attended the Monterey Bay Community Power Policy Board meeting where they provided feedback to the negotiating team regarding the CEO.

CITY MANAGER REPORT

Town Center Community Meeting: The Town Center developers will be holding two community meetings tomorrow, Thursday, February 7, 2019; one at 1:30 pm and the other at 8:00 pm. Both meetings will be held at the Community Center.

Police, Sheriff and Security Job Fair: The City of Scotts Valley Police Department, along with other area law enforcement will be participating in a job expo this Saturday, February 9, 2019 from Noon – 5 pm at the Kaiser Permanente Arena in Santa Cruz. Applicants will have an opportunity to learn about the interview process, required background investigations, academy experience, and field training program. There will also be live non-lethal force and canine demonstrations.

Scotts Valley Middle School Ribbon Cutting Ceremony and Lynn Beebe Memorial Gymnasium Dedication: The SV Middle School ribbon cutting ceremony and gym dedication is scheduled for this Sunday, February 10, 2019 at 3:15 pm. An Open House will be held between 3:00 pm – 4:30 pm.

GPAC Meeting: The next General Plan Advisory Committee (GPAC) meeting will be held on Monday, February 11, 2019 from 6 pm to 8 pm at the Scotts Valley City Hall Council Chambers. The agenda includes a discussion regarding mobility issues and opportunities in Scotts Valley.

PUBLIC COMMENT TIME

Radia Barkins, expressed concerns about 5G cellular technology and its potential health impacts www.ehtrust.org.

Joanne Wolfeld, expressed concerns about 5G cellular technology and its potential health impacts.

CM Lind announced that the Annual Fallen Officer Foundation is being held Saturday, February 9, 2019 at the Cocoanut Grove.

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Johnson

To approve the Consent Agenda.

Carried 4/0/1 (AYES: Dilles, Johnson, Lind, Timm; ABSENT: Reed)

CONSENT AGENDA

- A. Approve City Council meeting minutes 1-23-2019
- B. Approve check register – 1-18-19, 1-24-19, 2-1-19
- C. Approve second amendment to agreement between the City of Scotts Valley and Jenny Haruyama for employment as City Manager

ALTERATIONS TO REGULAR AGENDA

M/S: Johnson/Lind

To approve the Regular Agenda.

Carried 4/0/1 (AYES: Dilles, Johnson, Lind, Timm; ABSENT: Reed)

REGULAR AGENDA

1. **Economic Development presentation from Hinderliter, de Llamas & Associates (HdL)**

CM Haruyama introduced Ken Nordhoff, HdL representative. Mr. Nordhoff gave a PowerPoint presentation titled “Sales Tax: The Rapidly Evolving Retail Environment” and responded to questions from Council.

Joanne Wolfeld, stated that she feels Santa Cruz County residents prefer to shop at local businesses recommended increasing sales tax as long as it stays local.

2. **Consider approval of Resolution No. 1959, establishing a Temporary Project Specific Council Budget Subcommittee and Resolution No. 1959.1 establishing a Temporary Project Specific Council Library Facilities Upgrade Subcommittee**

CM Haruyama presented the written staff report and responded to questions from Council.

M/S: Reed/Timm

To approve Resolution No. 1959 Establishing a Temporary Project Specific Council Budget Subcommittee.

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

M/S: Reed/Timm

To approve Resolution No. 1959.1 Establishing a Temporary Project Specific Council Library Facilities Upgrade Subcommittee.

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

PUBLIC HEARING(S) (To be heard after 6:30 p.m.)
--

3. **Consider amendment to the Planned Development Permit for the Hangar project for a Planned Sign Program for two new commercial buildings located at 260 Mt. Hermon Road, APN's 022-231-27 and 022-231-28**

CDD Bateman presented the written staff report and responded to questions from Council.

Corbett Wright, Hangar developer, spoke regarding the planned sign program and responded to questions from Council. He stated that he would like Council to give staff the authority to work with the developer on flexibility for the tenant signs.

PUBLIC HEARING OPENED – 7:44 PM

No one came forward.

PUBLIC HEARING CLOSED – 7:44 PM

Council expressed concerns regarding restricted size of the tenant identification signs on the free standing monument sign and the timing of the addition of the Scotts Valley Town Center identification on the monument sign.

CA Powell recommended the following changes to Conditions of Approval 4 and 7 to address Council concerns:

Condition No. 4: The materials, size, location, and design of the improvements shall match the approved plans, however, the tenant identification signs can be modified on the freestanding sign with the approval of the Community Development Director, provided the same square footage and design is utilized. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

Condition No. 7: A portion of the freestanding sign shall be used to identify the Scotts Valley Town Center to meet the TCSP goal of creating a sense of place and to ensure integration of this project into the SVTC at the appropriate time as determined by the Community Development Director.

M/S: Johnson/Lind

To approve Resolution No. 1958 approving a Planned Sign Program for The Hangar Development at 260 Mt. Hermon Road, APN's 022-231-27 and 022-231-28 with amendments to Conditions 4 and 7 as noted above.

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

REGULAR AGENDA (resumed)

4. Consider adoption of Fiscal Year 2019/20 Council Goals

CM Haruyama presented the written staff report and responded to questions from Council.

Council agreed with CM Haruyama's recommendation that the following two goals not be included in the 2019/20 goals and addressed in a future goals work plan when adequate resources and funding are available:

1. *Affordable Housing*
2. *Review Building Development Standards (Parking)*

M/S: Johnson/Timm

To approve the FY 2019/20 goals and direct the City Manager to work with state representatives to prepare a legislative adjustment of the state sales tax cap to consider a possible fiscal sustainability option.

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

5. Mid-Year Financial Review for FY 2018/19 and Direction for Preparation of the 2019/20 Annual Budget

ASD McFarlane presented the written staff report and responded to questions from Council.

M/S: Timm/Lind

To pay off the CalPERS full unfunded liability at the beginning of each year.

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

M/S: Lind/Timm

To use the savings identified from refunding Certificates of Participation (COP's) and deposit those dollars into a reserve fund to cover an upcoming balloon payment.

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

M/S: Timm/Lind

To accept the reports and information regarding the FY 2018/19 Mid-Year Financial Report through December 31, 2018 and to approve Resolution No. 630.38.3 amending the FY 2018/19 Annual Budget.

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

6. Future Council agenda items

None.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Approved: _____
Jack Dilles, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

AGENDA ITEM B

DATE: 3-6-2019

SCOTTS VALLEY ACCOUNTS PAYABLE
02/07/2019 10:55:54 Check Register

CITY OF SCOTTS VALLEY
GL050S-V08.11 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 020819 COMMENT... AP 02/08/2019

DATA-JE-ID DATA COMMENT

W-02082019-601 AP 02/08/2019

Run Instructions:

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BA	GENERAL CHECKING ACCOUNT				
	003566 ABA BUILDING SERVICES	115494	02/08/19	1,775.00	
	000041 ACC BUSINESS	115495	02/08/19	1,222.77	
	001219 ALHAMBRA	115496	02/08/19	121.96	
	001219 ALHAMBRA	115497	02/08/19	130.29	
	000998 ASSOCIATED SERVICES CO.	115498	02/08/19	54.97	
	000097 AT&T	115499	02/08/19	206.97	
	003742 AVALOS/KEVIN	115500	02/08/19	195.00	
	000614 BATTERIES PLUS	115501	02/08/19	6.53	
	001822 BC LABORATORIES INC.	115502	02/08/19	570.00	
	001963 BELLVILLE/WAYNE	115503	02/08/19	99.00	
	.15322 BOOMERS LIVERMORE	115504	02/08/19	461.78	
	001115 BOYNTON/MIKE	115505	02/08/19	1,350.00	
	001566 BUSINESS WITH PLEASURE	115506	02/08/19	62.57	
	001555 CA DEPT OF TAX & FEE ADM	115507	02/08/19	53.64	
	003119 CALIFORNIA SOCIETY OF	115508	02/08/19	110.00	
	002091 COMCAST	115509	02/08/19	146.20	
	000753 CONFLICT RESOLUTION CENT	115510	02/08/19	812.00	
	001428 COURT APPOINTED SPECIAL	115511	02/08/19	1,198.00	
	001257 EBRAHIMIAN DDS/MARK	115512	02/08/19	60.00	
	001257 EBRAHIMIAN DDS/MARK	115513	02/08/19	595.00	
	001597 ENVIRONMENTAL INNOVATION	115514	02/08/19	3,352.04	
	000098 ESCALON SERVICES	115515	02/08/19	1,223.93	
	003181 ESRI	115516	02/08/19	400.00	
	001828 GONZALES/GABE	115517	02/08/19	1,197.21	
	001053 GOVERNMENT FINANCE OFFIC	115518	02/08/19	190.00	
	001856 HUB INTERNATIONAL	115519	02/08/19	258.92	
	003741 JIM BOOTH SWIM SCHOOL, I	115520	02/08/19	1,545.00	
	001308 JOHNSON DDS/BRETT	115521	02/08/19	1,100.00	
	001903 JONES/KIMARIE	115522	02/08/19	150.00	
	001030 LEAGUE OF CA CITIES	115523	02/08/19	5,990.00	
	000078 LLOYD'S TIRE SERVICE INC	115524	02/08/19	446.11	
	003011 LOPEZ/PAUL	115525	02/08/19	424.48	
	003011 LOPEZ/PAUL	115526	02/08/19	19.00	
	003740 LOTUS MANAGEMENT	115527	02/08/19	3,696.53	VOID
	003403 MAR-KEN INTERNATIONAL PO	115528	02/08/19	325.00	
	003685 MONTEREY BAY ANALYTICAL	115529	02/08/19	630.00	
	000939 NATIONAL COMTEL NETWORK	115530	02/08/19	15.16	
	003328 PETERSON TRUCKS, INC	115531	02/08/19	1,825.00	
	001787 PETRINI'S GARDENING SERV	115532	02/08/19	75.00	
	001876 POLITO/BRANDON	115533	02/08/19	135.00	
	000463 RALEY'S	115534	02/08/19	1,572.70	
	000171 RIVERSIDE LIGHTING INC	115535	02/08/19	189.83	
	000201 SAFETY-KLEEN CORP	115536	02/08/19	925.83	
	000135 SAN LORENZO VALLEY WATER	115537	02/08/19	30.24	
	001919 SANTA CRUZ BEACH BOARDWA	115538	02/08/19	209.75	
	001364 SANTA CRUZ COUNTY	115539	02/08/19	23,358.00	
	001544 SANTA CRUZ COUNTY CONFER	115540	02/08/19	19,314.01	
	003658 SANTA CRUZ OCCUPATIONAL	115541	02/08/19	359.00	
	000916 SECOND HARVEST FOOD BANK	115542	02/08/19	4,232.00	
	.15323 STANISLAUS COUNTY	115543	02/08/19	4,010.00	
	000153 THOMSON REUTERS-WEST	115544	02/08/19	305.00	
	003548 TORO PETROLEUM CORP	115545	02/08/19	2,885.45	
	001560 TRITON CONSTRUCTION	115546	02/08/19	1,300.00	
	001366 U.S. BANCORP OFFICE	115547	02/08/19	1,260.35	
	001625 YOSHIDA DDS/NOREEN	115548	02/08/19	125.60	
	GENERAL CHECKING ACCOUNT			92,307.82	***
	REPORT TOTALS:			92,307.82	

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
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001	GENERAL	68,110.85
002	RECYCLING/ENVIRONMENTAL	3,352.04
004	RECREATION	7,184.64
010	WASTEWATER OPERATIONS	8,510.56
011	TERTIARY TREATMENT PLANT	630.00
028	SENIOR CENTER	484.41
050	PINEWOOD EST LNDSCP MAINT DT	30.24
112	DENTAL INS INTERNAL SERV	2,455.08
123	COMMUNITY FACILITY CENTER	1,550.00
TOTAL ALL FUNDS		92,307.82

BANK RECAP:

BANK	NAME	DISBURSEMENTS
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BA	GENERAL CHECKING ACCOUNT	92,307.82
TOTAL ALL BANKS		92,307.82

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CITY OF SCOTTS VALLEY
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Report Selection:

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DATA-JE-ID DATA COMMENT

W-02152019-609 2/15/19 AP CHECK RUN

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	003566 ABA BUILDING SERVICES	115549	02/15/19	850.00
	003672 ALLEN/DENISE	115550	02/15/19	126.00
	000881 ALVAREZ IND INC CLEAN BL	115551	02/15/19	1,111.00
	001631 ART CLEANERS	115552	02/15/19	633.80
	001670 AT &T	115553	02/15/19	3,661.39
	000097 AT&T	115554	02/15/19	9.34
	001593 BENEDICT DDS/NANETTE	115555	02/15/19	98.00
	001391 BIXBY DDS/LINDY	115556	02/15/19	201.60
	002091 COMCAST	115557	02/15/19	323.21
	002091 COMCAST	115558	02/15/19	279.85
	001896 D & G SANITATION	115559	02/15/19	103.55
	000389 DASSEL'S PETROLEUM INC	115560	02/15/19	4,931.78
	002071 DEES & ASSOCIATES INC	115561	02/15/19	746.50
	000778 DEPT OF JUSTICE	115562	02/15/19	32.00
	000703 FAMILY SERVICE AGENCY	115563	02/15/19	4,484.00
	002032 KT MECHANICAL INC	115564	02/15/19	661.24
	001561 LE DDS/FERN PHOUNG	115565	02/15/19	236.00
	000284 LOGAN & POWELL, LLP	115566	02/15/19	15,140.00
	000291 MBASIA	115567	02/15/19	524.70
	003584 MENDOZA/FERNANDO	115568	02/15/19	895.00
	003171 MICHALAK/GENE	115569	02/15/19	250.00
	000218 MID VALLEY SUPPLY	115570	02/15/19	850.41
	000083 MISSION UNIFORM SERVICE	115571	02/15/19	662.09
	000967 MONTEREY BAY SYSTEMS	115572	02/15/19	882.95
	001418 MONTEREY REGIONAL	115573	02/15/19	3,159.10
	003368 MT HERMON VETERINARY CLI	115574	02/15/19	234.72
	000323 NBS GOVERNMENT FINANCE G	115575	02/15/19	3,263.64
	000101 PACIFIC GAS & ELECTRIC C	115576	02/15/19	44,147.78
	000101 PACIFIC GAS & ELECTRIC C	115577	02/15/19	252.39
	001982 PEAVEY COMPANY/LYNN	115578	02/15/19	57.77
	000723 PIED PIPER INC./THE	115579	02/15/19	61.50
	001233 PORTER DDS MS/BRENT J	115580	02/15/19	722.50
	001894 S.V. WATER DISTRICT - BU	115581	02/15/19	52.37
	001952 SAFARILAND, LLC	115582	02/15/19	89.04
	001823 SANTA CRUZ CO ENVIRONMEN	115583	02/15/19	424.00
	003658 SANTA CRUZ OCCUPATIONAL	115584	02/15/19	105.00
	000122 SANTA CRUZ/CITY OF	115585	02/15/19	1,208.52
	000128 SCARBOROUGH LUMBER	115586	02/15/19	2,054.34
	003085 SHRED-IT USA	115587	02/15/19	493.78
	000405 SILVERSTEIN/THOMAS	115588	02/15/19	3,115.05
	003077 SKYHIGH SPORTS	115589	02/15/19	114.89
	002053 STEPFORD	115590	02/15/19	5,240.00
	003590 VARGAS ACADEMY OF GYMNAS	115591	02/15/19	1,040.90
	000899 VISTA CENTER FOR THE BLI	115592	02/15/19	2,214.00
	001930 WEST MARINE PRO	115593	02/15/19	499.73
	GENERAL CHECKING ACCOUNT			106,245.43 ***

SCOTTS VALLEY ACCOUNTS PAYABLE
CITY OF SCOTTS VALLEY
02/14/2019 16:25:44
GL540R-V08.11 PAGE 2

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REPORT TOTALS:				106,245.43

RECORDS PRINTED - 000101

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CITY OF SCOTTS VALLEY
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GL060S-V08.11 RECAPPAGE

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GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
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001	GENERAL	51,377.36
004	RECREATION	7,033.26
010	WASTEWATER OPERATIONS	38,768.47
026	PENSION OBLIGATION BOND FUND	3,263.64
028	SENIOR CENTER	1,028.71
031	STP EXCHANGE PROJECTS	746.50
050	PINEWOOD EST LNDSCP MAINT DT	10.84
077	SKYPARK MAINT ASSESS DIST	36.86
112	DENTAL INS INTERNAL SERV	2,153.10
123	COMMUNITY FACILITY CENTER	1,826.69
TOTAL ALL FUNDS		106,245.43

BANK RECAP:

BANK	NAME	DISBURSEMENTS
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BA	GENERAL CHECKING ACCOUNT	106,245.43
TOTAL ALL BANKS		106,245.43

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CITY OF SCOTTS VALLEY
GL050S-V08.12 COVERPAGE
GL540R

Report Selection:

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DATA-JE-ID DATA COMMENT

W-02222019-620 2/22/19 A/P

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BA	GENERAL CHECKING ACCOUNT			
003342	ACCENT CLEAN & SWEEP INC	115594	02/22/19	3,769.70
001405	AFLAC-FLEX ONE	115595	02/22/19	3,144.95
000652	ANDERSON PACIFIC ENG INC	115596	02/22/19	72,058.45
000998	ASSOCIATED SERVICES CO.	115597	02/22/19	109.94
000097	AT&T	115598	02/22/19	157.91
003746	AVENU HOLDINGS, LLC	115599	02/22/19	1,803.85
001593	BENEDICT DDS/NANETTE	115600	02/22/19	313.00
001954	BMI	115601	02/22/19	358.00
000437	BRASS KEY LOCKSMITH	115602	02/22/19	81.38
000018	BRINK'S TROPHY SHOPPE	115603	02/22/19	22.40
001015	CALIFORNIA POLICE CHIEF'	115604	02/22/19	198.00
003521	CARD SERVICE CENTER	115605	02/22/19	7,370.42
000235	CIVIL CONSULTANTS GROUP	115606	02/22/19	2,100.00
000761	COMMUNITY BRIDGES	115607	02/22/19	5,323.00
003476	CORIX WATER PRODUCTS	115608	02/22/19	19.63
000037	CRYSTAL SPRINGS WATER CO	115609	02/22/19	20.90
000037	CRYSTAL SPRINGS WATER CO	115610	02/22/19	37.35
000207	DEPARTMENT OF JUSTICE	115611	02/22/19	79.00
000321	FANTINO DDS/CHRISTINA	115612	02/22/19	51.90
003154	FLANNERY/MARLENE	115613	02/22/19	128.91
001828	GONZALES/GABE	115614	02/22/19	390.11
001881	GRAINGER	115615	02/22/19	134.08
002070	HOMELESS SERVICE CENTER	115616	02/22/19	588.00
000430	INTERSTATE BATTERIES	115617	02/22/19	235.30
001471	JACKSON DDS/ALISON K	115618	02/22/19	197.00
.15324	KASCHALK/KENNETH	115619	02/22/19	251.00
001561	LE DDS/FERN PHOUNG	115620	02/22/19	652.00
001030	LEAGUE OF CA CITIES	115621	02/22/19	45.00
001673	LINCOLN FINANCIAL GROUP	115622	02/22/19	1,280.28
000078	LLOYD'S TIRE SERVICE INC	115623	02/22/19	677.89
000284	LOGAN & POWELL, LLP	115624	02/22/19	1,800.00
003743	M.C. PLUMBING	115625	02/22/19	900.00
000291	MBASIA	115626	02/22/19	1,834.80
003685	MONTEREY BAY ANALYTICAL	115627	02/22/19	770.00
003368	MT HERMON VETERINARY CLI	115628	02/22/19	117.36
003491	MUNIQUIP, LLC	115629	02/22/19	9,106.43
000323	NBS GOVERNMENT FINANCE G	115630	02/22/19	2,000.00
001615	OLIN CORP-CHLOR ALKALI	115631	02/22/19	1,935.84
001955	PACIFIC TRUCK PARTS,INC	115632	02/22/19	195.19
003744	PEACE OFFICERS RESEARCH	115633	02/22/19	102.00
003165	PHENOVA	115634	02/22/19	740.65
001857	PHOENIX GROUP	115635	02/22/19	300.80
003559	ROBERTS/MEREDITH	115636	02/22/19	42.49
001533	SANTA CRUZ COUNTY BANK	115637	02/22/19	4,512.85
003745	SCOTTS VALLEY HOTEL LP	115638	02/22/19	3,696.53
000710	SENIOR NETWORK SERVICES,	115639	02/22/19	1,549.00
003548	TORO PETROLEUM CORP	115640	02/22/19	3,094.01
001366	U.S. BANCORP OFFICE	115641	02/22/19	342.81

Check Register

BANK	VENDOR	CHECK#	DATE	AMOUNT	
BA	GENERAL CHECKING ACCOUNT				
001106	VERIZON WIRELESS	115642	02/22/19	1,083.21	
003145	WAGE WORKS	115643	02/22/19	127.00	
000154	WINCHESTER AUTO STORES	115644	02/22/19	44.86	
001625	YOSHIDA DDS/NOREEN	115645	02/22/19	592.00	
003722	ZERO CITY	115646	02/22/19	5,197.50	
002021	ZOOM	115647	02/22/19	549.62	
	GENERAL CHECKING ACCOUNT			142,234.30	***

REPORT TOTALS: 142,234.30

RECORDS PRINTED - 000107

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
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001	GENERAL	38,167.36
002	RECYCLING/ENVIRONMENTAL	3,769.70
004	RECREATION	1,011.93
005	SMIP	.50
006	EQUIPT REPLACEMENT RESERVE	60.93
010	WASTEWATER OPERATIONS	16,364.75
011	TERTIARY TREATMENT PLANT	480.00
023	SVRDA SUCCESSOR AGENCY	2,000.00
025	GENERAL TRUST	3,813.75
028	SENIOR CENTER	240.44
031	STP EXCHANGE PROJECTS	74,158.45
035	GREEN BUILDING FUNDING	1.00
112	DENTAL INS INTERNAL SERV	1,805.90
123	COMMUNITY FACILITY CENTER	359.59
TOTAL ALL FUNDS		142,234.30

BANK RECAP:

BANK	NAME	DISBURSEMENTS
----	-----	
BA	GENERAL CHECKING ACCOUNT	142,234.30
TOTAL ALL BANKS		142,234.30

**City of Scotts Valley
CITY COUNCIL STAFF REPORT**

DATE: March 6, 2019
TO: Honorable Mayor and City Council
FROM: Tracy A. Ferrara, City Clerk
APPROVED: Jenny D. Haruyama, City Manager
SUBJECT: **APPOINTMENT TO ARTS COMMISSION**

SUMMARY OF ISSUE

As vacancies occur, or due to an election or re-election of a Council Member, a member of the Council may nominate a new individual to serve on a City Commission, Committee, and/or Board. All appointments must be approved by the City Council.

There is a vacancy on the Arts Commission and an application has been submitted by Barbara Mendenhall. Vice Mayor Randy Johnson has nominated Ms. Mendenhall to serve on the Arts Commission and upon Council approval, Ms. Mendenhall will fill the vacancy.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

It is recommended that the City Council ratify the appointment of Barbara Mendenhall to serve on Arts Commission, with an effective date of March 6, 2019.

<u>TABLE OF CONTENTS</u>	<u>PAGE</u>
Application for Arts Commission	2



City of Scotts Valley

Application for Appointment to Serve on a City Advisory Body

Advisory Body you are applying for:

- | | | |
|--|---|---|
| ☐ Planning Commission | ☒ Arts Commission | ☐ Senior Center Board |
| ☐ Parks & Recreation Commission | ☐ Board of Appeals | ☐ Code Enforcement Appeals Board |
| ☐ ADA Accessibility Committee | ☐ Parks & Recreation Advocates | ☐ Mobile Home Park Rent Review |

Contact Information

Name	Barbara Mendenhall			
Street Address				
City / ST/ ZIP Code	Scotts Valley CA 95066			
Phone – Primary	4082030557	☒ Cell	☐ Work	☐ Home
Phone – Secondary	8314398411	☐ Cell	☐ Work	☒ Home
E-Mail Address	mendenhall.barbara@gmail.com			

Background Information*

Years residing in Scotts Valley	27
Employer	Zenith Insurance Co.
Occupation/Profession	Attorney
Education	BA University of California/Davis; JD Santa Clara University

**If you are appointed to a city commission or board, you may be required to file a Statement of Economic Interests (FPPC Form 700). The Form 700 is a State-mandated public document disclosing certain business, property and investment holdings which might conflict with the member's decisions. The City Clerk's Office will supply the Form 700 upon appointment.*

Summarize your interests, education, and/or experience as they relate to this position.

I'm an avid supporter of our vibrant Santa Cruz Co. arts community and of the arts in general. The arts can transcend barriers in a community and bring together people of different backgrounds. They enrich a community. As a long time volunteer with the Monterey Jazz Festival, I see how that festival brings not only great music to the Monterey Bay but also builds connections.

My desire to serve on the council is influenced not only by desire to make Scotts Valley a better place to live but also having heard of the impact of arts councils in other communities. Currently I have two friends that serve on community arts councils, one in Mountain View and the other in Capitola. Both have shared with me their experiences and serve as inspiration.

Explain how you believe you can contribute toward the effectiveness of this position.

My existing connections with members of other local arts councils could aid our council. They would be resources for ideas on expanding Scotts Valley's council and most importantly ideas for funding our public arts program.

My professional experience as an attorney should aid the council in negotiations with other organizations.

Summarize your participation in civic or community activities.

I'm a volunteer with the Monterey Jazz Festival. In the past I've also volunteered with the children's arts group All About Theatre, the Capitola Begonia Festival and with youth soccer programs.

How did you hear about this vacancy?

☐ City Website ☐ Other Website ☐ Word of Mouth ☒ Other (Specify): current council member

APPLICANT SIGNATURE

DATE

X 

November 12, 2018

Return application:

For more information, contact:

OFFICE USE ONLY – DATE RECEIVED

By email to:
tferrara@scottsvalley.org

In person or by mail to:
City Clerk's Office
1 Civic Center Drive
Scotts Valley, CA 95066

City Clerk's Office (831)440-5600
tferrara@scottsvalley.org
www.scottsvalley.org

- Note:** 1) Applications are retained for one year. You will be contacted if a vacancy occurs within that time.
2) A separate application must be submitted for each advisory body to which you seek appointment.
3) You may attach additional pages or material (such as a resume) to the application if desired.

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

**SUBJECT: REQUEST FOR NON-COLLECTION OF FEES FOR
SCOTTS VALLEY FIRE PROTECTION DISTRICT**

SUMMARY OF ISSUE

The Scotts Valley Fire Protection District (SVFPD) is holding their Employee Recognition Dinner at the Scotts Valley Community Center on March 9, 2019. The SVFPD requested that the City Council not collect the \$1,000 facilities use permit fee for the use of the Community Center. The consideration for the non-collection of fees is in line with past practices between the City and the Scotts Valley Fire Protection District. The SVFPD has reciprocated in kind by not collecting fireworks related permit fees associated with the City’s 4th of July event. These fees are approximately \$1,000; the fireworks permit fee is \$550, and the balance is for SVFPD staff time at the fireworks event.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$1,000. However, in exchange for the non-collection of City rental fees, the SVFPD does not collect fireworks permit fees or SVFPD staff time costs for the City’s annual 4th of July event.

Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS

	<u>PAGE</u>
Letter from the Scotts Valley Fire Protection District requesting non-collection of fees	2



SCOTTS VALLEY FIRE PROTECTION DISTRICT

7 Erba Lane, Scotts Valley, California 95066 (831) 438-0211 Fax (831) 438-0383

Steve M. Kovacs
Fire Chief

February 13, 2019

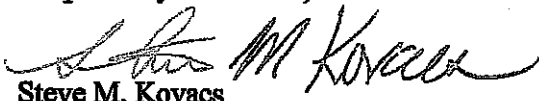
City of Scotts Valley
Attn: Kristin Ard

Ms. Ard,

The Scotts Valley Fire Protection District would like to request a waiver of the rental fees for the use of the Scotts Valley Community Center on March 9th, 2019 for our Employee Recognition Dinner.

Please don't hesitate to contact me if you may have any questions or need further information.

Respectfully Submitted,


Steve M. Kovacs
Fire Chief

cc: file

Board of Directors
Robert Campbell Edward Harmon Russ Patterson Daron Pisciotta

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

SUBJECT: **REQUEST FOR NON-COLLECTION OF FEES FOR TOUCH
A TRUCK EVENT-SCOTTS VALLEY EDUCATIONAL
FOUNDATION (SVEF)**

SUMMARY OF ISSUE

The Scotts Valley Educational Foundation (SVEF) is an all-volunteer 501(c)(3) non-profit organization. SVEF is hosting their 3rd Annual Touch a Truck event at Skypark Park on Sunday, April 28, 2019. The event will be located in the open space adjacent to the dog park and the skate park parking lot. The proceeds raised at this event are given to the four schools in Scotts Valley School District to assist with costs such as; library expenses, counseling services, and technology needs.

The SVEF requests that the City Council consider not collecting the \$1,300 facilities use permit fee for the event space and use of Skypark classroom. This fee is based on event attendance; it is anticipated that approximately 400 participants will attend the event.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$1,300. Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS

PAGE

Scotts Valley Educational Foundation letter requesting non-collection of fees 2



*Scotts Valley Educational Foundation
5610 Scotts Valley Drive, Suite B-173
Scotts Valley, CA 95066*

February 8, 2019

Kristin Ard
361 Kings Village Road
Scotts Valley, CA 95066

Dear Kristin,

The Scotts Valley Educational Foundation is very excited to be hosting our 3rd annual Touch-A-Truck to benefit the Scotts Valley Unified School District on April 28, 2019. Again, we plan to host our event at Skypark.

We ask that the City of Scotts Valley agree to non-collection of fees for the event space so-as to assist in our goal of providing more funds to the local schools. We would like to reserve Skypark and the community room.

- SVEF funded **all four school libraries** for the past six years
- SVEF paid to reinstate and expand **counseling services** at all four schools
- SVEF funded **technology needs** on each campus
- SVEF underwrote GLAD training for our teachers
- And more (view our annual report at www.SVEF.net to learn more)

These critical services would not have been possible without our community's support. Since SVEF is a 100% volunteer organization, the City's non-collection of fees for the event space will directly benefit the quality of education in Scotts Valley. To learn more, please review our annual report online, which can be found on the homepage at www.SVEF.net. Your donation will be used to continue to provide critical services that directly impact each and every one of our Scotts Valley students.

Thank you in advance for answering the call to help our local schools. Hope to see you at Touch A Truck 2019!

Sincerely,

Dennis Lane
President & Volunteer
Scotts Valley Educational Foundation

SVEF is an all-volunteer 501(c)(3) non-profit organization. Our tax ID number is (Tax ID 77-0006718).

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Kristin Ard, Recreation Division Manager

APPROVED: Jenny D. Haruyama, City Manager

SUBJECT: **NON-COLLECTION OF FEES FOR DAYS OF WINE AND WET NOSES – UNCONDITIONAL LOVE ANIMAL RESCUE**

SUMMARY OF ISSUE

Unconditional Love Animal Rescue is a non-profit 501(c)(3) organization whose volunteers host the Days of Wine and Wet Noses event in Scotts Valley. The annual event is scheduled to be held at MacDorsa Park on Saturday, April 27, 2019. The money raised at this event goes toward saving animals which have been deemed not fit for adoption by the County Animal Shelter.

The Unconditional Love Animal Rescue is requesting that Council not collect the \$450 facilities use fee for the event. This fee is based on the number of people who will be attending the event and Council approval of this non-collection of fees is consistent with other similar events.

FISCAL IMPACT

The fiscal impact associated with this action will result in a loss of General Fund revenue in the amount of \$450. Facility rental and/or event permit revenue not collected from non-profit organizations for community events is estimated to be approximately \$9,300 per year.

STAFF RECOMMENDATION

It is recommended that Council consider the request for the non-collection of fees and provide staff direction.

TABLE OF CONTENTS **PAGE**

Unconditional Love Animal Rescue letter requesting non-collection of fees 2



Hello from Laurie Roberts, Operations Manager, Program Director, and Midday Musical Therapist at the legendary KPIG radio, the very first American station.

Nine years ago, I came up with an idea to put together the many different friends and contacts I had and put together a benefit to help animal rescue organizations. The last six years of my event, Days of Wine and Wet Noses, have been at MacDorsa Park. Over the years, we have raised around \$80,000 for animal rescue.

We have music, food, beer, wine, and free water. One hundred percent of the proceeds go to benefit the Santa Cruz County Animal Shelter, Heading Home Cat Rescue, and Unconditional Love Animal Rescue. Also on site at the event are Senior Dog Rescue and Birchbark, which help people pay vet bills.

Because this organization is non-profit, we request a non-collection of fees for the use of MacDorsa Park.

Thank you for your time -

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Honorable Mayor and City Council

FROM: Jenny Haruyama, City Manager

SUBJECT: **STATUS UPDATE ON ALTERNATE USES FOR CITY
PROPERTY LOCATED AT 251 KINGS VILLAGE ROAD**

SUMMARY OF ISSUE

On February 21, 2018, staff provided an update regarding the terms of the Scotts Valley Community Theater Guild (SVCTG) lease as it relates to the construction and future operation of a community theater. The City and the SVCTG entered into an agreement to lease city property (adjacent to the Library), located at 251 Kings Village Road. At the time of the update, SVCTG still needed to raise significantly more funds and had not met required construction milestones, which automatically terminated the lease.

The Council met again on March 21, 2018 to discuss the future use of the space. The Council explored several options, including the SVCTG's conceptual theater proposal and other approaches that could support flexible uses and potential joint programming with community stakeholders, including the Santa Cruz Public Libraries (SCPL). The Council, directed staff, under the guidance of the Library Facilities Upgrade Council Subcommittee, to complete several tasks, including but not limited to assessing the Library's current and future capital needs and costs and conducting a performing arts market feasibility study.

The following section provides an update regarding the completion of those tasks:

- 1. Conduct a comprehensive assessment regarding the Scotts Valley Library Branch's current and future capital needs, including infrastructure, technology, and equipment replacement.*

In addition to reviewing the 2013 Santa Cruz Public Libraries' (SCPL) Strategic Facilities Plan, City staff and Group 4 Architectural Firm, met with the Library Director, and Scotts Valley Library staff to discuss current and future library needs. It was determined that the library capital priorities continue to remain consistent with the SCPL Strategic Plan and include, but are not limited to: replacement and repair of roof and HVAC, parking lot resurfacing, irrigation system repair, sound attenuation equipment, security system upgrade, interior wall repainting, additional bike racks, and the replacement of study room/media wall monitors, service desks, marketplace shelving, and check-out units. A summary of the library needs is attached.

The total estimated cost of the library capital projects is approximately \$3 million.

Assumed in that cost is the replacement of the non-library space roof, which is contiguous with the Library roof. The estimated cost to replace the roof is approximately \$400,000.

2. *Complete a market demand analysis to determine the viability of a performing arts center in Scotts Valley.*

The Council directed staff to complete a market demand/feasibility study to determine the viability of a performing arts center in Scotts Valley. A Performing Arts Facility Feasibility Study Phase 1 Summary (attached) was completed by AMS Planning and Research, which will be presented to Council.

The feasibility study included stakeholder interviews to assess community priorities and user needs; an analysis of the market area to understand demographic characteristics, consumer segments, and affinities for the consumption of the arts and cultural activities; inventory of existing venues; and a facility needs survey to identify current activity, projected use of new space, and specific needs.

3. *Complete a detailed assessment regarding the costs associated with pursuing a flexible alternative use that would include a theatre-type component at the non-library space, including operational impacts. Work in coordination with the SCPL and Library Director to identify potential operational implications.*

It should be noted that due to the high cost of the feasibility study, the scope of the analysis was phased and only assessed market and facility demand, and alignment needed for viability. The study did not evaluate capital and operational costs of potential venues; however, Council could direct staff to complete the second "Project Definition" phase of the feasibility study. This next step would determine the activity profile, identify potential partners, develop a facility program, site evaluation, and capital cost evaluation of a project or projects moving forward. A third phase would include operating scenarios, a management plan, and operating model.

As an interim measure, staff asked Group 4, an architectural firm, to calculate preliminary capital cost estimates for (1) library building envelope and site improvements; (2) minimum building improvements to occupy the non-library space; and (3) SVCTG's conceptual raked theater and mezzanine loft spaces.

The estimates below include a contingency of 10%, but do not include escalation costs, which can increase project costs between 3%-5% per year. Group 4 will present these cost estimates to Council.

AGENDA ITEM 1

DATE: 3-6-2019

LIBRARY IMPROVEMENT PROJECTS	ESTIMATED COSTS
<i>Building Envelope and Library Site Upgrades</i> (Includes Full Building Roof & Library HVAC Units, Limited Site and Seismic Improvements)	\$2.3M
<i>Library Upgrades - FFE, Signage, and Technology</i>	\$.700K
Total Library Building Improvements & Upgrades	\$3M

NON-LIBRARY IMPROVEMENT PROJECTS	ESTIMATED COSTS
<i>Non-Library Space Building Envelope Improvements</i> (HVAC Only)	\$.500K
<i>Non-Library Space Minimum Building Improvements for Occupancy Purposes</i> (Excludes Building Envelope/Site Upgrades)	\$2.5M
<i>SVCTG Conceptual Theater and Mezzanine</i> (Excludes Building Envelope/Site Upgrades)	\$8.5M
Non-Library Building Improvements & Theater	\$11.5M

4. *Coordinate with key stakeholders and Scotts Valley Friends of the Library if an alternate use in the non-library space is pursued.*

As part of the market demand/feasibility study process, approximately 22 stakeholders from various community, performing arts, cultural, school, business and library organizations were invited to participate in one on one interviews. The Friends of the Library was included in this process, and also provided feedback about Scotts Valley Library's current and future capital needs.

5. *Decide whether to take action regarding the SVCTG lease.*

On March 21, 2018, Council directed the City Manager to enter into a 6-month agreement with SVCTG to lease the City's property located at 251 Kings Village Road. As part of this arrangement, Council stipulated that upon the approval of the City Manager, the SVCTG could complete authorized improvements. The Council also encouraged the SVCTG to continue its fundraising efforts during the 6-month lease period.

The City subsequently entered into a 6-month lease with SVCTG in May 2018. During that time, SVCTG completed construction work to level the concrete floor in the building. Its lease expired in Fall 2018, and under real estate law, the lease converts to a holdover lease on a month to month tenancy until terminated. Given this, Council will need to provide direction regarding the status of the lease.

Measure S Funds

The March 21, 2018 discussion also generated questions regarding Measure S funding. The following section provides background information about the measure, authority regarding use and expenditure of the funds, and revenue received to date.

In 2013, the SCPL engaged in a comprehensive facilities master planning process to assess the needs at each of its branches and concluded that a local source a funding was needed to upgrade and improve local libraries. On February 11, 2016, the SCPL Facilities Financing Authority, comprised of the County of Santa Cruz, City of Santa Cruz, City of Capitola, and City of Scotts Valley, unanimously voted to place a \$67 million bond measure (later designated as Measure S) on the June 7, 2016 ballot. With 70% approval, the voters agreed to fund Measure S, the Library Improvement Bond Measure. Scotts Valley's allocation of Measure S funds is \$3,750,000.

Individual SCPL JPA/LFFA member agencies are responsible for identifying the capital projects that will be funded by Measure S and authorizing the expenditure of those funds. Once an agency has identified its Measure S project and scope, a bond expenditure request is submitted to the LFFA. The LFFA considers and approves the bond expenditure plan and bonds are issued to the agency.

To date, the City has received approximately \$900,000 in Measure S funding; of that amount, \$500,000 is comprised of unspent bond proceeds and the remaining \$400,000 is special tax revenue distributed three times a year. It is anticipated that another bond issuance could be scheduled for Fall 2019 or Spring 2020. Once bonds are issued, the receiving agency has three years to spend the funds.

FISCAL IMPACT

There is no fiscal impact associated with this status report.

STAFF RECOMMENDATION

It is recommended that Council discuss and provide direction on the following policy matters:

- Use of Measure S funds and the proposed project scope;
- Next steps as it relates to the Performing Arts Facility Feasibility Study Phase 1 Summary; and
- Status of the SVCTG's lease.

TABLE OF CONTENTS

PAGE

Summary of Library Current and Future Needs.....	5
Draft AMS Performing Arts Facility Feasibility Study Phase 1 Summary.....	7
Group 4 Library and Non-Library Building Improvements and SVCTG Conceptual Theater Estimated Costs.....	48

SCOTTS VALLEY LIBRARY CURRENT AND FUTURE CAPITAL NEEDS

Roof Replacement. The existing roof is leaking, along with exterior window openings. Roof drains and the roof diaphragm are also in need of repair. Seismic upgrades may also be necessary at the time of the roof replacement. The existing roof for the entire building (including the adjacent building) dates back to the roller rink era, and is near or at the end of its useful life.

HVAC Replacement. The existing HVAC system is at the end of its useful life. The current roof top units for the entire building (including the adjacent building) were reused from the roller rink. A new digital control system is desired; this approach would be used across of SCPL locations. It is recommended that the HVAC replacement/repair is completed at the same time as the roof replacement/repair.

Bathroom Repair/Upgrades: The women's bathroom floor drain is in need of repair and continues to emit a foul odor. This has been a long-standing problem and that has not been resolved.

Exterior Envelope Problems: Moisture on the interior surfaces of the Library exterior walls. The Library recently contracted for removal of mold from select locations. There are also leaks along exterior windows. The non-library space adjacent to the library has similar moisture problems.

Site Needs: The library has several site needs that includes the following:

- Parking Lot Resurfacing
- Repair of Irrigation System
- Repair of Solar Bollards
- Addition of Bicycle Racks
- Wayfinding Signage, including New Site Monument Sign
- Repair of Rear North Gate

Sound Attenuation: Additional passive sound attenuation (acoustic panels) are needed on the south wall in the Teens and Children's areas. An active sound masking system is desirable.

Security System Upgrade: A new security system with monitors and recording cameras are needed for the exterior doors and other key areas in the event of an incident. Additionally, providing keycard access to the building will provide better control for afterhours use of the meetings rooms.

Technology: New monitors are needed for the library study rooms. The current media wall is difficult for non-library staff to operate for afterhours community use. The existing media wall should be replaced with a new 90" media monitor.

FFE: The current service desk should be replaced due to a long-standing insect infestation issue. The serve desk along with other select locations should be replaced with new modular furniture to improve ergonomic functionality. The marketplace shelving impacts the line of sight for staff and should be replaced with better functioning units. The existing freestanding self-check units should be replaced with desktop units.

Interior Finishes: The library interior needs a comprehensive repainting.

The City of Scotts Valley Performing Arts Facility Feasibility Study

Phase I Summary

January 2019
AMS Planning & Research Corp.

Phase I Feasibility Analysis

Study Background

The City of Scotts Valley (City) is interested in understanding the market for a new performing arts facility to serve the needs of Scotts Valley residents and the surrounding area.

In order to plan for the future, the City engaged AMS Planning & Research (AMS) to complete the first phase of a performing arts facility feasibility study. This first phase aimed to understand the market for cultural and performing arts events and activities, identify existing programs, organizations, and events that may benefit from development of a new performance and/or activity space, and what can be learned from similar facilities in other communities.

Future phases of the study, if approved, would aim to understand the best management and operating scenario for a new venue, financial impacts, and market positioning in order to be successful.

Phase I Study Context

Existing Facility

The City currently owns a building on Kings Village Road that was utilized as a roller rink prior to the City acquiring the building. The northern half of the building was renovated and is occupied by the Scotts Valley Branch Library, part of the Santa Cruz Public Library System. The southern half of the building has been leased to the Scotts Valley Community Theater Guild since 2012.

Library Improvements

The feasibility study is being done in context of the overall library master planning process. The City is evaluating the library building

for potential improvements as part of its charge to utilize designated Santa Cruz County Measure S funds for library improvements. The City is working with the library and Group 4 Architecture on this separate, but parallel, study, which would include improvements to the northern half of the building (the library), as well as upgrades that may impact the entire building.

Community Theater Guild Proposal

The Guild has developed a business case and proposed a plan for fitting out the southern half of the building into a 250-seat fixed seat performance venue.

While this market-based feasibility analysis is not focused on evaluation of the Guild's proposal directly, it was undertaken with an understanding that the City is in the process of reviewing the proposed Guild plan for this City-owned space and determining the future status of the existing lease agreement.

An understanding of the need for a new performing arts facility in the market area provides additional information for this process.

Stakeholder Insight

Community Opportunities and Concerns

To better understand community priorities, project background, and potential user needs, interviews were conducted with twenty-two stakeholders including council members, Guild members, library system representatives, the school district, cultural organizations, and community leaders. (See *Appendix B*.)

While the interviews were confidential, key themes emerged. Stakeholders are generally positive about having a new performance or activity space in the community, and respondents felt that this type of space could provide the following opportunities:

- Be a catalyst for continued development of a town center vision and identity
- Have a positive impact on local businesses
- Fill a void for entertainment opportunities in Scotts Valley and provide performance opportunities for youth
- Fill a gap in the regional venue inventory if the space is right-sized and affordable
- Satisfy demand from existing groups in rental space
- Provide potential for tying a venue or activity space into the library

However, while positive on having a new space available, there were concerns expressed by stakeholders around the following:

- Appropriate form, function, size, and quality needed to match community needs
- Rental demand and affordability of rental use
- The inability of the Guild plan to meet library needs
- Lack of cohesive professional leadership at the Guild and its ability to follow through
- Fundraising capacity for capital project and ongoing support
- Lack of viable alternate operators to run the space without City support or subsidy

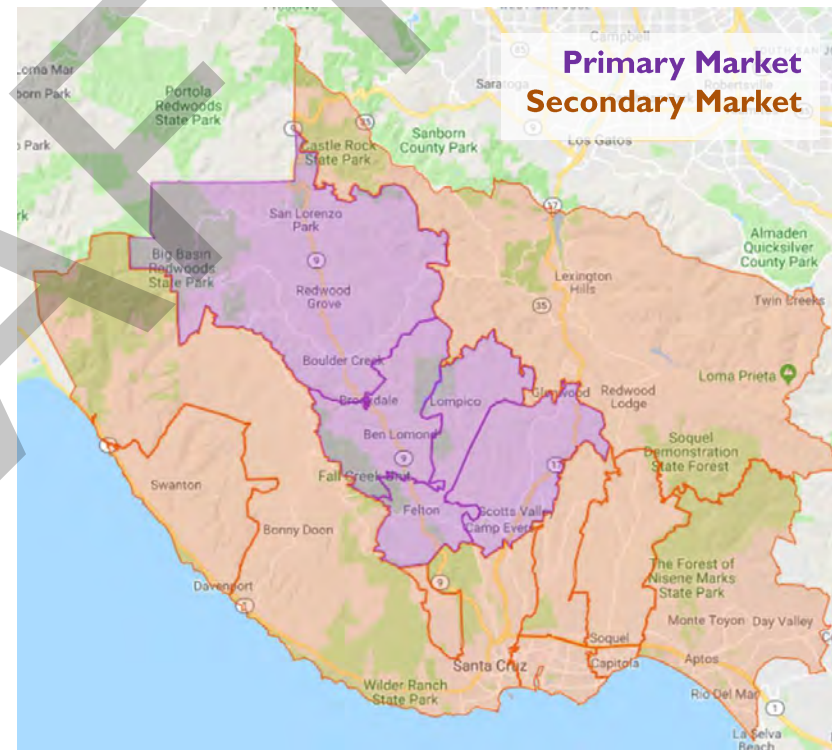
By and large, these concerns would need to be addressed and issues mitigated in order for a new performance or activity space to succeed within the community.

Market Conditions

The Market for Arts and Culture

An analysis of the market area for a new performance or activity space was conducted to understand demographic characteristics, consumer segments, and affinities for consumption of arts and

Image 1: 2018 Scotts Valley Primary and Secondary Market areas



cultural activities. (See Appendix C.) The market analysis was undertaken using the following market areas, which were developed with input from City staff, the library sub-committee, and stakeholders.

The **Primary Market** was defined as the four zip codes including Scotts Valley and the valley corridor extending north up State Highway 9 to San Lorenzo Park. The Primary Market contains 16,400 households and has a population of 40,300.

The **Secondary Market** was defined as nine zip codes surrounding the Primary market to the east, south, and west. The Secondary Market has 62,900 households and a population of 160,100.

Findings were benchmarked against the San-Jose-Sunnyvale Core Based Statistical Area and the State of California for reference.

Observations of the Primary Market indicated that:

- The area is characterized by a somewhat older and less racially diverse population than the State of California with generally higher educational attainment and income levels.
- Families are less prominent in the market, but those that exist are very active.
- A majority of area households are likely to attend live theatre, and about a third of households will attend a paid music concert or visit an art museum in a single year
- The Primary Market has market potential across several specific lifestyle attributes including propensity to attend arts and cultural events

The secondary market includes a broader range of affluence, but is also comprised of older, upscale couples and families.

The Competitive Environment

An inventory of area performance and multi-purposes spaces found that the majority of regional venues are located in Santa Cruz, which is part of Scotts Valley's Secondary Market. (See *Appendix D.*)

While the inventory includes some theaters and performances spaces available for rental activity, the majority of spaces primarily support school activities and producing theatre companies, leaving limited availability for rental. While many clubs and restaurants in the area book live music acts, most commercial venues available for rental are best suited for meetings, weddings, and other banquet-type events, as opposed to performance use.

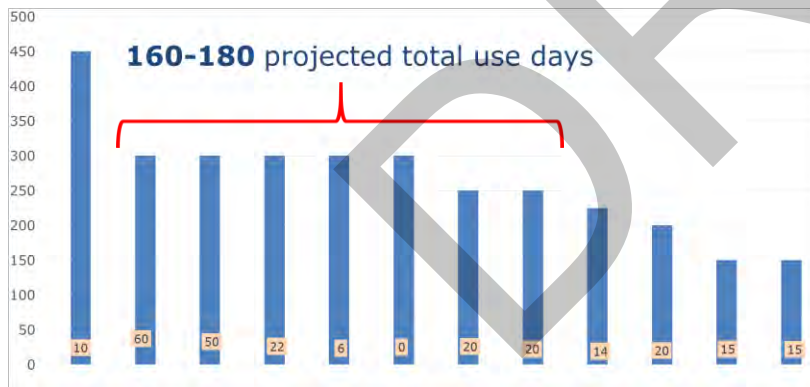
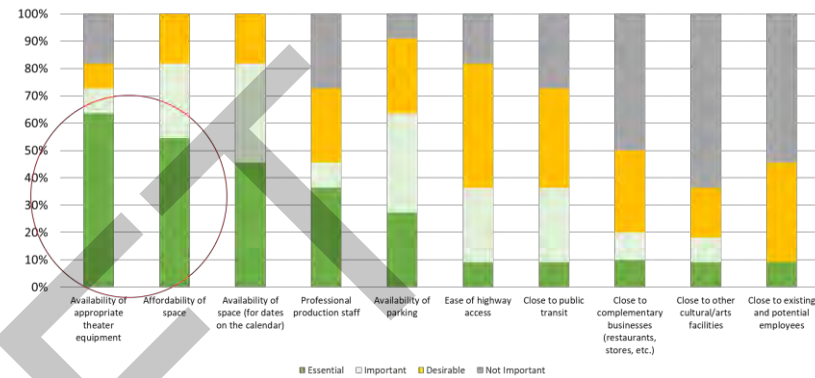
Within the inventory, there are eleven spaces that would occupy the same competitive environment as the proposed venue. These are Cabrillo College (three venues), the Tannery Art Center (two venues), San Lorenzo High School PAC, the Scotts Valley High School gym, Park Hall in Ben Lomond, Lauden Nelson Community Center, the Santa Cruz Veterans Memorial Building, and Kuumbwa Jazz.

Facility Needs

A facility needs survey was distributed to arts and cultural institutions, activity providers, and other potential users of a new venue or activity space in the market area in order to better understand current activity, projected use of a new space, and specific needs. (See *Appendix E.*)

The survey was conducted by AMS on behalf of the City of Scotts Valley and distributed by City staff and the Guild. In all, eighteen people from twelve different entities responded to the survey, which found that:

- Scotts Valley and the surrounding area is home to mostly small producing arts organizations and educational institutions
- Survey responses indicate that the greatest demand exists for a 250-300 seat proscenium theater, however, this capacity would not capture all demand
- A 250-300 seat venue would have 160-180 days of potential rental demand
- The most important rental factors for potential users are availability of appropriate theater equipment and the affordability of the rental
- Respondents who would use theater space express the need for theatrical support spaces and equipment; these necessary items would include items such as choral risers, an orchestra pit, dressing rooms, wing and fly space to support large cast sizes, technical support, front of house support, etc.

Image 2: Optimal Capacity by OrganizationImage 3: Essential factors when choosing a rental venue

Facility Types for Study

Results from the facility needs survey, as well as learnings from the stakeholder interviews, the market assessment and current conditions, focused the study on three different facility types.

Information from successful benchmark organizations operating under for each facility type (see *Appendix F*) provided additional input into these three forms of venues.

Community Venue

- 150-300 seat proscenium theater
- Fixed or flexible seating
- Good quality lighting and acoustics
- Large stage, wing space, pit, and backstage support for casts of up to 100 performers
- Nice quality finishes and amenities
- Affordable rent
- Multi-week rentals
- Proximity to school(s)
- ~170-180 days per year

Exemplars for a Community Venue, such as the Firehouse Arts Center in Pleasanton, CA and the Sunnyvale Community Center in Sunnyvale, CA, would satisfy the user needs for Scotts Valley. These City-owned and operated venues contain the support systems potential user groups require, including modern sound and lighting and backstage and front of house support, and are designed and built professionally to quality standards typically required of City-owned buildings and of potential donors.

This form of venue would, in general, be more costly than what is currently planned by the Guild for the Scotts Valley facility.

Library Venue

- Flexible black box or studio space (150 seats) -OR- flat-floor multi-use activity/ event/ meeting space (250-300 capacity)
- Storage, maker space, and expanded study areas
- Nominal rent
- ~50-70 days per year for events/activities

Exemplars for a multi-use Library Venue, such as those in the Dayton Metro Library and the West Sacramento Community Center, would fulfill the needs of the library system for open, flexible space for library programming as well as certain concert or theater performances that do not require a full proscenium stage.

These spaces are professionally designed and built to maximize the potential different types of programming that could take place, increasing access and functionality for certain users, but would not accommodate potential users requiring a full proscenium stage set-up, as the stages may be temporary or movable, could lack wing and

backstage space, and may not have needed equipment and technology.

Not-for-profit Adaptive Reuse Venue

- 250 seat proscenium
- Fixed seats
- Reused/found equipment and seating
- Low quality finishes and amenities
- Limited backstage support space
- Inexpensive rent
- ~ 40-100 days per year

Successful exemplars for Not-for-profit Adaptive Reuse Venues, such as the Greenhouse Theater Center in Chicago, IL and Z Space in San Francisco, CA, are typically found in larger markets with “grassroots” theater or presenting ecosystems where professional artists specialize in developing innovative artistic performances in less-than-ideal spaces. These venues are less polished and may or may not be professionally designed or constructed. These spaces are adapted to existing buildings, may not have optimal layouts, are less flexible, and don’t often provide a high level of backstage or front of house space.

While less expensive to construct, these facilities may not have the acoustics to support musical performances or concerts, the physical space to support theater productions with large cast sizes or the quality level of design and finish to attract large donors or generate downtown economic development. As not-for-profits, they are generally not self-sustainable and rely on philanthropy to support operations.

Phase I Findings

Demand for a Facility

Phase I research indicates that there is demand to support a small, proscenium fixed-seat performance venue in the Scotts Valley market. However, to meet user needs, this venue would need to be of a quality and capacity to support the majority of potential user groups and provide sufficient backstage accommodations for large productions of up to 40+ actors and/or musicians.

Lack of Alignment

Despite demand for a venue, there is currently lack of alignment on the appropriate path forward for the City-owned space on Kings Village Road:

- A City-owned or funded community venue would need to be of a quality and design to meet the standards of residents, users, and potential donors in order to accomplish community goals for utilization and economic development of the area, which is currently not in alignment with available funding and potential operating support (both in leadership and funding) in the community.
- A venue that would meet the needs and desires of potential user groups currently does not align with the needs of the library for a multi-purpose flat-floor space or support spaces that could accommodate the library's needs for expansion.
- A not-for-profit built and operated space may accommodate the needs of potential users, however, current design and construction plans for such as space currently do not align with the requirements of a City-owned facility and stakeholder expectations for a state-of-the-art proscenium performance venue.

This observed lack of alignment has caused some stakeholders to question the robustness of the project and its potential for success. For a capital project of this magnitude to succeed in the community, having the majority of stakeholders in alignment on the project will be important.

An aligned vision for the future is needed in order to gain the confidence of private donors for a potential capital project as well as future operational dollars, to attract the needed rental clients, to assure taxpayers of good stewardship of City property, and to create a valued community asset.

Future Steps

Ultimately, Phase I provided an overview and established need in the community for a new performance and activity space, but also reveals multiple open questions for the City's continued consideration:

- Is there a multi-venue or phased approach to the community's need for performance and activity space that could address the majority of stakeholder needs?
- What is the operating model and structure for proposed new or renovated space(s)?
- What is a feasible capital budget for new or renovated space(s) based on City and philanthropic resources?
- What is the timeline for further planning and development?

At the close of this phase of work, AMS shared multiple scenario options to begin a dialogue with the City regarding different facility and operating scenarios that might provide a path to alignment among the multiple venue types and stakeholder organizations involved.

Should the City decide to take on a leadership role in either planning for development of the City-owned facility on Kings Village Road or in developing an alternate space, it is recommended that the City complete the second 'Project Definition' phase of the feasibility study, which would determine the activity profile, identify potential partners, develop a facility program, site evaluation, and capital cost evaluation of a project or projects moving forward. Phase three would include operating scenarios, a management plan and operating model.

Appendices

Appendix A: Phase One Findings Presentation

Appendix B: Interview Participants

Appendix C: Market Analysis

Appendix D: Environmental Scan

Appendix E: Facility Needs Survey

Appendix F: Exemplar Facilities

Appendix A: Phase One Findings Presentation

City of Scotts Valley Performing Arts Facility Feasibility Study

Phase 1 Findings
November 2018



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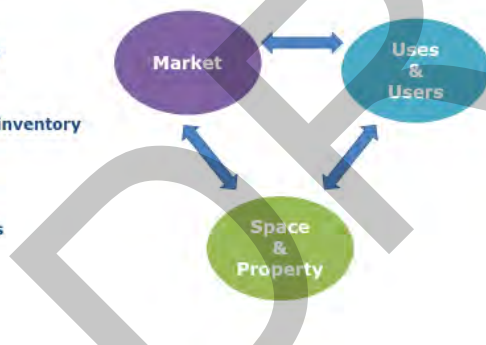
Process Update



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Contents

- * **Process update**
- * **Research summaries**
 - Market analysis
 - Environmental scan and inventory
 - Stakeholder interview
 - User needs assessment
 - Comparative case studies



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Where we are in the process



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What are the Objectives?

A Community Cultural & Activity Space

- An agreement for use of the space that **would not** unnecessarily or unexpectedly **encumber City resources** in the future
- Optimize infrastructure in a way that can **adapt over time** to future community needs
- Develop a performing arts and activity **resource for the community** that is successful and inviting to citizens
- **Balance** community, rental, and library **needs** for potential use of the space
- Develop positive relationships and working agreements between the **City, the library, and user groups**
- **Activate the space** for highest and best use

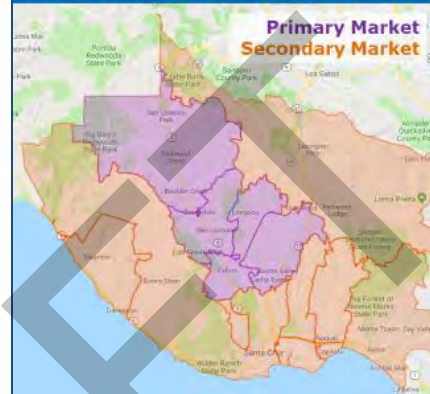
Source: subcommittee exercise

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Market Analysis

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Industries

The analysis focused Primary Market made up of a four-zip code area including and to the north of Scotts Valley



Primary Market
Population: 40,300
Households: 16,400

Secondary Market
Population: 160,100
Households: 62,900

Benchmarks
San Jose-Sunnyvale CBSA
Population: 2,008,500
Households: 682,700

State of California
Population: 39,678,800
Households: 13,388,700

The Market indicates opportunities and potential for arts participation

Overall Observations on the Primary Market

- A majority of area households are likely to attend **live theatre**, and about a third of households will attend a **paid music concert** or visit an **art museum** in a single year
- The Primary Market has potential across several specific lifestyle attributes, including **attending arts and cultural events**
- The area is characterized by a somewhat **older and less racially diverse** population than the State of California with generally **higher educational attainment and income** levels

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The three most represented segments in the Primary Market are affluent, active and older



Part 2: Consumer Segmentation

- ★ Families are less prominent in the market, but those that exist are **very active**
- ★ The **secondary market** includes a **broader range of affluence**, but is still comprised of **older, upscale couples and families**

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Three segments comprised of older, active individuals account for over half of the Primary Market

Part 2: Consumer Segmentation

- 36%** The wealthiest residents in exurban America live in **Country Squires**, an oasis for **affluent Baby Boomers** who've fled the city for the charms of **small-town living** and recently built homes on sprawling properties.
- 20%** **Older, upper-class, college-educated professionals**, the members of **Big Fish, Small Pond** are often among the **leading citizens of their small-town communities**.
- 10%** **Traditional Times** is the kind of lifestyle where **small-town midscale couples nearing retirement** (typically in their fifties and older) pursue **an active lifestyle**. They belong to country clubs and **civic clubs**.

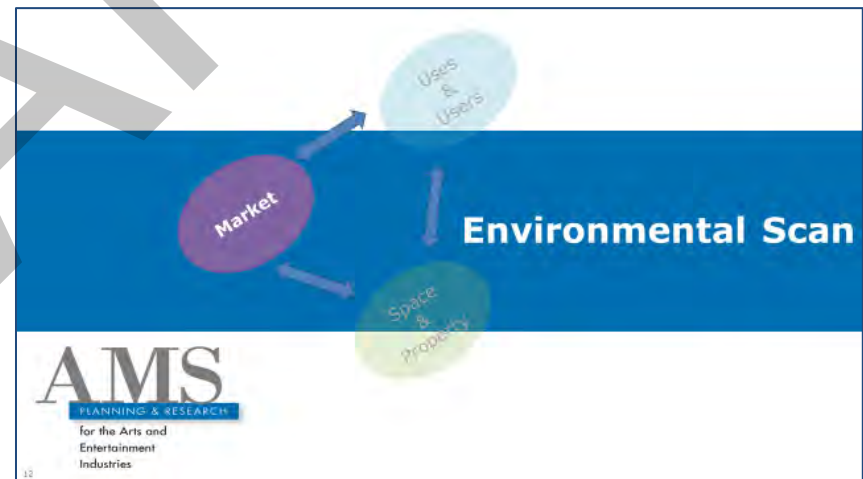
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Scotts Valley has market potential across several lifestyle attributes

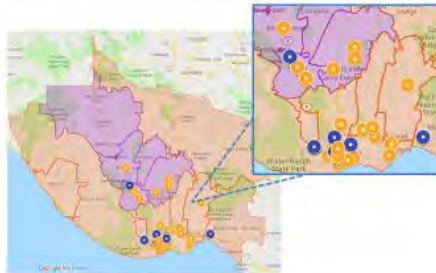
Lifestyle Attribute (National Average = 100)	INDEX Primary	INDEX Secondary	INDEX State
Contribute to Arts/Cultural Organizations	147	132	130
Attend Live Theater	143	121	117
Attend a Symphony or Opera Performance	136	125	124
Listen to Public Radio	132	126	132
Play a Musical Instrument	132	118	108
Buy Cultural Event Tickets on the Internet	127	126	133
Attend a Country Music Concert	124	101	81
Attend Paid Music Concert	123	120	115
Attend a Dance or Ballet Performance	123	110	112
Attend a Rock Concert	121	118	113
Listen to Classical Radio	117	132	139
Visit an Art Museum	117	120	125
Buy Movie Tickets on the Internet	109	118	123
Do Photography	109	109	104
Attend a Comedy Club	106	115	121
Attend the Zoo	98	103	108
Attend the Circus	79	95	110
Listen to Jazz Radio	70	103	169
Attend an R&B/Rap/Hip-Hop Concert	62	111	116

The market benchmarks **much higher than the US** across these attributes

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An inventory of area performance and multi-purpose venues was developed



• Theatres, Auditoriums, Black Boxes, and Recital Halls
• Arenas, Outdoor spaces, Clubs and Multi-purpose venues

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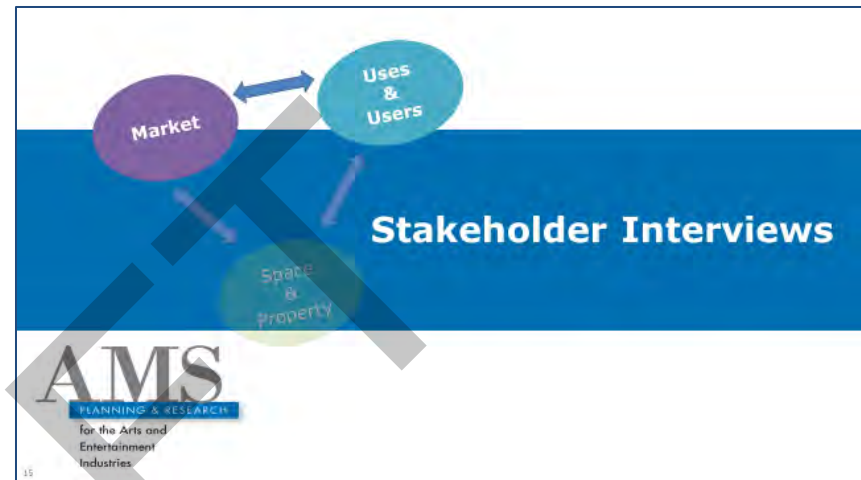
Key Takeaways

- There are some venues in the Primary Market, but most are located in **Santa Cruz**, part the Secondary Market
- Theatres and other performance spaces available for rental activity in the market are primarily in support of **school activities** and **producing theatre** companies
- While many clubs and restaurants book **live music acts**, most commercial venues available for rental are best suited for **meetings, weddings, and other banquet events**

There are 11 spaces that would occupy the same competitive environment as the proposed venue

Space	City	Venue Type	Capacity	Management	Rentals
Cabrillo VAPA Crocker Theater	Aptos	Theatre	570	Cabrillo College VAPA	Yes
Cabrillo VAPA Samper Recital Hall	Aptos	Theatre	370	Cabrillo College VAPA	Yes
Cabrillo VAPA Black Box	Aptos	Theatre	150	Cabrillo College VAPA	Yes
Tannery Art Center Colligan Theatre	Santa Cruz	Theatre	180	Jewel Theatre Company 501(c)3	Yes
Tannery Art Center Center Stage	Santa Cruz	Theatre	90	Jewel Theatre Company 501(c)3	Yes
San Lorenzo HS PAC	Felton	Theatre	215	San Lorenzo Valley Unified School District	Yes
Scotts Valley HS Gym	Scotts Valley	Multi-purpose	750+	Scotts Valley High School	No
Louden Nelson Community Center	Santa Cruz	Multi-Purpose	125	City of Santa Cruz	Yes
Santa Cruz Veterans Memorial Building	Santa Cruz	Multi-purpose	250	Santa Cruz County Veterans Memorial Building 501(c)3	Yes
Kuumbwa Jazz	Santa Cruz	Multi-purpose	200	Kuumbwa Jazz Society 501(c)3	Yes
Park Hall	Ben Lomond	Multi-Purpose	180	Park Hall Trust (public trust)	Yes

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Stakeholder interviews provided insight into the project and community need, objectives, and priorities

22 Interviews completed

- Council members
- Community Theater Guild
- Library system
- School district
- Theater organizations
- Community leaders

Interview context

- Community priorities
- Project history and background
- Potential use and needed form and function
- Measure S Funding Requirements
- Capital maintenance, programming, and expansion needs of the existing library
- Ongoing management and operations of the renovated space

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Stakeholders are generally positive about a venue, but there are concerns over future operations

Positive Factors & Opportunities

- Catalyst for continued development of a town center vision and identity
- Positive impact on local businesses
- Fills a void for entertainment opportunities in Scotts Valley and provides performance opportunities for youth
- May fill a gap in the regional venue inventory if the space is right-sized and affordable
- There is interest from existing groups in renting the space
- Potential to tie a venue or activity space into the library

Areas of Concern

- Appropriate form, function, size, and quality needed to match community needs
- Rental demand and affordability of rental use
- Current plan's inability to meet library needs
- Lack of cohesive professional leadership at the Guild and its ability to follow through
- Fundraising capacity for capital project and ongoing support
- Lack of viable alternate operators to run the space without City support or subsidy

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17 people from 11 different entities responded to the Facility Needs Survey

Purpose

- Understand **current activity**
- Understand **projected use of a new space** in Scotts Valley
- Understand **specific needs**

Key Takeaways

- Scotts Valley and the surrounding area is home to mostly **small producing arts organizations** and **educational institutions**
- Survey responses indicate that the greatest demand exists for a **250-300 seat proscenium theater**, as well as for rehearsal space
- The most important rental factors for potential users are **availability of appropriate theater equipment** and **rental cost**

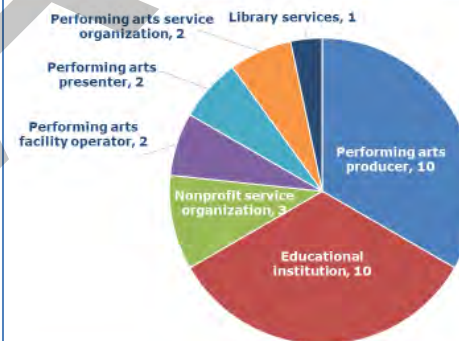
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User Needs Survey

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19

The majority of respondents are producing companies and/or educational institutions



10 respondents indicated that they program **musical theater**; 7 organizations program **non-musical stage plays**

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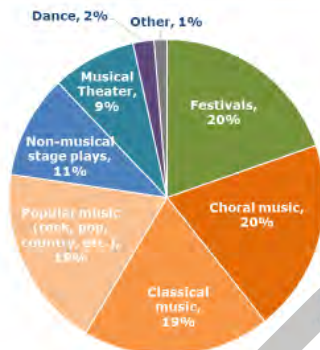
Limited Capacity: Over half of respondents have budgets of under \$50,000

Median budget: \$42,500



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Current offerings predominantly theater and music



Music-related programming comprises more than half of current activity

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69% of respondents currently rent space for their activities, primarily in Santa Cruz-based venues



Four respondent organizations rent the **Louden Nelson Community Center** in Santa Cruz



Two organizations use **'Center Stage'** at the Santa Cruz Arts Center



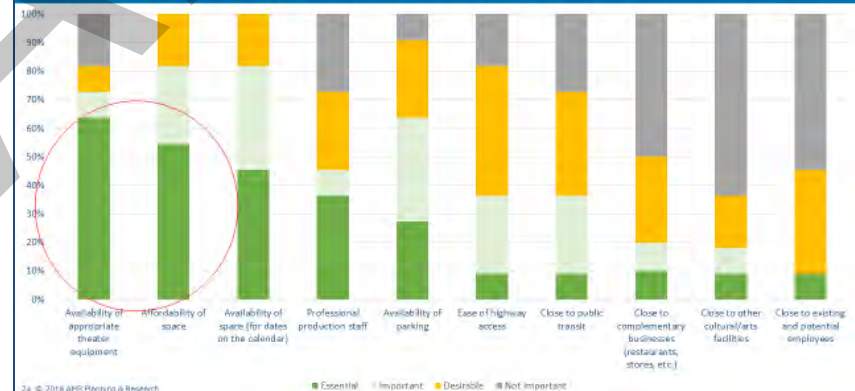
Two organizations use **Peace United Church** in Santa Cruz



Two organizations use **Aptos High School PAC** in Aptos Hills-Larkin Valley

23 © 2018 AHP Planning & Research

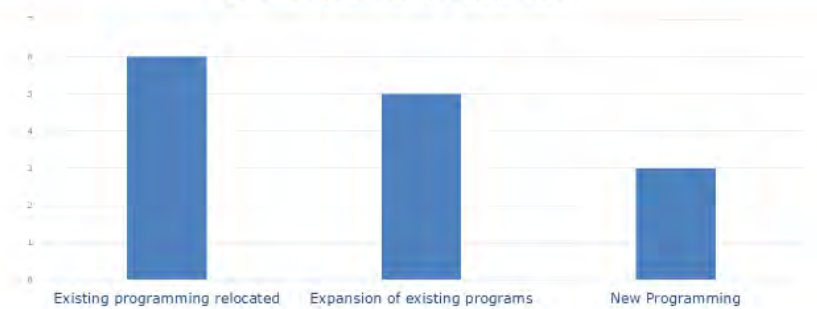
Availability and affordability are primary factors for choosing spaces; location is less important



24 © 2018 AHP Planning & Research

11 organizations indicated interest in a new venue in Scotts Valley; most potential programming would be relocated from elsewhere

For what purpose would your organization likely use a new or renovated performance/event facility in Scotts Valley?



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The survey tested potential use for a variety of space forms



Proscenium Stage



Black box/flexible studio space



Rehearsal space



Flat-floor multi-use activity/event space



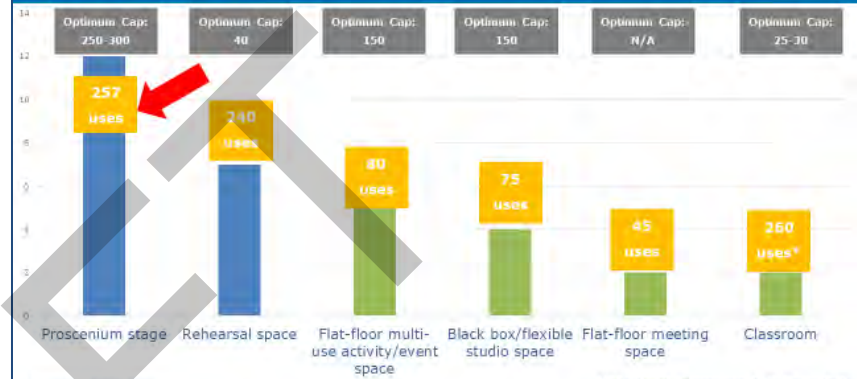
Flat-floor meeting space



Classroom

26 © 2019 AMP Planning & Research

There is greatest demand for proscenium theater and rehearsal space



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*250 projected classroom uses by SV Theater Guild

A fixed proscenium theater with 250-300 seats would best serve the most organizations, but would not capture all proscenium demand



Respondents who would use theater space express the need for theatrical support spaces



Choral risers



Orchestra pit



Dressing rooms



Wing and fly space to support large casts

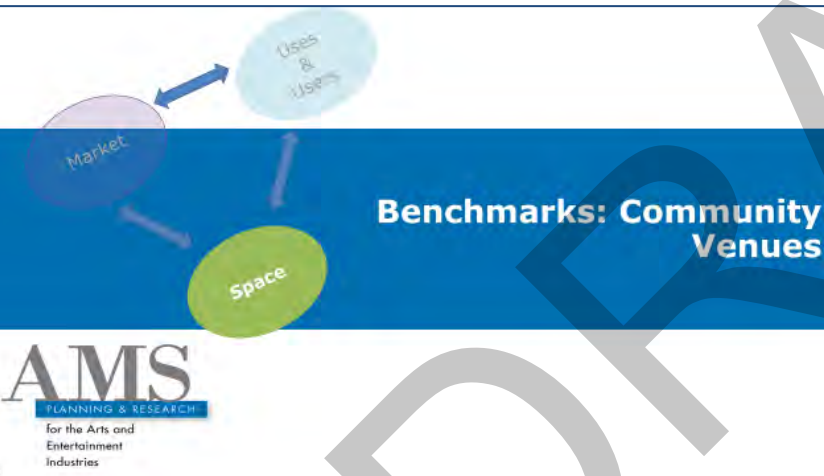


Technical support systems (lighting & sound)



Front of House Support

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30

User needs and current conditions lead us to the following venue types to look at:

Community Venue

- 150-300 seat proscenium theater
- Fixed or flexible seating
- Good quality lighting and acoustics
- Large stage, wing space, pit, and backstage support for casts of up to 100 performers
- Nice quality finishes and amenities
- Affordable rent
- Multi-week rentals
- Proximity to school(s)
- ~170-180 days per year

Library Venue

- Flexible black box or studio space (150 seats) -OR- flat-floor multi-use activity/ event/ meeting space (250-300 capacity)
- Storage, maker space, and expanded study areas
- Nominal rent
- ~50-70 days per year for events/activities

Not-for-profit Adaptive Reuse Venue

- 250 seat proscenium
- Fixed seats
- Reused/found equipment and seating
- Low quality finishes and amenities
- Limited backstage support space
- Inexpensive rent
- ~ 40-100 days per year

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**All venues code compliant and ADA accessible

Some contemporary examples of these venue types include:

Community Venue

- Firehouse Arts Center (Pleasanton, CA)
- Sunnyvale Community Center (Sunnyvale, CA)

Library Venue

- Dayton Metro Library (Dayton, OH)
- West Sacramento Community Center (West Sacramento, CA)

Not-for-profit Adaptive Reuse Venue

- Greenhouse Theater Center (Chicago, IL)
- Z Space (San Francisco, CA)

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**All venues code compliant and ADA accessible

Community Venue: Firehouse Arts Center

Originally constructed in the late **1930s**

Owned and operated by the **City of Pleasanton**

9 administrative staff

Facilities

- 221-seat *Amador Theater*
- 2,000 sq. ft. fine arts gallery
- 1,800 sq. ft. classroom space
- Lobby space

Programming includes **music, theater, musicals, lectures, puppetry**



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Community Venue: Sunnyvale Community Center

Owned and operated by the **City of Sunnyvale**

Facilities

- Fully rigged and lighted **200-seat thrust theater** for plays, recitals and concerts

Programming includes **multicultural concert series "Evening of Cultural Arts", theater, music, dance, community events, film, lectures**

Residents

- *Sunnyvale Community Players* theater (45 events annually)
- *California Theatre Center*
- *Sunnyvale Singers*



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Library Venue: Dayton Metro Library

Current library constructed in the **1960s**

Owned by the **City of Dayton** and operated by **Dayton Metro Library**

Facilities

- 299-seat *Eichelberger Forum*
- 162-seat black box *Bassani Theater Off Third*
- Other community and meeting rooms in the 224,000 SF Main Library

Programming includes **music, theater, improv, dance, lectures (TEDx)**

- *Radio Basim* funk music radio show
- *Dayton Contemporary Dance*
- *Black Box Improv Theater*



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Library Venue: West Sacramento Community Center

Owned and operated by the **City of West Sacramento**

Facilities

- 125-seat black box theater (2,080 SF)
- *Sprung floor*
- *Theatrical lighting and sound available*
- *Dressing room*
- Community center also contains gallery space

Rentals include **concerts, theater, fashion shows, business conferences**



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Adaptive Reuse Venue: Greenhouse Theater Center

Founded in **2008**

Owned and operated by 501c3 **Greenhouse Theater Center** in Chicago

6 administrative staff; **5** board members

Facilities

- Two 195-seat thrust theaters
- Two 58-seat black boxes
- Dressing rooms and support spaces

Space available as incubator for **theater, film, and education** programs

Residents

- *BoHo Theatre*
- *The Comrades*
- *MPAACT*
- *Organic Theater Company*



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Adaptive Reuse Venue: Z Space Studio

Founded in **1993** in San Francisco

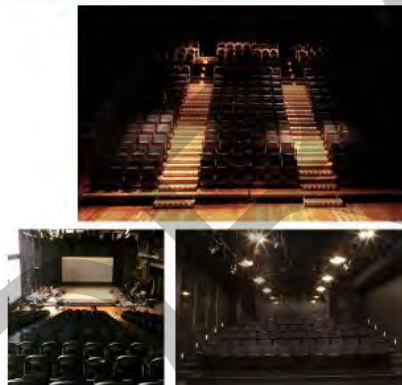
Owned by 501c3 **Project Artaud** and operated by 501c3 **Z Space**

12 administrative staff; **13** board members

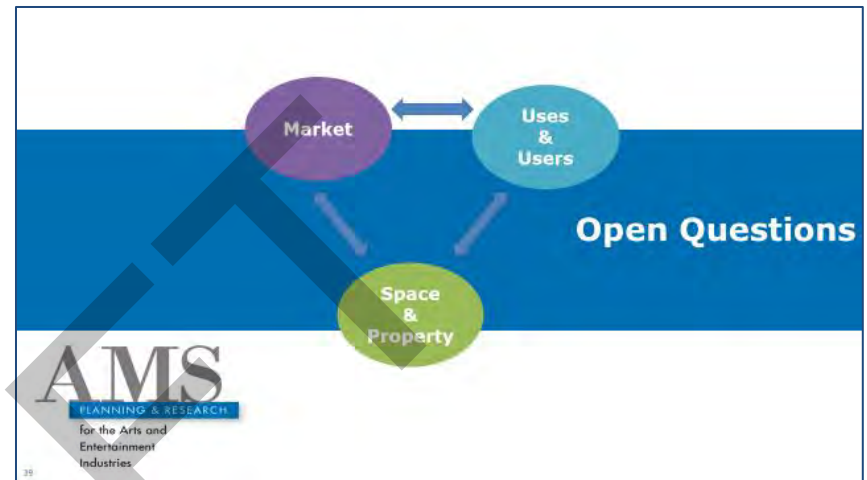
Facilities

- 244-seat flexible theater
- 85-seat black box theater
- Lobby event space

Producing company programs and presentations include **theater, dance, visual art, music, performance art, and education programming**



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Phase 1 Discussion

Community needs & opportunities

- Does this community need a PAC?
- What is the best use of the space for the community?
- What is the best use of Measure S funds?

What resources are available?

- Capital funding?
- Operational support?
- Leadership and management expertise?

What are the barriers?

- Codes and city requirements?
- Appropriate building plans?
- Partnerships?

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Appendix B: Interview Participants

The following people graciously shared their time, insight, and interests in a potential new or renovated performance and/or activity space in Scotts Valley during this process:

- Stephany Aguilar, Council Member, City of Scotts Valley
- Kristin Ard, Recreation Division Manager, Parks & Recreation, City of Scotts Valley
- Jack Dilles, Vice Mayor, City of Scotts Valley
- Linda Gault, Library Manager, Scotts Valley Branch, Santa Cruz Public Libraries
- Ray Gorski, Scotts Valley Community Theater Guild
- Jenny Haruyama, City Manager, City of Scotts Valley
- Dave Hodgins, Treasurer Scotts Valley Community Theater Guild
- Beth Hollenbeck, Music Director, Scotts Valley Unified School District
- Steven Hovensten, Board President, Scotts Valley Chamber of Commerce
- Maggie Ivy, Executive Director, Santa Cruz County Conference and Visitors Council
- Mary James, Box Office & Business Manager, Jewel Theatre Company
- Randy Johnson, Council Member, City of Scotts Valley
- Kendra Kannegaard, Scotts Valley High School Theater Arts Department
- Albert Kent, Park Hall Coordinator, Mountain Community Theater
- Sylvia Lee, President, Friends of the Library
- Donna Lind, Council Member, City of Scotts Valley
- Susan Nemitz, Library Director, Santa Cruz Public Libraries
- Val Rebhan, Chair, Scotts Valley Arts Commission
- Danny Reber, Executive Director, Scotts Valley Chamber of Commerce
- Jim Reed, Mayor, City of Scotts Valley
- Karl Rohrkember, Board Member, Christian Youth Theater
- Laura Whaley, Regional Manager- North Region, Santa Cruz Public Libraries

Appendix C: Market Analysis

Introduction

This report was prepared for the City of Scotts Valley. It is intended to explore the current market to aid in understanding the demand potential for arts programs and activities in this area. The report includes three parts:

Part I: “Market Definition and Market Area

Demographics” looks at the broader demographics of the population in the Primary and Secondary Market Areas for Scotts Valley and compares it to regional and state benchmark data.

Part II: “Consumer Segmentation” uses the Claritas PRIZM Premier market segmentation system to categorize the households in the Primary and Secondary Markets based on demographic profiles and consumer research into psychographic and consumption patterns.

Part III: “Consumer Insights” uses national consumer research data to identify the level of households in the Markets with an above-average potential to attend events and activities at a proposed facility in Scotts Valley compared with the national average.

Key Findings

Overall, this analysis indicates that the Scotts Valley Market has both opportunities and potential for arts and cultural participation. The market analysis revealed several findings:

The Primary Market is characterized by an older white population with generally higher educational attainment and household incomes than the State. These factors

(education and income especially), are key indicators of arts attendance or participation, which combined suggest market potential in the area.

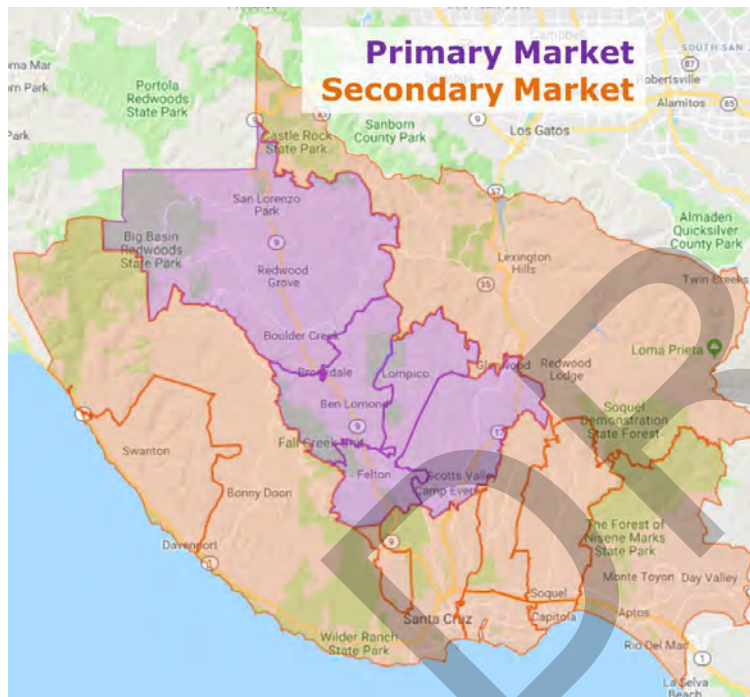
The Primary Market is dominated by consumer segments that are affluent, active, and older (many of whom are in or near retirement). Three segments in the Primary Market account for 66% of the population. Characteristics of these households include affluent Baby Boomers, upper-class leading citizens, and mid-scale couples nearing retirement, most of whom live active lifestyles and appreciate small-town living of the area.

Households in the market area index strongly for participation in several arts and culture activities, particularly for theatre. For example, over half of Primary Market households are likely to attend a live theatrical performance at least once in a single year. Over a third of area households are likely to attend a paid music concert in a given year.

I. Market Definition and Market Area Demographics

Market Definition

The market analysis was undertaken using the following market areas, which were developed with input from City staff, the library sub-committee, and stakeholders. Data from the U.S. Census Bureau and Claritas provides a picture of the demographics of the Primary Market Area, compared against regional and state benchmark data. For comparative purposes, data for a Secondary Market Area was also reviewed.



Scotts Valley Primary and Secondary Market Areas

Primary Market Area (purple area on the map): the Primary Market Area for this analysis is a four zip code area surrounding Scotts Valley, north of Santa Cruz. A primary market is where an organization would expect to find 75-85% of its customers.

Secondary Market Area (orange area on the map): nine zip codes which surround the Primary Market make up the Secondary Market. The Secondary Market complements the Primary Market, and would likely contain an additional 10-15% of an organization's customers.

The **Regional Benchmark** for this analysis is the San Jose-Sunnyvale CBSA, which is an area distinct from both the Primary and Secondary Markets.

Market Area Demographics

The 2018 population in the Primary Market is estimated to be 40,300. Over the next five years, it is expected to grow at a rate of 3.3%, a growth rate lower than the State of California rate of 4.1%.

In 2018, the number of households in the Primary Market is estimated to be 16,400, 29% of which have people under the age of 18, a portion lower than in the State (38%). Further, a majority (52%) of the Primary Market population is older than 45, which exceeds the Secondary Market (44%), Regional Benchmark (40%) and State (39%).

A large majority (96%) of families in the Primary Market live at or above poverty, a portion markedly higher than the Secondary Market, Regional Benchmark, and State of California. The median household income in the Primary Market is estimated to be \$86,500, higher than the Secondary Market median of \$73,500 and State median of \$71,000, but 30% lower than the Regional Benchmark, which has a median income of \$114,000. Median home

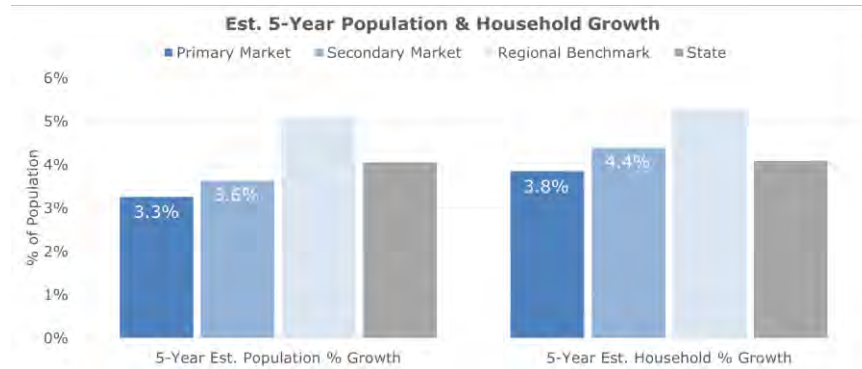
values indicate a somewhat similar trend, with the Primary Market median just over \$700,000 for owner-occupied housing compared with \$485,000 for the State of California. Median housing values in the Secondary Market and Regional Benchmark areas are \$820,000 and \$900,000, respectively.

A majority (54%) of the Primary Market population has earned a postsecondary degree, which is comparable to the Secondary Market (57%) and Regional Benchmark (55%). The portion of the Primary Market population without at least a high school diploma is only 4%, which is much less than all three benchmark areas.

Both the Primary and Secondary Market populations predominantly identify as white, and less than 10% of the Primary Market population identifies as Hispanic or Latino. This is markedly lower than the Secondary Market (19%), Regional Benchmark (27%), and State of California (39%).

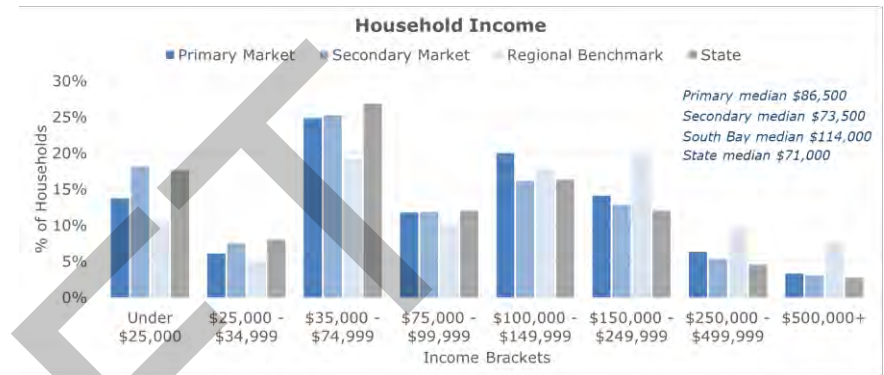
	Primary		Secondary		Regional	State
Population						
2018 Estimate	40,284		160,109		2,008,508	39,695,753
2023 Projection	41,594		165,903		2,110,288	41,305,572
5-Year Est. Population % Growth	3.3%		3.6%		5.1%	4.1%
Households & Families						
2018 Household Estimate	16,419		62,900		682,720	13,388,653
2023 Household Projection	17,050		65,653		718,744	13,935,677
5-Year Est. Household % Growth	3.8%		4.4%		5.3%	4.1%
Households with People < 18	4,791	29.2%	15,868	25.2%	38.4%	37.5%
Population by Age						
Under 5	1,760	4.4%	6,468	4.0%	6.2%	6.3%
5 - 17	5,299	13.2%	19,552	12.2%	16.5%	16.7%
18 - 24	4,053	10.1%	25,727	16.1%	8.6%	9.7%
25 - 44	8,345	20.7%	38,451	24.0%	28.9%	28.0%
45 - 64	13,538	33.6%	42,819	26.7%	26.5%	25.2%
65 and Over	7,289	18.1%	27,092	16.9%	13.3%	14.1%
2018 Est. Average Age	43.0		40.7		38.5	38.2
2018 Est. Median Age	46.1		39.5		38.0	37.0
Population (Age 25+) by Education Attainment						
Bachelor's Degree	8,128	27.9%	29,950	27.6%	25.8%	20.1%
Master's Degree or Higher	4,359	14.9%	20,750	19.1%	22.3%	11.9%
Household Income						
2018 Est. Average Household Income	\$119,466		\$108,124		\$160,719	\$103,775
2018 Est. Median Household Income	\$86,491		\$73,451		\$113,695	\$71,061
Population Hispanic or Latino by Origin						
Hispanic or Latino	3,887	9.6%	30,434	19.0%	27.1%	39.4%
Population Race Class						
White	35,452	88.0%	123,252	77.0%	43.3%	55.0%
Black or African American	346	0.9%	2,291	1.4%	2.5%	5.9%
Amer. Indian and Alaska Native	249	0.6%	1,265	0.8%	0.7%	1.0%
Asian	1,120	2.8%	9,734	6.1%	35.3%	14.7%
Native Hawaiian and Other Pac. Isl.	81	0.2%	283	0.2%	0.4%	0.4%
Some Other Race	3,036	7.5%	23,284	14.5%	17.7%	23.1%

Scotts Valley Demographic Snapshot (2018)

Demographic Details

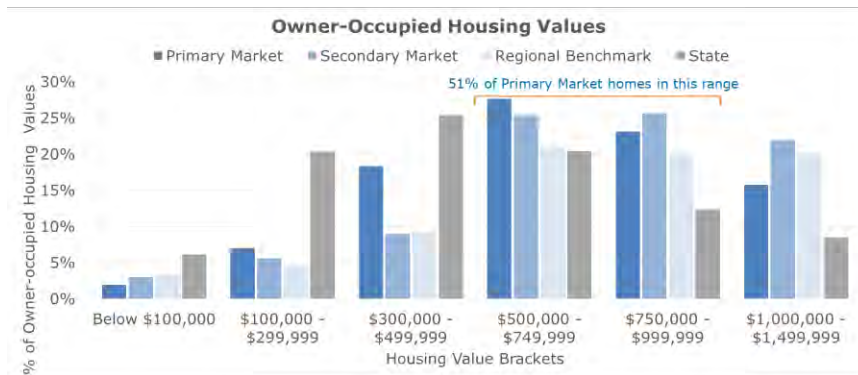
Estimated population growth in the Primary Market is 3.3%, slightly lower than that of the Secondary Market, Regional Benchmark, and State of California.

Between 2018 and 2023, growth of 3.3% is expected in the Primary Market population and 3.6% is expected in the Secondary Market. The number of households in the Primary Market is expected to grow by 3.8% to 17,000. Overall, anticipated growth in the Regional Benchmark area is higher than other areas considered.



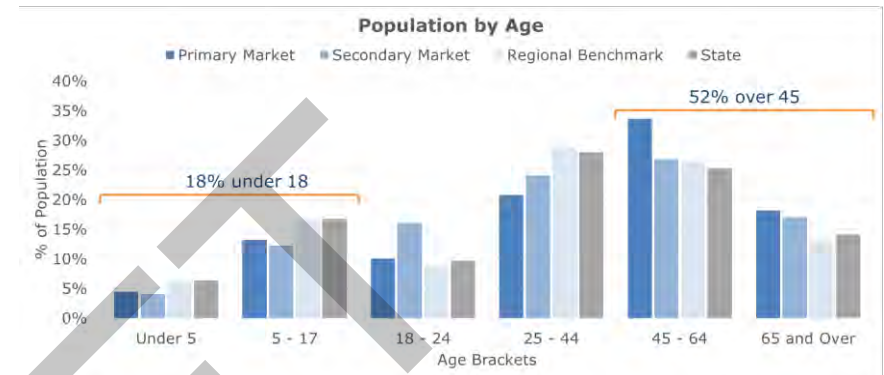
The Primary Market has a higher proportion of upper income brackets compared to the State of California.

Less than 20% of households in the Primary Market have household incomes under \$35,000, and the median household income is \$86,500. This is higher than the median household income for the Secondary Market and State, but over 30% lower than the Regional Benchmark.



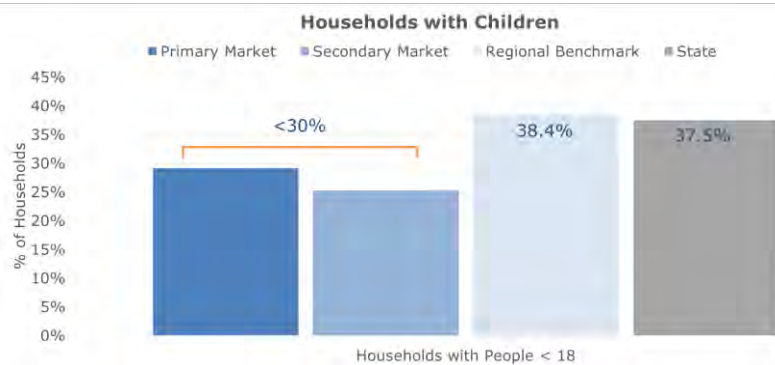
Housing values in the Primary Market are higher than State figures, with an estimated median value of \$707,000 in 2018.

28% of houses in the Primary Market are valued between \$500,000 and \$750,000. While a majority of housing is valued below \$750,000 in the Primary Market and State, the reverse is true in the Secondary Market and Regional Benchmark areas, where median housing values are in the \$800,000s.



The median age for the Primary Market is 46, older than all benchmark areas (each of which have a population with a median age under 40).

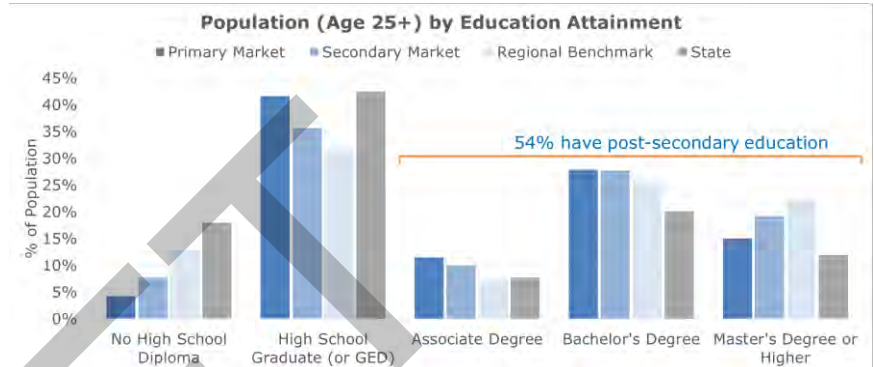
In the Primary Market, less than 18% of the population is under 18 years old, and a majority of the population is over 45. The Secondary Market is slightly younger than the Primary Market population with a median age of 40, including a large portion of individuals between 18 and 24.



Households in the Primary and Secondary Markets have fewer children than the Regional Benchmark and State.

In both areas, less than 30% of households have children under the age of 18, compared to 38% in the Regional Benchmark and State.

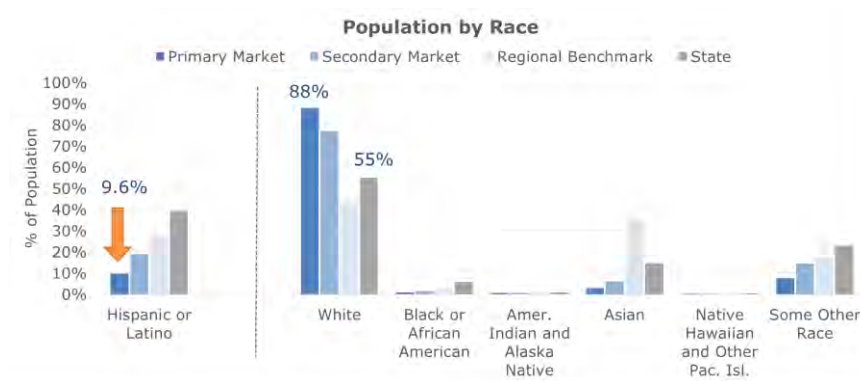
A majority (65%) of Primary Market households are “family households,” those with one or more persons related by birth, marriage, or adoption.



Attaining at least one degree is a common characteristic for a majority (54%) of the Primary Market population.

The Secondary Market and Regional Benchmark populations are more likely to have attained a master's degree, but the educational attainment of the Primary Market population still exceeds the State, in which 60% of the population does not have a postsecondary degree.

71% of the population (age 16+) in the Primary Market holds an occupation classified as “White Collar,” compared to 61% in the State. This likely influences educational attainment within the Market.



The populations of the Primary Market and Secondary Market predominantly identify as white, and are less racially diverse than the Regional Benchmark and State.

A majority of the Primary Market (88%) and Secondary Market (77%) populations identifies as white, in comparison to the Regional Benchmark (43%) and State (55%). The Regional Benchmark population is a minority-majority, including a large population of individuals who identify as Asian (35%).

Furthermore, less than 10% of the Primary Market population identifies as Hispanic or Latino, compared with 39% in the State. This portion is higher in the Secondary Market (19%), but both Markets are markedly lower than the Regional Benchmark and State.

II. Consumer Segmentation

Market Segmentation

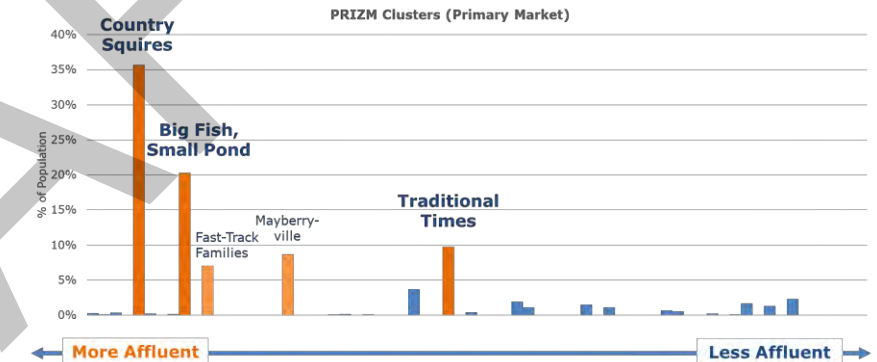
In order to understand lifestyle behaviors of the Scotts Valley Market, AMS used the PRIZM Premier market segmentation system, developed by Claritas, to categorize the households in the Primary and Secondary Markets based on demographic profiles and consumer research into psychographic and consumption patterns.

The PRIZM Premier market profiling and segmentation system is a micro-geographic consumer targeting system that segments every household in the United States into one of 68 unique clusters based on similar demographic and behavioral attributes. The clusters are numbered from 1 to 68 in order of socioeconomic affluence, taking into account factors including income, assets, age, occupation, technology usage, and family structure.

Primary Market Segmentation

The top five ranked clusters for the Primary Market, comprising 82% of the market, are as follows:

Rank	Segment	Segment Title	# of HH	% Comp.
1	05	Country Squires	5,864	35.71%
2	09	Big Fish, Small Pond	3,330	20.28%
3	32	Traditional Times	1,604	9.77%
4	18	Mayberry-ville	1,432	8.72%
5	11	Fast-Track Families	1,153	7.02%
Total:			13,383	81.51%



The following are descriptions of the top five segments in the Primary Market Area.¹



“Country Squires” households account for 36% of Primary Market area and are notably 28 times more concentrated in the market area than in the United States:

The wealthiest residents in exurban America live in Country Squires, an oasis for affluent Baby Boomers who've fled the city for the charms of small-town living. In their bucolic communities noted for their recently built homes on sprawling properties, the families of executives live in six-figure comfort.



“Big Fish, Small Pond” households comprise 20% of the Primary Market area households and are 19 times more concentrated in the market area than in the United States:

Older, upper-class, college-educated professionals, the members of Big Fish, Small Pond are often among the leading citizens of their small-town communities. These upscale, empty-nesting couples enjoy the trappings of success, including belonging to country clubs, maintaining large investment portfolios, and spending freely on computer technology.



“Traditional Times” is also strongly represented with 10% of the market, 13 times more concentrated than in United States:

Traditional Times is the kind of lifestyle where small-town couples nearing retirement are beginning to enjoy their first empty-nest years. Typically in their fifties and older, these midscale Americans pursue an active lifestyle. They belong to country clubs and civic clubs and spend their vacation time traveling by motor home.



“Mayberry-ville” households comprise 9% of market, 7 times more concentrated than in the United States:

Like the old Andy Griffith Show set in a quaint picturesque burg, Mayberry-ville harks back to an old-fashioned way of life. In these small towns, upscale couples prefer outdoor activities like fishing and hunting during the day, and stay home and watch TV at night. Overall, their use of technology trails that of others at their same asset level.



“Fast-Track Families” is also prominent with 7% of the market, 9 times more concentrated than in United States:

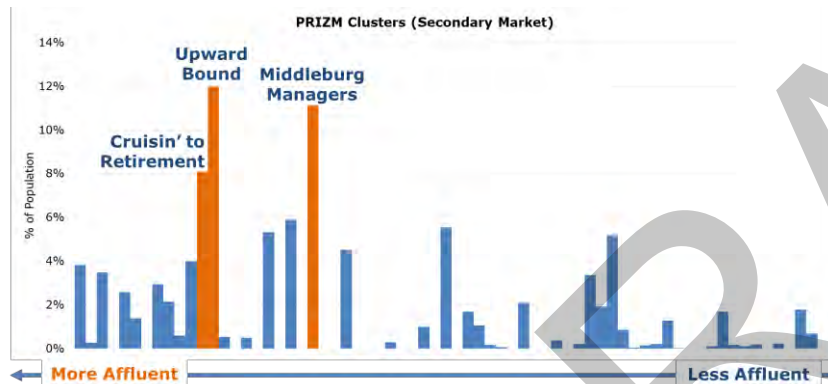
Fast-Track Families lead busy, active lives often centered around the schedules of their children. Always on the go, they are frequent restaurant diners and tend to shop in bulk at wholesale clubs.

¹ Complete descriptions of PRIZM Premier clusters can be found at: <https://segmentationsolutions.nielsen.com/mybestsegments>

Secondary Market Segmentation

Three segments are prominent in the Secondary Market, completely distinct from the Primary Market. The top three ranked clusters for the Secondary Market, comprising 31% of the market, are as follows:

Rank	Segment	Segment Title	# of HH	% Comp.
1	13	Upward Bound	7,534	11.98%
2	22	Middleburg Managers	7,005	11.14%
3	12	Cruisin' to Retirement	5,089	8.09%
Total:			19,628	31.21%



The following are descriptions of the top three segments in the Secondary Market Area.



“Upward Bound” is strongly represented with 12% of the market, 7 times more concentrated than in United States:

Upward Bound are often upscale families boasting dual incomes, college degrees, and new homes. Residents of Upward Bound are above average technology users who own multiple computers and frequently research and purchase all types of products online.



“Middleburg Managers” households are also prominent with 11% of market, 4 times more concentrated than in the United States:

Middleburg Managers arose when empty nesters settled in satellite communities, which offered a lower cost of living and more relaxed pace. Today, segment residents tend to be middle class with solid white-collar jobs or comfortable retirements. In their older homes, they enjoy reading and needlecrafts, while time outside the home is spent at club activities and cultural events.



“Cruisin' to Retirement” households comprise 8% of the market, 3 times more concentrated than in United States:

With their children mostly grown and out of the house, these older couples are Cruisin' to Retirement. They remain in the neighborhoods where they raised their families, enjoying the suburban lifestyle and vacationing often.

III. Consumer Insights

AMS uses Claritas PRIZM Premier to analyze market area attitudes, product and brand preferences, media consumption habits and demographic and lifestyle characteristics.

Affinities

To better understand the market area's product and service preferences, PRIZM Premier profiles are indexed against the profiles of consumers of products and services in categories such as Television Viewership, Radio Media Usage, Sports & Leisure Activities, Travel, and Psychographic profiles.

The following table indicates how much more likely households in the market area are to participate in each interest, behavior, or activity in comparison to the national average. Lifestyle attributes with an index of more than 100 (average United States household = 100) indicate that households within the market area are more likely to possess an attribute compared to the average US household profile.

This report focuses on affinities related to arts, cultural, and entertainment consumption. Residents of each market area are somewhat more or less likely than the national average to attend arts and culture related events as detailed below:

Lifestyle Attributes (National Average = 100)	INDEX Primary	INDEX Secondary	INDEX State
In the last year. . .			
Contribute to Arts/Cultural Orgs	147	132	130
Attend Live Theater	143	121	117
Attend a Symphony/Opera Performance	136	125	124
Listen to Public Radio	132	126	132
Play a Musical Instrument	132	118	108
Buy Cultural Event Tickets on Internet	127	126	133
Attend a Country Music Concert	124	101	81
Attend Paid Music Concert	123	120	115
Attend a Dance or Ballet Performance	123	110	112
Attend a Rock Concert	121	118	113
Listen to Classical Radio	117	132	139
Visit an Art Museum	117	120	125
Buy Movie Tickets on the Internet	109	118	123
Do Photography	109	109	104
Attend a Comedy Club	106	115	121
Attend the Zoo	98	103	108
Attend the Circus	79	95	110
Listen to Jazz Radio	70	103	169
Attend an R&B/Rap/Hip-Hop Concert	62	111	116

Participation

Within the Primary Market, the PRIZM Premier profiles can be used to estimate the percentage of households that will participate in these arts, culture, and entertainment activities.

In the Primary Market Area:

- An estimated 54% of households are inclined to attend live theatre at least once during a single year.
- An estimated 34% of households are inclined to attend a paid music concert at least once during a single year.
- An estimated 32% of households are inclined to visit an art museum at least once during a single year.
- An estimated 19% of households are inclined to attend a symphony or opera performance at least once during a single year.
- An estimated 15% of households are inclined to attend a dance or ballet performance at least once during a single year.
- An estimated 12% of households are inclined to contribute to an arts and cultural organization at least once during a single year.

Summary

The Primary Market is dominated by consumer segments which include affluent, active, and older households. The population tends to have higher educational attainment and household incomes (both typical indicators of arts participation and attendance) and households in the market area index strongly for participation in multiple arts and culture activities, compared with US averages.

Combined, these factors suggest moderate market potential in the area, which presents opportunities for Scotts Valley as it considers a new performing arts facility in the City.

Appendix D: Environmental Scan

Objective & Process

In order to understand the regional context for a new venue or activity space in Scotts Valley and to determine potential impact on or from the competitive environment, AMS assembled relevant data on performance venues and event spaces in the Primary Market and the Secondary Market.

Thirty-two event and activity spaces were included in the analysis. Performance venues included are those that would have similar potential rental activity, patrons, or touring activity. Activity spaces included are those that would offer a similar standard of services and accommodate similar events as what is envisioned for a new performance or activity space in Scotts Valley.

Key Findings

Overall, the environmental scan showed that while there are some venues and activity spaces in the Primary Market, most are located in Santa Cruz, which is part the Secondary Market.

Theatres and other performance spaces available for rental activity in the market are primarily in support of school activities and producing theatre companies, and often have limited rental availability for outside organizations.

While many clubs and restaurants book live music acts, most commercial venues available for rental are best suited for meetings, weddings, and other banquet-type events.

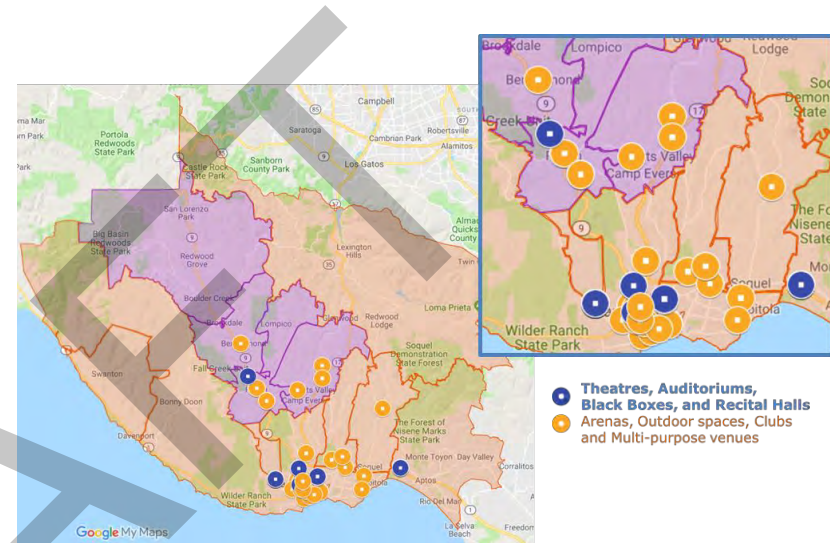


Fig. 1: Market Inventory Map

Venue Inventory

Competitive Environment

There are eleven spaces that would occupy the same, or a similar competitive environment as a new or renovated space in Scott's Valley:

Space	City	Venue Type	Capacity	Management	Rentals
Cabrillo VAPA Crocker Theater	Aptos	Theatre	570	Cabrillo College VAPA	Yes
Cabrillo VAPA Samper Recital Hall	Aptos	Theatre	370	Cabrillo College VAPA	Yes
Cabrillo VAPA Black Box	Aptos	Theatre	150	Cabrillo College VAPA	Yes
Tannery Art Center Colligan Theatre	Santa Cruz	Theatre	180	Jewel Theatre Company 501(c)3	Yes
Tannery Art Center Center Stage	Santa Cruz	Theatre	90	Jewel Theatre Company 501(c)3	Yes
San Lorenzo HS PAC	Felton	Theatre	215	San Lorenzo Valley Unified School District	Yes
Scotts Valley HS Gym	Scotts Valley	Multi-purpose	750+	Scotts Valley High School	No
Louden Nelson Community Center	Santa Cruz	Multi-Purpose	125	City of Santa Cruz	Yes
Santa Cruz Veterans Memorial Building	Santa Cruz	Multi-purpose	250	Santa Cruz County Veterans Memorial Building 501(c)3	Yes
Kuumbwa Jazz	Santa Cruz	Multi-purpose	200	Kuumbwa Jazz Society 501(c)3	Yes
Park Hall	Ben Lomond	Multi-Purpose	180	Park Hall Trust (public trust)	Yes

Other Venues and Activity Spaces

Additional venues and activity spaces were identified in the market area inventory, however, these spaces are not likely to be in direct competition for a new or renovated space in Scott's Valley due to capacity, activity type, or limited rental availability.

These spaces include The University of California, Santa Cruz (5 venues), the Santa Cruz Civic Auditorium, the Rio Theatre, Flynn's Cabaret and Steakhouse, Streetlight Records, Subud Santa Cruz, Roaring Camp Felton, Cabrillo College's Sesnon House, The Esalen Institute, as well as several club/restaurants and hotels.

Appendix E: Facility Needs Survey

Objective & Process

AMS Planning & Research, on behalf of the City of Scotts Valley, conducted a potential user survey in October 2018. The survey supported a larger planning effort to consider the market demand for a new or renovated performance/event facility in Scotts Valley and was intended to understand potential user needs, desires, potential activity, and needed capacity.

The survey was available online, unrestricted, and open to any individual and organization interested in utilizing the potential new or renovated space. In addition, the survey was distributed via email from the City of Scotts Valley directly to twenty-nine individuals and organizations that had been identified as potential users of the space. The Scotts Valley Community Theatre Guild further assisted with distribution of the survey.

The survey was available online, including one extension, for three weeks. At the conclusion, 18 people from 12 different entities responded to the survey. Organizations represented include:

- Agape Dance Academy
- Boy Scouts Troop 614
- Cabrillo College
- Christian Youth Theater²
- Elf Empire Productions
- Jewel Theatre Company

- Kirby School
- Mountain Community Theater
- Pacific Collegiate School
- Santa Cruz Public Libraries
- Scotts Valley Community Theater Guild/Scotts Valley Performing Arts
- Scotts Valley High School/Scotts Valley Unified School District

Key Findings

Overall, the survey results indicate that several organizations are in need of performance or activity space, though overall demand for any one specific type of venue that would accommodate most organizations would be soft. Key findings indicate:

- Scotts Valley and the surrounding area is home to many **small producing performing arts organizations**, as well as educational institutions
- The most important rental factors for potential users are **availability of appropriate theater equipment** and **rental cost**
- Survey responses indicate that the greatest demand exists for a **250-300 seat proscenium theater**; additionally, some interest was expressed by theater proponents and other organizations in both **rehearsal space** with a capacity of at

² Christian Youth Theater completed the survey after the conclusion of the facility needs survey analysis. This organization's potential use was subsequently included in the calculation of days of potential demand found on page 37.

least 40 and **flexible, flat-floor multi-use space** with a capacity of about 150 which can accommodate many types of groups and uses

- Respondents require **theatrical support spaces** like orchestra pits, sufficient wing and fly space to support large casts, and dressing room space

Respondent Organizations

The survey collected organizational data from respondents, including organization type, types of programming offered, annual budget size, activity and participant levels, ticket pricing, and rental history.

Type and Budget

One third of respondents represent performing arts producers, and one third represent educational institutions. The remaining third is comprised of other types of organizations, including performing arts service organizations, presenters, facility operators, not-for-profit organizations, and library services.

The majority (57%) of respondent organizations operate on a budget under \$50,000, while only three organizations have an annual operating budget over \$1 million. The median respondent budget is \$42,500.

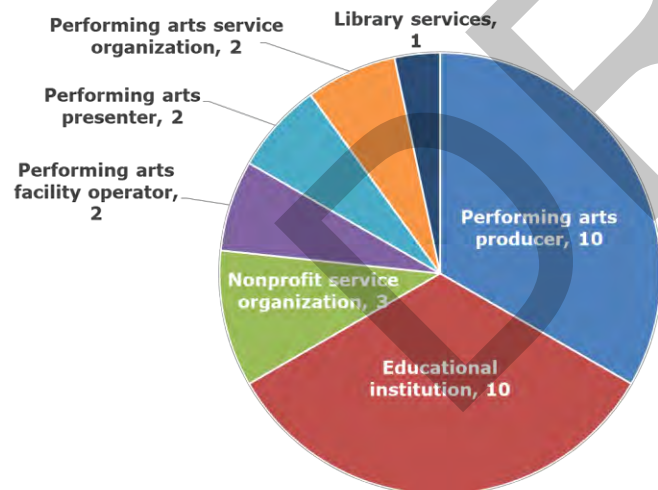


Fig. 1: Organization Types

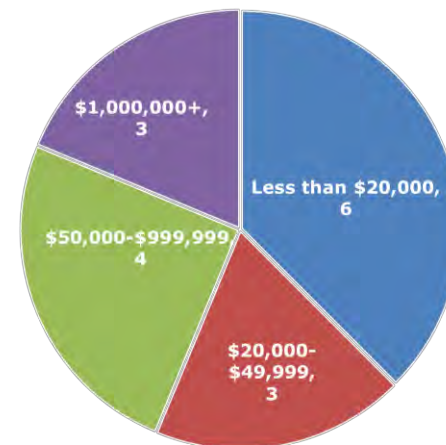


Fig. 2: Organization Budgets

Activity

Respondents' current activity reflects a predominance of public classes and workshops, as measured by total event days; public classes and workshops make up 83% of a combined 2,625 annual event days currently offered by all survey respondents.

Total participation combined between all respondents is 127,300. Total participation in events and activities is nearly evenly split between public classes/workshops (52%) and ticketed events (45%). This is likely due to the higher capacity and attendance at ticketed events, despite fewer being offered. Private event participants amount to 3% of total participants.

An examination of current programming types among respondents reveals that music-related programming (including choral music, classical music, and popular music) comprises more than half of the

total use days offered by respondents (58%). Festivals and theatrical offerings each account for 20% of total combined use days.

The majority (72%) of respondents most commonly offer ticket prices between \$10 and \$29. Three respondent organizations offer free tickets, and three offer a maximum ticket price over \$50.

Of the 69% of respondent organizations which currently rent space for their activities, most rent spaces in Santa Cruz. Common rental venues include the Louden Nelson Community Center, Center Stage at the Santa Cruz Arts Center, Peace United Church, and Aptos High School Performing Arts Center.

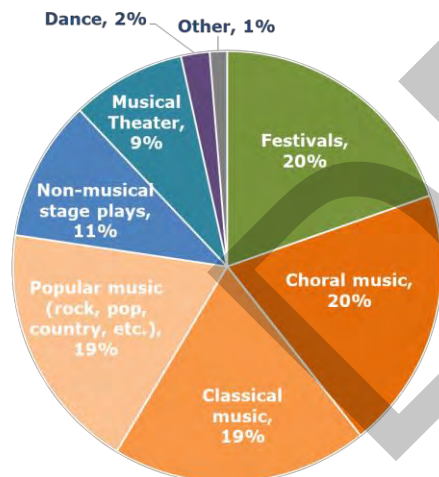


Fig. 3: Programming Types (by use days)

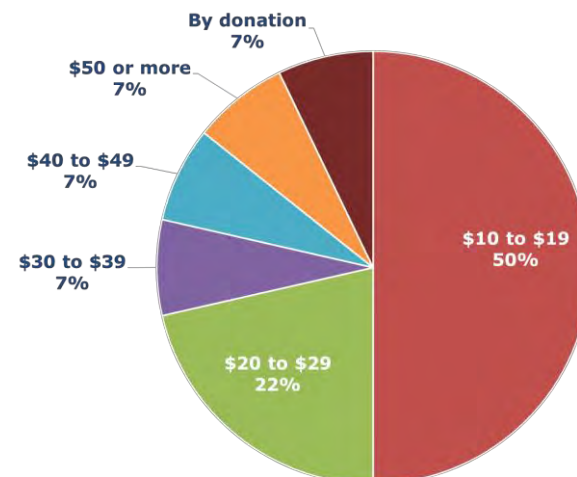


Fig. 4: Common Ticket Prices

Potential Users – Needs and Priorities

The survey gathered data from respondents on their current rental priorities and specifics around their interest in renting a venue or activity space in Scotts Valley, including type and capacity of a potential space, purpose for which potential users would activate a space, estimated use days (by type of space), willingness to pay for new or renovated space, and unique facility requirements.

Priorities

A majority of respondents indicated that top ‘essential’ priority factors in considering the rental of performance/event space included its availability of appropriate theater equipment and the affordability of the space.

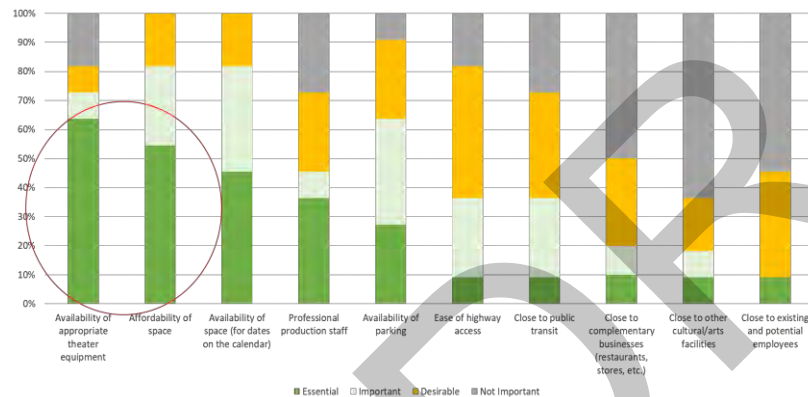


Fig. 6: Specific Rental Factors

Space Need in Scotts Valley

In all, eleven respondents from six different organizations or entities indicated interest in using a new venue or activity space in Scotts Valley.

Of these respondents, most indicated that they would utilize the venue to relocate and/or expand existing programming. Three respondents indicated that they would create new programs if they had access to a new space that would fit their needs.

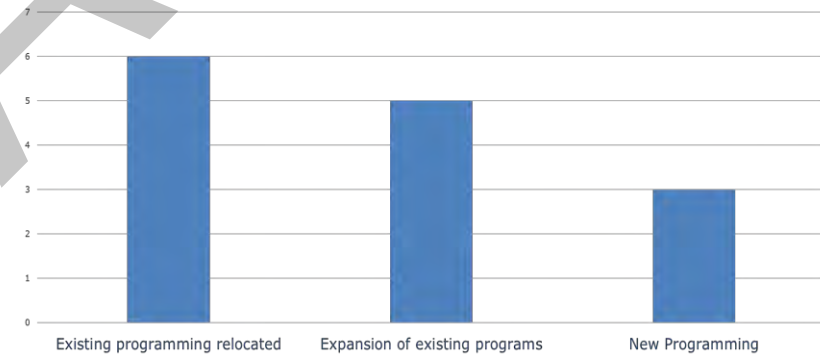


Fig. 7: Purpose for using performance/event space in Scotts Valley

Of the respondents who would use a new or renovated space in Scotts Valley, the majority indicated that they would be most interested in a fixed proscenium theater.

For these respondents, the total estimated usage for a fixed proscenium venue is approximately 270-285 use days. The optimal venue capacity for this set of respondents is between 250-300 seats, which would accommodate approximately 160-180 of these use days.

Demand for a performance venue in Scotts Valley would be dependent on the facility meeting the needs of potential users. When asked to share the unique requirements that their organizations would have if they were to utilize a new performance or activity facility, common responses were wing space to support large casts, fly space, an orchestra pit, dressing rooms and a green

room that could support large casts, technical support systems (including high-quality lighting & sound), choral risers, and a piano. Front of house support, including box office and concessions areas, would also be needed.

Eight respondents expressed need for rehearsal space, which could see as many as 290 uses. Respondents also expressed interest in flat-floor multi-use activity/events space, a black box/flexible studio space, meeting space, and classroom space, however demand for these spaces is less robust.

Most respondents who would rent space in Scotts Valley would be willing to pay the same as they do now, and some would be willing to pay more if the facility met its needs.

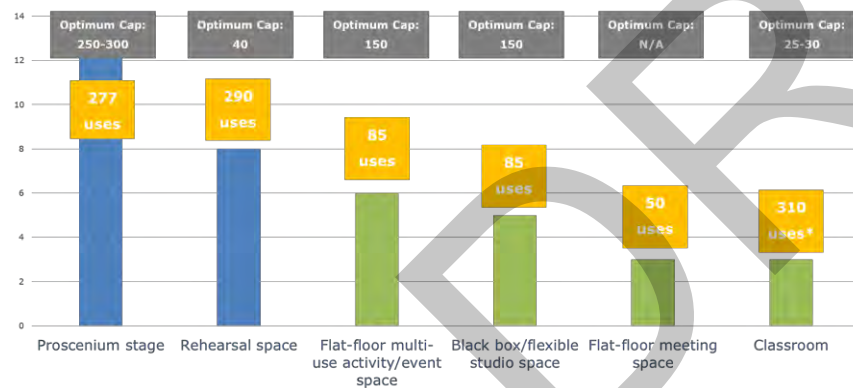


Fig. 8: Number of respondents interested in space (by type)

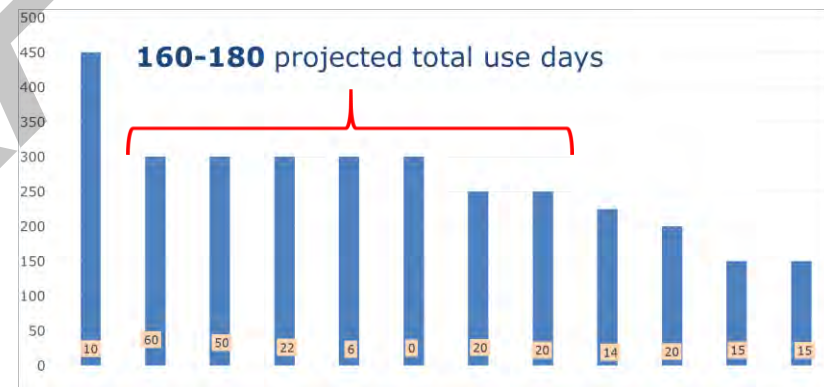


Fig. 9: Fixed Proscenium Theater: Desired capacity and estimated use days

Appendix F: Exemplar Facilities

Facilities Research

AMS collected data on the following six facilities from around the country during Phase I of the Performing Arts Facility Feasibility Study. The collected data provided additional information and examples to the City in order to help guide the focus of the next phases of the project. They are not intended to provide a vision of, or to influence the architectural design of a renovated facility, but are provided as a tool to be used in the decision-making process regarding the potential for a new or renovated facility.

Community Venue Exemplars

Criteria for community venue exemplars included having a 150-300 seat proscenium theater with fixed or flexible seating, good quality lighting and acoustics, a large stage, wing space, pit, and backstage support for large casts. The venues have nice quality finishes and amenities, affordable rent, and are available for multi-week rentals. They are owned and operated by municipalities for the use of their residents.

Firehouse Arts Center (Pleasanton, CA)



- Originally constructed in the late 1930s
- Owned and operated by the City of Pleasanton

- 9 administrative staff
- Facilities
 - o 221-seat *Amador Theater*
 - o 2,000 sq. ft. fine arts gallery
 - o 1,800 sq. ft. classroom space
 - o Lobby space
- Programming includes music, theater, musicals, lectures, puppetry

Sunnyvale Community Center (Sunnyvale, CA)



- Owned and operated by the City of Sunnyvale
- Facilities
 - o Fully rigged and lighted 200-seat thrust theater
- Programming includes multicultural concert series “*Evening of Cultural Arts*”, theater, music, dance, community events, film, lectures
- Resident Companies
 - o *Sunnyvale Community Players* theater (45 events annually)
 - o *California Theatre Center*

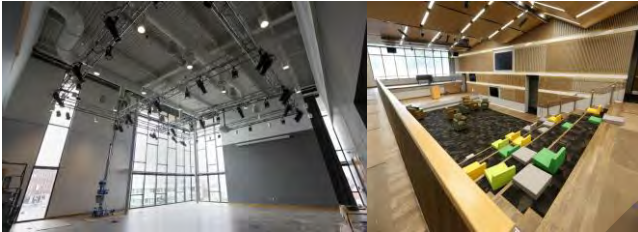
- o *Sunnyvale Singers*

Library Venue Exemplars

Criteria for library venue exemplars were facilities with flexible black box or studio spaces or flat-floor multi-use activity/ event/ meeting spaces that host numerous different types of constituents for nominal rent. They are owned by municipalities and operated by either municipalities or libraries and may or may not be available for multi-week rentals.

Dayton Metro Library

(Dayton, OH)



- Owned by the City of Dayton and operated by Dayton Metro Library
- Facilities
 - o 299-seat *Eichelberger Forum*
 - o 162-seat black box *Bassani Theater Off Third*
 - o Other community and meeting rooms in the 224,000 SF Main Library
- Programming includes music, theater, improv, dance, lectures (TEDx)
- Frequent Users
 - o *Radio Basim* funk music radio show
 - o *Dayton Contemporary Dance*
 - o *Black Box Improv Theater*

West Sacramento Community Center

(West Sacramento, CA)



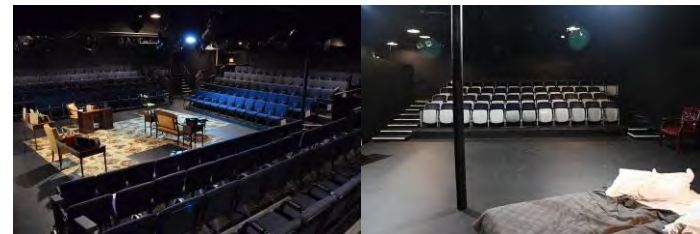
- Owned and operated by the City of West Sacramento
- Facilities
 - o 125-seat black box theater (2,080 SF) with sprung floor, theatrical lighting and sound, dressing room
 - o Community center also contains gallery space
- Rentals include concerts, theater, fashion shows, business conferences

Not-for-profit Adaptive Reuse Venue Exemplars

Criteria for not-for-profit adaptive reuse venues included those with proscenium or fixed stages developed using reused or found equipment and seating, volunteer labor, low quality finishes and amenities, limited backstage support spaces, and inexpensive rent.

Greenhouse Theater Center

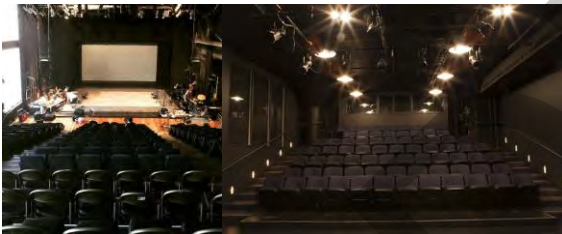
(Chicago, IL)



- Founded in 2008
- Owned and operated by Greenhouse Theater Center, a 501(c)3 organization
- 6 administrative staff; 5 board members
- Facilities
 - Two 195-seat thrust theaters
 - Two 58-seat black box theaters
 - Rehearsal room
 - Dressing rooms and support spaces
- Programming includes theater, film, and educational programs
- Resident companies:
 - *BoHo Theatre*
 - *The Comrades*
 - *MPAACT*
 - *Organic Theater Company*
- 85-seat black box theater
- Lobby event space
- Programming includes theater, dance, visual art, music, performance art, and education programming

Z Space

(San Francisco, CA)



- Founded in 1993
- Owned by Project Artaud, a 501(c)3 organization, and operated by Z Space 501(c)3 organization
- 12 administrative staff; 13 board members
- Facilities
 - 244-seat flexible theater



GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC.

SCOTTS VALLEY - BUILDING ENVELOPE & SITE UPGRADES

DRAFT

22,500 SF

Whole building roof, HVAC units, and limited site

2/4/2019

Limited seismic upgrades

Estimated Construction Start late 2019/Early 2020

Project Budget		Units	Cost/Unit	Extended
Building				
Roofing	whole building		\$	946,572
HVAC	whole building		\$	1,267,200
Exterior Envelope Repairs	placeholder		\$	100,000
Subtotal, Building		13,500 SF	\$	2,300,000
Site				
		2.0 Acres		
Slurry coat parking	placeholder		\$	82,500
Landscape improvements	placeholder		\$	50,000
Signage/Site Furniture	placeholder		\$	50,000
Subtotal, Site			\$	182,500
FF&E, Signage, and Technology				
Monument Signage	placeholder		\$	7,500
Security Upgrades	placeholder		\$	25,000
Subtotal, FF&E			\$	32,500
Construction Budget				\$ 2,515,000
Soft Costs				
Design and engineering	10-15% of construction	5%	\$	125,800
Testing and commissioning	1-3% of construction	3%	\$	75,500
Other fees, permits, etc.	1-3% of construction	3%	\$	75,500
Contingency	10% of soft costs		\$	23,200
Subtotal, Soft Costs			\$	300,000
TOTAL PROJECT BUDGET, 2019 DOLLARS				\$ 2,815,000
Escalation - add for construction start date in:				
2020	3-5%/year	4.0%	\$	2,927,600
2021	3-5%/year	4.0%	\$	3,044,704
2022	3-5%/year	4.0%	\$	3,166,492



G R O U P A

ARCHITECTURE

RESEARCH +

PLANNING, INC

DRAFT

SCOTTS VALLEY - LIBRARY UPGRADES

13,500 SF

~13,500 SF LIBRARY UPGRADES

2/4/2019

excludes roof, HVAC, or site upgrades

Estimated Construction Start late 2019/Early 2020

Project Budget		Units	Cost/Unit	Extended
Building Interior Upgrades				
Upgrade interior finishes	placeholder		\$	100,000
Acoustical upgrades	placeholder		\$	150,000
Subtotal, Building		13,500 SF	\$	300,000
FF&E, Signage, and Technology				
Furniture/casework		5,000 SF	\$ 25/SF	\$ 125,000
Shelving		0 SF	\$ 7/SF	\$ -
Technology		5,000 SF	\$ 20/SF	\$ 100,000
Signage		5,000 SF	\$ 2/SF	\$ 7,500
Contingency	10%		\$	67,500
Subtotal, FF&E			\$	300,000
Construction Budget			\$	600,000
Soft Costs				
Design and engineering	10-15% of construction	10%	\$	60,000
Testing and commissioning	1-3% of construction		\$	-
Other fees, permits, etc.	1-3% of construction	5%	\$	30,000
Contingency	10% of soft costs		\$	10,000
Subtotal, Soft Costs			\$	100,000
TOTAL PROJECT BUDGET, 2019 DOLLARS			\$	700,000
Escalation - add for construction start date in:				
2020	3-5%/year	4.0%	\$	728,000
2021	3-5%/year	4.0%	\$	757,120
2022	3-5%/year	4.0%	\$	787,405



GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC

SCOTTS VALLEY LIBRARY - WAREHOUSE EVENT SPACE

DRAFT

8,960 SF

New restrooms and code minimum building system improvements to occupy annex

2/4/2019

Estimated Construction Start late 2019/Early 2020

Excludes building envelope and site upgrades

Excludes library interior improvements

Project Budget

	Units	Cost/Unit	Extended
Building			
TBDC Estimate - less building envelope	8,960 SF	\$ 235/SF	\$ 2,104,717
FF&E, Signage, and Technology			
Event Space allowance			\$ 50,000
Construction Budget			\$ 2,154,717
Soft Costs			
Design and engineering	10-15% of construction	10%	\$ 215,500
Special studies and misc.	3-5% of construction	3%	\$ 64,600
Other fees, permits, etc.	1-3% of construction	3%	\$ 64,600
Contingency	10% of soft costs		\$ 55,300
Subtotal, Soft Costs			\$ 400,000
TOTAL PROJECT BUDGET, 2019 DOLLARS			\$ 2,554,717
	RANGE	-15%	\$2,171,509
		15%	\$2,937,925



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

DRAFT

SCOTTS VALLEY LIBRARY ANNEX - GUILD THEATER

12,890 SF

Raked Theater and mezzanine loft spaces per Guild 2018 & 2017 concepts	2/4/2019
Excludes building envelope and site upgrades	2/4/2019
Excludes library interior improvements	
Estimated Construction Start late 2019/Early 2020	

Project Budget	Units	Cost/Unit	Extended
Building			
<i>TBDC Estimate</i>	12,980 SF	\$ 546/SF	\$ 7,091,193
Theater FF&E, Signage, and Technology			
<i>Theater allowance allowance - theater seats incl above</i>			\$ 100,000
Construction Budget			\$ 7,191,193
Soft Costs			
<i>Design and engineering</i>	10-15% of construction	10%	\$ 719,100
<i>Special studies and misc.</i>	3-5% of construction	3%	\$ 215,700
<i>Other fees, permits, etc.</i>	1-3% of construction	3%	\$ 215,700
<i>Contingency</i>	10% of soft costs		\$ 149,500
<i>Subtotal, Soft Costs</i>			\$ 1,300,000
TOTAL PROJECT BUDGET, 2019 DOLLARS			\$ 8,491,193
RANGE	-30%		\$5,943,835
	15%		\$9,764,872

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: March 6, 2019

TO: Mayor Dilles and Members of the City Council

FROM: Scott Harriman, Consulting Planner

APPROVED: Jenny Haruyama, City Manager

SUBJECT: **A PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL FOR A PLANNED DEVELOPMENT OVERLAY AND PERMIT (PD18-001), DESIGN REVIEW (DR18-001), MINOR SUBDIVISION (MLD18-001, AND ENVIRONMENTAL ASSESSMENT (EA18-001) FOR A FOUR-LOT RESIDENTIAL SUBDIVISION, FOUR SINGLE-FAMILY HOMES AND RELATED SITE IMPROVEMENTS A 0.42-ACRE SITE LOCATED AT 22 BLAKE LANE / APN 022-902-16**

SUMMARY OF ISSUE

The project proposes to subdivide an existing 18,231 square foot (0.42 acre) parcel of land to establish a four lot minor subdivision and a common area parcel to be owned in common by the four subdivision property owners. The site is zoned and has a General Plan designation of R-H, High Density Residential. The project includes the construction of two pairs of duet-style single-family homes (four units total). The subject parcel is currently vacant and previously contained a small single-family dwelling, which has been removed by the applicant for neighborhood safety and security. The project site is within the Mount Hermon June beetle habitat area, and has recently received approval from the U.S. Fish and Game Wildlife Services for a Habitat Conservation Plan to serve the proposed development. Each of the four lots would contain a two-story townhouse unit with three bedrooms, two and one-half bathrooms and private yard space. The common lot provides driveway access to each unit's two-car garage and stormwater improvements serving the four lots. The residential lots would range in size from 2,701 square feet to 3,450 square feet. The common lot is 6,328 square feet. The project requires a Planned Development Overlay and Permit, Design Review, Minor Subdivision and Environmental Review.

PLANNING COMMISSION REVIEW

On December 13, 2018 the Planning Commission held a public hearing to consider the proposed four-lot, single-family, residential development. The issues discussed during the Planning Commission hearing related to the specialized development standards, through the Planned Development process, to accommodate the duet-style homes, which utilize zero interior side yard setbacks and increased lot coverage to accommodate the four individual, private lots. To reduce lot coverage, the Commission requested that the applicant work with staff on possible options to reduce the amount of impervious surface areas throughout the project site. Staff and the applicant have discussed possible locations for reduction in paving to reduce lot coverage, which would be reviewed as part of the site development permit plans. Conditions of approval require that the applicant work with staff to reduce lot coverage to the extent feasible.

During the hearing, the Commission identified the poor paving condition of the private lane and asked what role the applicant could have in participating in or leading an effort to organize the property owners to initiate improvements on Blake Lane. The applicant indicated that they too would like to see the roadway improved, however expressed concern about the feasibility and time such a task would entail. Staff indicated that the applicant does not have authority or control over other property owners along the private lane, however affirmed that conditions of project approval require that should a Blake Lane Road Maintenance Association be formed for the maintenance of Blake Lane the future property owners of subject property shall be required to participate in such association. The Commission felt that this was an appropriate condition for the project, however noted that the City has a large number of poorly maintained private lanes and expressed an interest in developing a future plan to address this problem.

Following discussions and review of public comment in support of providing housing, the Commission voted to recommend City Council approval of the project.

Planned Development Standards and Exceptions Requested: The following table summarizes the project's proposed lot sizes and site coverage.

Lot Size and Coverage Table					
	Lot Area	Dwelling Size	Lot Width	Lot Depth	Coverage
Lot 1	3,050	1,820	35'	73'	60%
Lot 2	2,702	1,820	37'	73'	68%
Lot 3	2,701	1,820	37'	73'	68%
Lot 4	3,450	1,820	46'	73'	53%
Common Lot	6,328	0	146'	42'	75%
Cumulative	18,231				66%

The City's planned development process allows for adjustments to development standards to accommodate unique circumstances related to lot size and shape, intensity, coverage and appearance of structures.

The table below provides a summary of the requested zoning exceptions requested as part of the Planned Development Overlay. An analysis of each standard is provided in the attached Planning Commission staff report.

Zoning Compliance Table – 22 Blake Lane				
R-H, High-Density Residential				
	Standard	Proposed	Compliance	Comment
Density	3,000 sf/unit	4,558 sf/unit	Yes	Complies
Lot Area	6,000 sf	2,701 sf - 6,328 sf	No	PD needed
Lot Width	60'	35' - 46'	No	PD needed
Lot Depth	60'	73'	Yes	Complies
Setbacks - Front	20'	7'	No	PD Needed
- Side	10% of lot width 5' min	12' min perimeter 0' (between duet units)	Partial	Perimeter side setbacks comply. PD needed for 0-ft setback between duet units.
- Rear	20% of lot depth 15' min	15'	Yes	Complies
Height	35'	27'	Yes	Complies
Site Coverage	55%	66% overall	No	PD needed
Parking	2-car garage + 1	2-car garage + 1	Yes	Complies
Retaining Walls	Design Review for retain walls in front and rear >3 and 6'	8-ft front and terraced 5 & 7-ft high walls in rear	No	Subject to Design Review

As shown in the table above, the project complies with the zoning density standards, lot depth, rear setbacks, building height, and parking. However, the project does not comply with all of the base R-H zoning standards and is requesting development exceptions through the Planned Development process for: 1) increased site coverage; 2) lot width 3) lot area; 4) reduced side yard setback between duet units; and, 5) front yard setback. In addition, retaining walls, which are greater than three-feet in the front yard areas and greater than six-feet in height in rear yard areas are subject to Design Review.

In review of the project, the Planning Commission felt that the requested exceptions, in this case, were an appropriate application of the Planned Development process to achieve four units consistent with the General Plan and R-H Zone density standards. The four-lot subdivision, as designed, provides private outdoor space for each unit, and two-story single-family homes, with on-site parking consistent with other single and multi-family homes in the surrounding area. The Commission agreed that reduced interior setbacks for zero-lot line units within planned unit developments is a standard practice as a way to allow for the consolidation of usable yard space in one or two areas and permissible through the Planned Development process.

The Planning Commission also considered the architectural design details, on-site parking and circulation, the site plan, and integration within the neighborhood, and at the conclusion of the public hearing voted unanimously to recommend City Council approval.

Approval of this proposed four lot planned development will supersede and replace a 2008 Planned Development approval for a six unit project at this location, which was not constructed.

AFFORDABLE HOUSING

Title 14 of the City's Municipal Code governs the affordable housing requirements for new residential projects. The project is subject to the City's Inclusionary Housing Ordinance, which requires at least 15% of the housing units be designated as affordable units. In this case, the four-unit project would be obligated to provide 0.6 of a unit. In accordance with City standards, the project is required to pay an in-lieu housing fee.

CEQA REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The IS/MND was circulated and submitted to the State Clearinghouse for a 30-day public review period from November 8, 2018 to December 10, 2018. A public notice was posted on the project site and the IS/MND was posted on the City's website. Notices about the proposed project were mailed to surrounding property owners within 300 feet, pursuant to State law. No significant project related environmental impacts were found to be present that were not reduced to less than significant levels.

The City received one written comment letter on the IS/MND from the Native American Heritage Commission (NAHC) identifying a procedural omission and recommending minor revisions to the IS/MND. The Cultural Resources section of the IS/MND has been amended to address the NAHC comments. Following communications and confirmation with NAHC staff, the City has determined that the comment does not result in the identification of a new or previously unidentified significant adverse impact to the environment.

PUBLIC COMMENT

The site was posted and public notice was posted in three (3) public places and mailed to property owners within 300 feet pursuant to State law. One public comment letter was received at the December 13th Planning Commission hearing from the neighboring property owner expressing support of the proposed development. To date, no other written correspondence has been received on the project.

FISCAL IMPACT

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

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Planned Development, as follows:

- Adopt Resolution No. 1815.2 to approve the Mitigated Negative Declaration;
- Adopt Ordinance No. 16-ZC-211.1 to approve the Planned Develop District Overlay;
- Adopt Resolution No. 1815.3 to approve the Minor Subdivision; and
- Adopt Resolution No. 1815.4 to approve the Planned Development (PD) Permit and Design Review.

ATTACHMENT

PAGE No.

1.	Resolution No. 1815.2 approving the Mitigated Negative Declaration	06
2.	Ordinance No. 16-ZC-211.1 approving the Planned Develop District Overlay ..	09
3.	Resolution No. 1815.3 approving the Minor Land Division	13
4.	Resolution No. 1815.4 approving the PD Permit and Design Review.....	26
5.	Location Map	40
6.	Project Plans (received February 14, 2019)	41
7.	Planning Commission Staff Report (12/13/18)	70
8.	Planning Commission Minutes	81
9.	Planning Commission Resolution (12/13/18)	82
10.	Initial Study/Mitigated Negative Declaration	101
11.	Initial Study Comment and Response	267
12.	Letter of support from the neighbor	273

RESOLUTION NO. 1815.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE “22 BLAKE LANE – LANTANA HOMES” PLANNED DEVELOPMENT CONSISTING OF FOUR SINGLE-FAMILY HOMES, AND RELATED SITE IMPROVEMENTS ON A 0.42-ACRE SITE AT 22 BLAKE LANE / APN 22-902-16.

WHEREAS, the Planning Department of the City of Scotts Valley has received applications filed by Maria Jenson for a four lot residential subdivision and site improvements including four single family homes on a 0.42-acre site located at 22 Blake Lane; and, (collectively referred to as “Application”); and,

WHEREAS, Maria Jenson, (referred to as “applicant”) has presented substantial evidence which supports the application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on December 13, 2018 to consider the application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on March 6, 2019, 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 March 6, 2019:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** City staff conducted an Initial Study for the project and prepared a Mitigated Negative Declaration and

found that as mitigated there were no significant adverse environmental impacts as a result of the proposed redevelopment of the site.

2. ***The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Mitigated Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review and submitted to the State Clearinghouse for a 30-day period from November 8, 2018 to December 10, 2018. One comment letter was received from the Native American Heritage Commission identifying a procedural omission regarding cultural resources, which has been responded to and corrected.
3. ***The environmental determination represents the independent judgment of the City.*** The Mitigated Negative Declaration was prepared by City staff. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.
4. ***Documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public for review at City Hall, the Planning Department, and the City's website.
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.*** The project site is within an area known to contain habitat for a federally listed endangered insect species, the Mount Hermon June beetle. The applicant has prepared and submitted a Low-Effect Habitat Conservation Plan (HCP) to the U.S. Fish and Wildlife Service (USFWS) for review and permitting. The HCP identifies measures to reduce impacts on the identified species, which have been incorporated into the project design and for implementation during the construction phase. Approval of the HCP by the USFWS is required prior to any construction activities. Therefore, the project will not result in any adverse impacts to fish and wildlife resources.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves the Mitigated Negative Declaration for the four lot residential subdivision, including construction of four single-family homes and related property improvements on a 0.42-acre site located at 22 Blake Lane / APN 022-

902-16, subject to the Project Plans and Conditions of Approval (Exhibit A), which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 6th day of March, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Jack Dilles, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

ORDINANCE NO. 16-ZC-211.1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED DEVELOPMENT DISTRICT OVERLAY (PD18-001) FOR THE DEVELOPMENT OF A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON A 0.42-ACRE SITE LOCATED AT 22 BLAKE LANE // APN 022-902-16

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Maria Jenson for Planned Development No. PD18-001 for the development of a four-lot, single-family home subdivision located at 22 Blake Lane (collectively referred to as "Application"); and,

WHEREAS, Maria Jenson (referred to as "applicant") has presented substantial evidence which supports the Application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on December 13, 2018, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on March 6, 2019, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, approval of this four-lot Planned Development will supersede and replace a six-unit Planned Development approved for this site in 2008; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1815.2.

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 March 6, 2019:

1. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes four new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The project is consistent with the allowable General Plan density range of 9 to 15 units per acre, and results in a density of nine units per acre. The four new single-family homes are two-story and included covered garage paring, private yard space for each unit and are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for four families.
2. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning districts. The resulting R-H/PD zone allows specific development standards to address the zero lot line subdivision design and duet-style homes.
3. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development Overlay will allow four new single-family homes to be developed utilizing a zero lot line subdivision design on a sloped site, such that each new home will have private yard space and covered garage parking.
4. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall siting and design of the buildings incorporate conventional stucco siding, cedar trim accents walls, composition shingle roofing, and window and door trim. The two-story design are approximately 27-feet in height feet, and steps down with the site's slope reducing site grading, consistent with the General Plan Action OSA-387. The PD will allow exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.

5. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Mitigated Negative Declaration EA18-001 establishes and incorporates mitigation measures that reduce potentially significant impacts to less than significant levels. As proposed and through mitigation measures adopted for the proposed development the long and short-term environmental effects associated with this project will be less than significant.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Planned Development District (PD18-001) for the Lantana Homes development, a four-lot single-family residential subdivision on a 0.42-acre site located at 22 Blake lane // APN 022-902-16, pursuant to the Planned Development Zone Map (Exhibit A) which is incorporated herein by this reference.

This ordinance was introduced on the 6th day of March, 2019, and was passed and adopted by the City Council of the City of Scotts Valley on the 20th day of March, 2019, by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Jack Dilles, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

APPROVED AS TO FORM:

Kristen Powell, City Attorney

R-H, High Density Residential -
Planned Development
(R-H / PD)

012

RESOLUTION NO. 1815.3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING MINOR LAND DIVISION (MLD18-001) FOR THE "22 BLAKE LANE – LANTANA HOMES" PLANNED DEVELOPMENT CONSISTING OF A FOUR-LOT RESIDENTIAL SUBDIVISION, FOUR SINGLE-FAMILY HOMES AND RELATED PROPERTY IMPROVEMENTS, ON A 0.42-ACRE SITE LOCATED AT 22 BLAKE LANE // APN 022-902-16.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Maria Jenson for a Minor Land Division (MLD18-001) for the development of a four-lot, single-family home subdivision located at 22 Blake Lane (collectively referred to as "Application"); and,

WHEREAS, Maria Jenson (referred to as "applicant") has presented substantial evidence which supports the Application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on December 13, 2018, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on March 6, 2019, 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. 1815.2; and

WHEREAS, the City Council approved the Planned Development Overlay for the project by Adoption of Ordinance No. 16-ZC-211.1.

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 Minor Land Division findings, as further clarified in the staff report dated March 6, 2019:

1. ***That the location of the uses are 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 four new single-family homes (two pairs of duet-style units) 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 four-lot residential development on the 0.42-acre site is consistent with the General Plan High Density Residential density range of 9 – 15 units per acre. The subdivision design and its related property improvements creates four new single family homes with private yard spaces for each new home and establishes an homeowners association to share in the maintenance of driveways and stormwater features. The project as proposed and conditioned is designed to provide measures to protect the endangered Mt Hermon June Beetle, consistent with goals and objectives of the General Plan.
3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 0.42-acre site is sufficient in size to accommodate the four-lot subdivision and improvements including two-car garages and private yard areas for each unit. The four-lot subdivision 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 MND includes mitigation measures to reduce impacts associated with: Biological Resources (impacts to Mt Hermon June Beetle habitat area and tree removal). In addition, standard conditions of approval establish procedures to reduce dust and noise during construction activities, and earth disturbance to possible archaeological and paleontological resources). All impacts would be reduced to less than significant levels.
5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The four unit residential project meets the requirement of this finding in that the project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs) and a hazardous materials containment plan, respectively. The MND evaluated that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that no such easements are known to affect the project site. Access to the project site is through a series of private, shared, easements. The project includes placing a stormwater drain inlet and associated drain pipe on an adjacent privately owned parcel. The applicant is responsible for acquiring an easement from the neighboring parcel owner prior to any project approval. The Public Works Department has reviewed the project and recommended approval subject to conditions.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Minor Land Division, MLD18-001, for Lantana Homes, a four-lot single-family residential development located at 22 Blake Lane, 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 6th day of March 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Jack Dilles, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

Exhibit A

Legal

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

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review to construct a total of four new single-family homes on a 0.42-acre site. The two-story, duet-style homes and site improvements shall be constructed substantially as shown in the plans prepared by RI Engineering Inc., Robin Alaga, Designer, and Viji Jaganathan, Landscape Designer, received dated January 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.
6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. The applicant shall work with staff to reduce lot coverage to the extent feasible, including through the use of pervious pavers.
8. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval by reference.

Cultural Resources

Archaeological Resources

9. The developer 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 developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
10. 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.
11. 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.
12. 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.
13. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
14. 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. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and

approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. Perimeter and privacy fences shall be designed and constructed with over-lapping fence boards with no air gaps to reduce noise levels and provide visual privacy on adjacent properties.
25. All fence design details shall be included on plans submitted for building permit and subject to Planning Department approval.
26. Concrete retaining walls shall be designed and constructed incorporate a wood-like exterior texture and include integral "lampblack" pigment in the concrete mix to reduce the visual brightness of a basic concrete mix.

Trees

27. All recommendations in the Arborist Report dated January 16, 2018 are incorporated as conditions of project approval.
28. Landscape plans submitted to the City for site development permits shall include a minimum of eight new trees and the replanted Ponderosa pine. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

29. The tree replacement plan shall be developed in consultation with the project arborist and include a combination of 15-gallon and 24-inch box trees, and replacement of a new ponderosa pine tree should the existing ponderosa pine, Tree D, not survive replanting.
30. No tree removal shall occur until grading/building permit issuance.
31. 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.
32. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.
33. The project arborist shall routinely inspect the development site through the term of the project.

Landscaping

34. Landscape improvements, including bioretention swales, shall be permanently maintained and irrigated utilizing automatic irrigation timers.
35. Landscape plans submitted for building permit shall include the name, number, size, and location for all planting materials, trees and ground covers and shall be approved by the Community Development Director prior to issuance of grading or building permit.
36. Plant and tree selections shall be made in consultation with the project arborist and the stormwater/bioretention design team.

Lighting

37. All Exterior lighting shall be designed in consultation with the project biologist and Habitat Conservation Team to minimize impacts to the Mt. Hermon June Beetle habitat area.
38. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.
39. All exterior building lighting, including balcony lighting, shall comply with regional dark sky policies, and shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building permit.

CC&R's and Joint Maintenance

40. CC&R's and any joint maintenance agreements for the ongoing management and maintenance of the site improvements including perimeter fencing, stormwater facilities, joint landscaping, driveway, retaining walls, and 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 with 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
41. In the event that a Blake Lane Road Maintenance Association is formed for the maintenance of Blake Lane the future property owners of subject property shall be required to participate in such association.

Affordable Housing

42. Prior to the issuance of any building or grading permit, the developer shall comply with applicable affordable housing requirements including the payment of in-lieu fees.

Building Department

43. Winter grading shall require prior review and approval by the City.
44. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.
45. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
46. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
47. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.
48. The building permit plans and structures shall comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the California Energy Commission Standards (Title 24), which includes energy-saving fixtures and appliances to be used throughout the buildings.
49. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
50. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

51. Provide names of any Special Inspectors with certifications and contact information as may be required as part of the building permit issuance process.
52. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.
53. All new utilities shall be installed underground.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.
56. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
57. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
58. Plans submitted for building and/or grading permits shall include plans showing temporary (during construction) and permanent erosion control measures, complying with Regional Water Quality Control Board (RWQCB) NPDES standards, for review and approval by the City.

City Public Works Department- Engineering Division

59. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
60. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
61. Engineered Improvement Plans shall be submitted for all on site and off site work and shall be submitted for approval by the Public Works Director/City Engineer. 021

On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

62. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.
63. Applicant shall construct street improvements as shown on plans dated January 2019 and in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.
64. Improvement plans submitted for permit review shall be updated to include additional roadway asphalt resurfacing of approximately 600-square feet within the privately maintained Blake Lane right-of-way at the southwest corner of the project site from the end of Lots 1 and 2 driveway to include the entire width of the Blake Lane right-of-way in front of Lots 3 and 4.
65. Sanitary sewer cleanouts shall be provided at any angled joints along sewer lateral runs.
66. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
67. All work on public utility systems will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, is subject to on-site City inspection.
68. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
69. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of

Transportation Engineers, and the State Department of Transportation "Standard Specifications".

70. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
71. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan and in accordance with the city's SWMP Ordinance No. 184.1.
72. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.
73. The Stormwater Management Plan shall be prepared by a registered civil engineer, and shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
74. The Stormwater Management Plan shall demonstrate that the Development will 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. **(See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**
75. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.
76. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This under grounding of utilities to remove utility poles comes in addition to the state required under grounding of transmission for the project and any new service connections.
77. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2018 electronic version prior to recording.
78. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
79. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.

80. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
81. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of Blake Lane to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

City Public Works Department- Parks & Recreation Division

82. The developer shall comply with City Municipal Code Chapter 16.35, Dedication of Land for Park and Recreational Purposes. Any mitigation fees shall be paid prior to the issuance of any building and/or grading permit(s).

Scott Valley Fire Protection District

83. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.
84. The emergency vehicle turn-around shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Scott Valley Water District (SVWD)

85. Applicant shall complete a Service Application with the Scotts Valley Water District and provide a \$1,000 inspection and review deposit.

86. Project shall utilize Detail 4 (of the Scotts Valley Water District Water System Standard Specification), as shown on sheet C-3 of project plans (which requires two boxes adjacent to each other).
87. There is a proposed new curb adjacent to the existing fire hydrant. Civil plans do not specify if this is a finish curb or raised curb. Per SVWD's standard detail for fire hydrants (Detail 10), there shall be three-feet clear of any obstruction and two-feet of flush conditions around the base of the fire hydrant. Plans submitted for construction shall be revised accordingly.
88. Provide a cross section for the bioretention area adjacent to the District's water main (close to existing fire hydrant). Detail 4, on project plans, sheet C-4, shows six-inches of freeboard, 24-inches of treatments soil and 12-inches of permeable drain rock. If the existing SVWD water main has three-feet of cover, there are concerns of the proximity to the pressurized pipe adjacent to low bearing capacity soil. The cross section shall reflect if the proposed curb extends the full depth of the water main trench.

Name and Signature of Property Owner

Date

RESOLUTION NO. 1815.4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING PD PERMIT (PD18-001) AND DESIGN REVIEW (DR18-0061) FOR THE "22 BLAKE LANE – LANTANA HOMES" PLANNED DEVELOPMENT CONSISTING OF A FOUR-LOT RESIDENTIAL SUBDIVISION, FOUR SINGLE-FAMILY HOMES AND RELATED PROPERTY IMPROVEMENTS, ON A 0.42-ACRE SITE LOCATED AT 22 BLAKE LANE // APN 022-902-16.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Maria Jenson for Planned Development No. PD18-001 and Design Review No. DR18-001 for the development of a four-lot, single-family home subdivision located at 22 Blake Lane (collectively referred to as "Application"); and,

WHEREAS, Maria Jenson (referred to as "applicant") has presented substantial evidence which supports the Application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on December 13, 2018, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on March 6, 2019, 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. 1815.2; and

WHEREAS, the City Council approved the Planned Development Zoning for the project by adoption of Ordinance No. 16-ZC-211.1; and

WHEREAS, the City Council approved the Minor Land Division for the project by adoption of Resolution No. 1815.3.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Planned Development Permit findings, as further clarified in the staff report dated March 6, 2019:

1. The planned development permit, as issued, furthers the policies of the general plan. The allowable residential density range in High Density Residential General Plan areas is 9 to 15 units per acre. The proposed four-lot single-family residential development on a 0.42-acre site results in a density of nine units per acre consistent with the High Density Residential density range and the existing R-H, High Density Residential density range. Therefore, the proposed four-lot residential development is consistent with the land use permitted in the General Plan and will provide a residential density compatible with those permitted on adjacent sites.

2. The planned development permit, as issued, conforms in all respects to the planned development zoning of the property. The “PD” will be an overlay zone to the proposed R-H base zoning districts. The project design meets the requirement of this finding in that approval of the Planned Development and Permit will allow four new single-family homes to be developed utilizing a zero lot line subdivision design on a sloped site, such that each new home will have private yard space and covered garage parking.

3. That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious. The project meets the requirements of this finding in that the overall siting and design of the buildings incorporate conventional stucco siding, cedar trim accents walls, composition shingle roofing, and window and door trim. The two-story design are approximately 27-feet in height feet, and steps down with the site’s slope reducing site grading, consistent with the General Plan Action OSA-387. The PD will allow exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.

4. The environmental impacts of the project have been reviewed and considered. The project meets the requirements of this finding in that the Project’s Initial Study and Mitigated Negative Declaration EA18-001 establishes and incorporates mitigation measures that reduce potentially significant impacts to less than significant levels. As proposed and through mitigation measures adopted for the proposed development the long and short-term environmental effects associated with this project will be less than significant.

SECTION 2: The City Council of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated March 6, 2019:

5. 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

requirement of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and location at the terminus of the private street. The building pads are designed to step down with the existing slope of the site. The duet-style homes have been sited such that each pair of homes meets the required building side and rear setbacks from adjacent neighbors and are requesting reduced setbacks along the interior, zero side yards that separate each of the duet homes. As proposed the single-family homes are suited to the property, setting, and zoning context.

6. The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures. The project meets the requirements of this finding in that the proposed single-family homes, are two-story in height and utilize conventional stucco siding, cedar accent walls, and composition roof shingles, similar to other nearby homes in the neighborhood. The color scheme incorporates natural color tones of light grey and sage green. The variety of quality materials, exterior treatments, finishing details and exterior colors are appropriate and consistent with the City's design review criteria.

7. The landscaping is in keeping with the character and design of the proposed development. Existing trees shall be preserved whenever possible. The project, with tree and landscape revisions as depicted and described in the applicant schematic revisions dated September 17, 2018, would meet the requirements of this finding in that the project will provide new landscaping including perimeter trees and shrubs, ground cover, and planted bioretention swales. Retaining walls including foreground landscaping. Terraced landscape wall contain planting selections that cascade down to soften the appearance of the walls. A condition of approval requires that fully developed landscape plans be developed in consultation with the project arborist be prepared and submitted for staff review prior to the City Council hearing.

8. The size, location, and arrangement of on-site parking and paved areas shall be appropriate. The project meets the requirements of this finding in that each proposed single-family homes has a two-car garage. Each of the four driveways that serve the homes provides a minimum of one additional uncovered parking space consistent with the City's single-family parking standard.

9. For ingress, egress and internal traffic circulation, all of the above factors shall be related to the setting or established character of the neighborhood or surrounding area. The project meets the requirement of this finding in that vehicle access to the site and homes is through a shared, common, parcel. The project's vehicle access and circulation plan, at the end of a private lane, has been designed to accommodate an on-site emergency vehicle "hammer-head" turn-around to accommodate City Fire Department emergency vehicles.

10. 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 does include retaining walls over three feet in height in front yard areas, and a series of terraced retaining walls at the rear of the site over eight feet in height. The front retaining walls allow the development to step down the slope following the natural grade of the site. Landscape plans have developed including foreground plantings to screen and soften the appearance

of the front facing retaining walls. Terraced walls at the rear include cascading plant selections that flow over the edges to add visual interest and soften the appearance of the walls. To ensure that the concrete retaining walls do not appear overly bright, a condition of approval has been added that requires the concrete mix include "lampblack" pigment. As proposed, with landscape treatment, and as conditioned to add lampblack pigment to the concrete mix, the retaining walls will appropriately integrate into the site design.

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 PD Permit No. PD18-001 and Design Review No. DR18-001 for Lantana Homes, a four-lot single-family residential development located at 22 Blake Lane, 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 6th day of March 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Jack Dilles, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

Exhibit A

Legal

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

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review to construct a total of four new single-family homes on a 0.42-acre site. The two-story, duet-style homes and site improvements shall be constructed substantially as shown in the plans prepared by RI Engineering Inc., Robin Alaga, Designer, and Viji Jaganathan, Landscape Designer, received dated January 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.
6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. The applicant shall work with staff to reduce lot coverage to the extent feasible, including through the use of pervious pavers.
8. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval by reference.

Cultural Resources

Archaeological Resources

9. The developer 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 developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
10. 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.
11. 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.
12. 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.
13. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
14. 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. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and

approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. Perimeter and privacy fences shall be designed and constructed with overlapping fence boards with no air gaps to reduce noise levels and provide visual privacy on adjacent properties.
25. All fence design details shall be included on plans submitted for building permit and subject to Planning Department approval.
26. Concrete retaining walls shall be designed and constructed incorporate a wood-like exterior texture and include integral "lampblack" pigment in the concrete mix to reduce the visual brightness of a basic concrete mix.

Trees

27. All recommendations in the Arborist Report dated January 16, 2018 are incorporated as conditions of project approval.
28. Landscape plans submitted to the City for site development permits shall include a minimum of eight new trees and the replanted Ponderosa pine. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

29. The tree replacement plan shall be developed in consultation with the project arborist and include a combination of 15-gallon and 24-inch box trees, and replacement of a new ponderosa pine tree should the existing ponderosa pine, Tree D, not survive replanting.
30. No tree removal shall occur until grading/building permit issuance.
31. 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.
32. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.
33. The project arborist shall routinely inspect the development site through the term of the project.

Landscaping

34. Landscape improvements, including bioretention swales, shall be permanently maintained and irrigated utilizing automatic irrigation timers.
35. Landscape plans submitted for building permit shall include the name, number, size, and location for all planting materials, trees and ground covers and shall be approved by the Community Development Director prior to issuance of grading or building permit.
36. Plant and tree selections shall be made in consultation with the project arborist and the stormwater/bioretention design team.

Lighting

37. All Exterior lighting shall be designed in consultation with the project biologist and Habitat Conservation Team to minimize impacts to the Mt. Hermon June Beetle habitat area.
38. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.
39. All exterior building lighting, including balcony lighting, shall comply with regional dark sky policies, and shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building permit.

CC&R's and Joint Maintenance

40. CC&R's and any joint maintenance agreements for the ongoing management and maintenance of the site improvements including perimeter fencing, stormwater facilities, joint landscaping, driveway, retaining walls, and 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 with 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
41. In the event that a Blake Lane Road Maintenance Association is formed for the maintenance of Blake Lane the future property owners of subject property shall be required to participate in such association.

Affordable Housing

42. Prior to the issuance of any building or grading permit, the developer shall comply with applicable affordable housing requirements including the payment of in-lieu fees.

Building Department

43. Winter grading shall require prior review and approval by the City.
44. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.
45. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
46. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
47. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.
48. The building permit plans and structures shall comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the California Energy Commission Standards (Title 24), which includes energy-saving fixtures and appliances to be used throughout the buildings.
49. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
50. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

51. Provide names of any Special Inspectors with certifications and contact information as may be required as part of the building permit issuance process.
52. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.
53. All new utilities shall be installed underground.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.
56. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
57. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
58. Plans submitted for building and/or grading permits shall include plans showing temporary (during construction) and permanent erosion control measures, complying with Regional Water Quality Control Board (RWQCB) NPDES standards, for review and approval by the City.

City Public Works Department- Engineering Division

59. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
60. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
61. Engineered Improvement Plans shall be submitted for all on site and off site work and shall be submitted for approval by the Public Works Director/City Engineer^{0.35}

On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

62. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.
63. Applicant shall construct street improvements as shown on plans dated January 2019 and in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.
64. Improvement plans submitted for permit review shall be updated to include additional roadway asphalt resurfacing of approximately 600-square feet within the privately maintained Blake Lane right-of-way at the southwest corner of the project site from the end of Lots 1 and 2 driveway to include the entire width of the Blake Lane right-of-way in front of Lots 3 and 4.
65. Sanitary sewer cleanouts shall be provided at any angled joints along sewer lateral runs.
66. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
67. All work on public utility systems will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, is subject to on-site City inspection.
68. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
69. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of

Transportation Engineers, and the State Department of Transportation "Standard Specifications".

70. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
71. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan and in accordance with the city's SWMP Ordinance No. 184.1.
72. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.
73. The Stormwater Management Plan shall be prepared by a registered civil engineer, and shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
74. The Stormwater Management Plan shall demonstrate that the Development will 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. **(See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**
75. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.
76. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This under grounding of utilities to remove utility poles comes in addition to the state required under grounding of transmission for the project and any new service connections.
77. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2018 electronic version prior to recording.
78. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
79. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.

80. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
81. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of Blake Lane to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

City Public Works Department- Parks & Recreation Division

82. The developer shall comply with City Municipal Code Chapter 16.35, Dedication of Land for Park and Recreational Purposes. Any mitigation fees shall be paid prior to the issuance of any building and/or grading permit(s).

Scott Valley Fire Protection District

83. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.
84. The emergency vehicle turn-around shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Scott Valley Water District (SVWD)

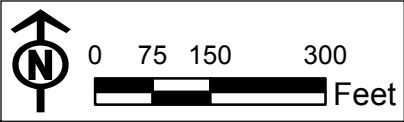
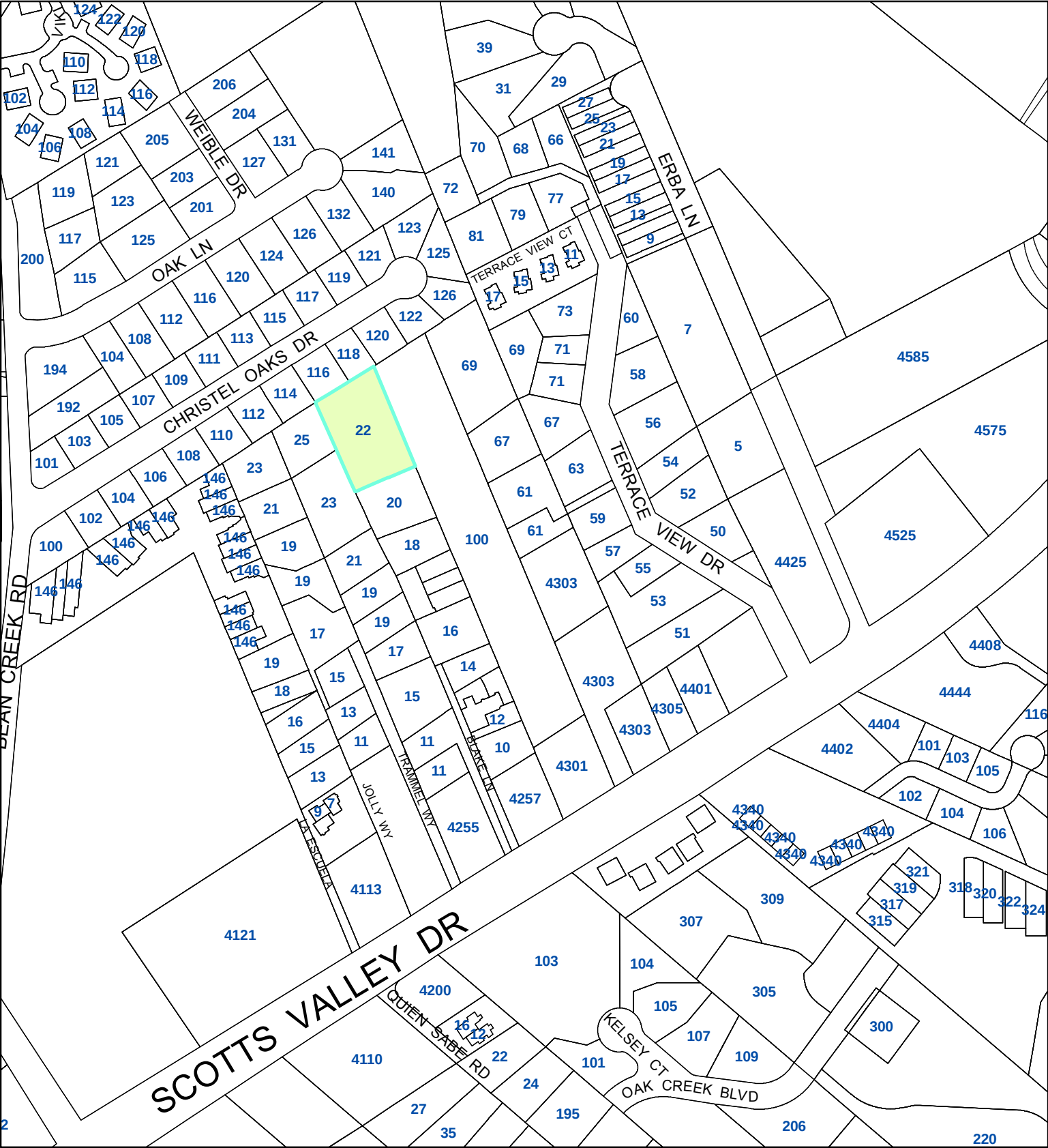
85. Applicant shall complete a Service Application with the Scotts Valley Water District and provide a \$1,000 inspection and review deposit.

86. Project shall utilize Detail 4 (of the Scotts Valley Water District Water System Standard Specification), as shown on sheet C-3 of project plans (which requires two boxes adjacent to each other).
87. There is a proposed new curb adjacent to the existing fire hydrant. Civil plans do not specify if this is a finish curb or raised curb. Per SVWD's standard detail for fire hydrants (Detail 10), there shall be three-feet clear of any obstruction and two-feet of flush conditions around the base of the fire hydrant. Plans submitted for construction shall be revised accordingly.
88. Provide a cross section for the bioretention area adjacent to the District's water main (close to existing fire hydrant). Detail 4, on project plans, sheet C-4, shows six-inches of freeboard, 24-inches of treatments soil and 12-inches of permeable drain rock. If the existing SVWD water main has three-feet of cover, there are concerns of the proximity to the pressurized pipe adjacent to low bearing capacity soil. The cross section shall reflect if the proposed curb extends the full depth of the water main trench.

Name and Signature of Property Owner

Date

Location Map



22 Blake Lane
APN 022-902-16

LANTANA Homes

22 Blake Lane, Scotts Valley



Rendering by Chris L Stevens Designs

PROJECT DESCRIPTION

SUBDIVIDE LOT WITH APN 022-902-16 INTO FOUR PARCELS AND A REMAINDER LOT FOR ACCESS AND COMMON DRAINAGE IMPROVEMENTS.

PROJECT DATA

22 BLAKE LANE SANTA CRUZ, CA APN: 022-902-16

OWNER AND SUBDIVIDER

MARIA JENSON
LANTANA LLC
18 MORTON AVENUE
PALO ALTO, CA 94303

GEOTECHNICAL ENGINEER

HARO, KASUNICH AND ASSOCIATES
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
TEL: (831) 722-4175

EXISTING ZONING

R-H HIGH DENSITY 3,000 SF/DU

PROPOSED USE

5 LOT SUBDIVISION
4 NEW DUET HOUSES
1 REMAINDER LOT FOR COMMON INGRESS/EGRESS

SANITARY SEWER

CITY OF SCOTTS VALLEY

STORM DRAIN

CITY OF SCOTTS VALLEY

WATER SERVICE

CITY OF SCOTTS VALLEY WATER DEPARTMENT

BASIS OF BEARINGS

S 36°03'26" E
ESTABLISHED BETWEEN 1/2" PIPES TAGGED "L.S. 2732" FOUND AS NOTED
AT POINTS "A" AND "B," AND AS CALCULATED BASED ON 45-M-6.
CALCULATED COURSE "A" TO "B" BY 45-M-6: S 36°03'26" E, 515.85'
FIELD-MEASURED COURSE BY THIS SURVEY: S 36°03'26" E, 516.04'

BASIS OF ELEVATION

IS A CITY OF SCOTTS VALLEY STANDARD BRASS
DISK ON TOP OF A FOUR FOOT HIGH BLOCK RETAINING WALL ON
THE SOUTH SIDE OF SCOTTS VALLEY DRIVE, 52 FEET SOUTHEAST
FROM THE CENTERLINE OF SCOTTS VALLEY DRIVE AND 38 FEET NORTH-
EAST FROM THE CENTERLINE OF QUIEN SABA DRIVE. ELEV. = 560.40'.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS
COMPLETED BY MICHAEL BEAUTZ, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO
THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION
AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

PARCEL SUMMARY

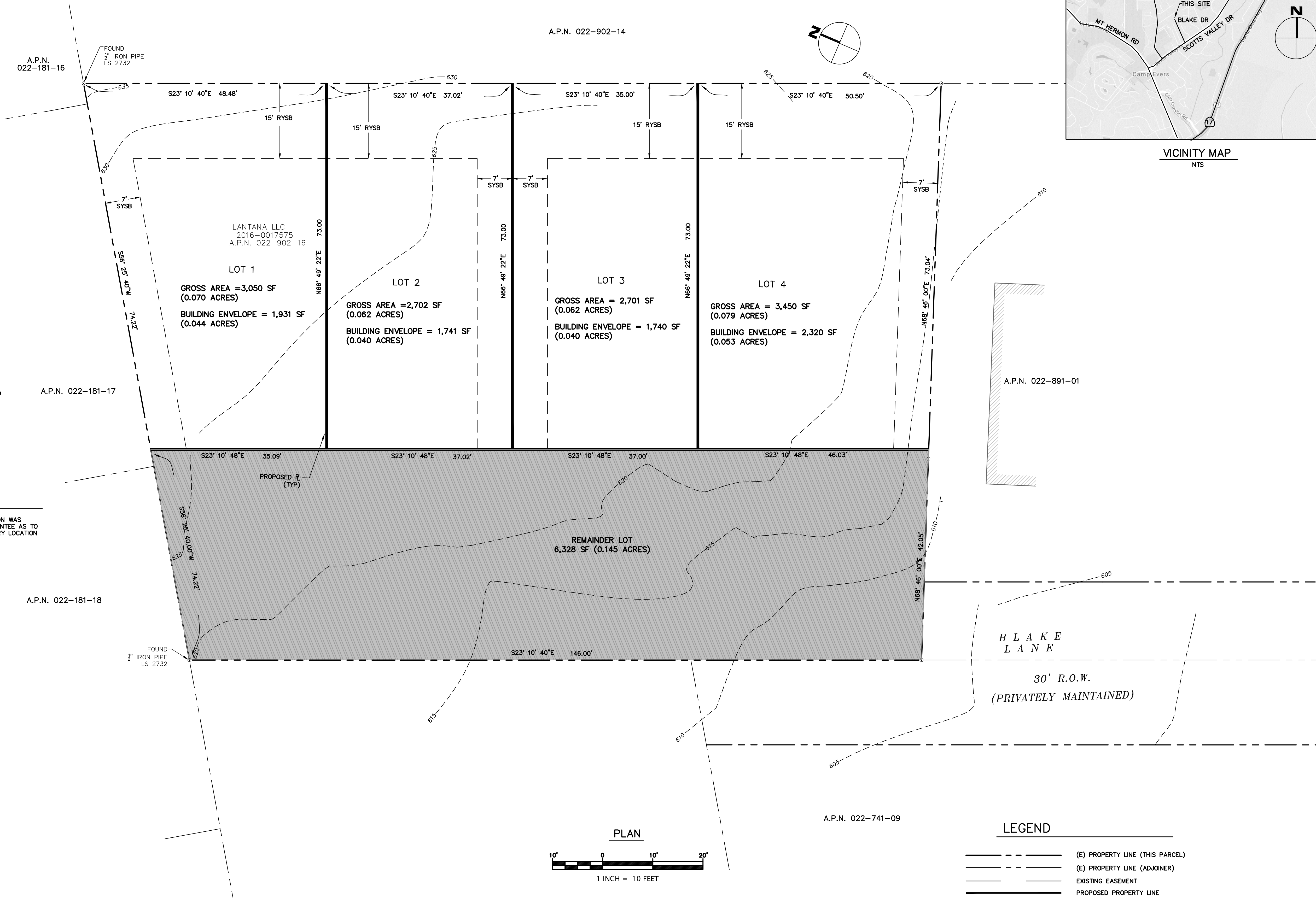
LOT #	GROSS LOT AREA	EASEMENT AREA	NET LOT AREA	AVERAGE SLOPE
LOT 1	3,050 SQ. FT.	0 SQ. FT.	3,050 SQ. FT.	11.1%
LOT 2	2,702 SQ. FT.	0 SQ. FT.	2,702 SQ. FT.	11.1%
LOT 3	2,701 SQ. FT.	0 SQ. FT.	2,701 SQ. FT.	3.2%
LOT 4	3,450 SQ. FT.	0 SQ. FT.	3,450 SQ. FT.	9.5%
REMAINDER LOT	6,328 SQ. FT.	6,328 SQ. FT.	6,328 SQ. FT.	19.7%

* USING SCOTTS VALLEY AVG SLOPE FORMULA
S=.00229IL/A

AVG. SLOPE OF EXISTING PARCEL = 12.6%

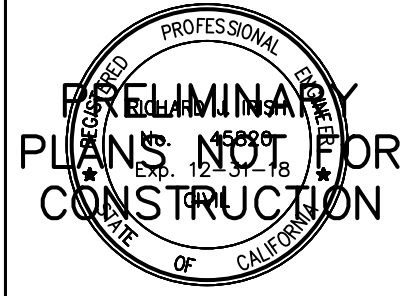
ABBREVIATIONS

PUE PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
SF SQUARE FEET
DU DWELLING UNIT
RYSB REAR YARD SETBACK
SYSB SIDE YARD SETBACK



LEGEND

- (E) PROPERTY LINE (THIS PARCEL)
- - - (E) PROPERTY LINE (ADJOINER)
- - - EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- S23° 10' 48"E 35.09' BEARING AND DISTANCE (PROP. LOT LINE)
- - - PROPOSED SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT AND INGRESS AND EGRESS EASEMENT
- REMAINDER LOT COMMON USE AREA



RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION

FOR
LANTANA, LLC
22 BLAKE LANE
SCOTTS VALLEY, CA
APN # 022-902-16

TENTATIVE MAP

project no.
16-097-1

date
JULY 2018

scale
AS SHOWN

dwg name
CIVIL1.DWG

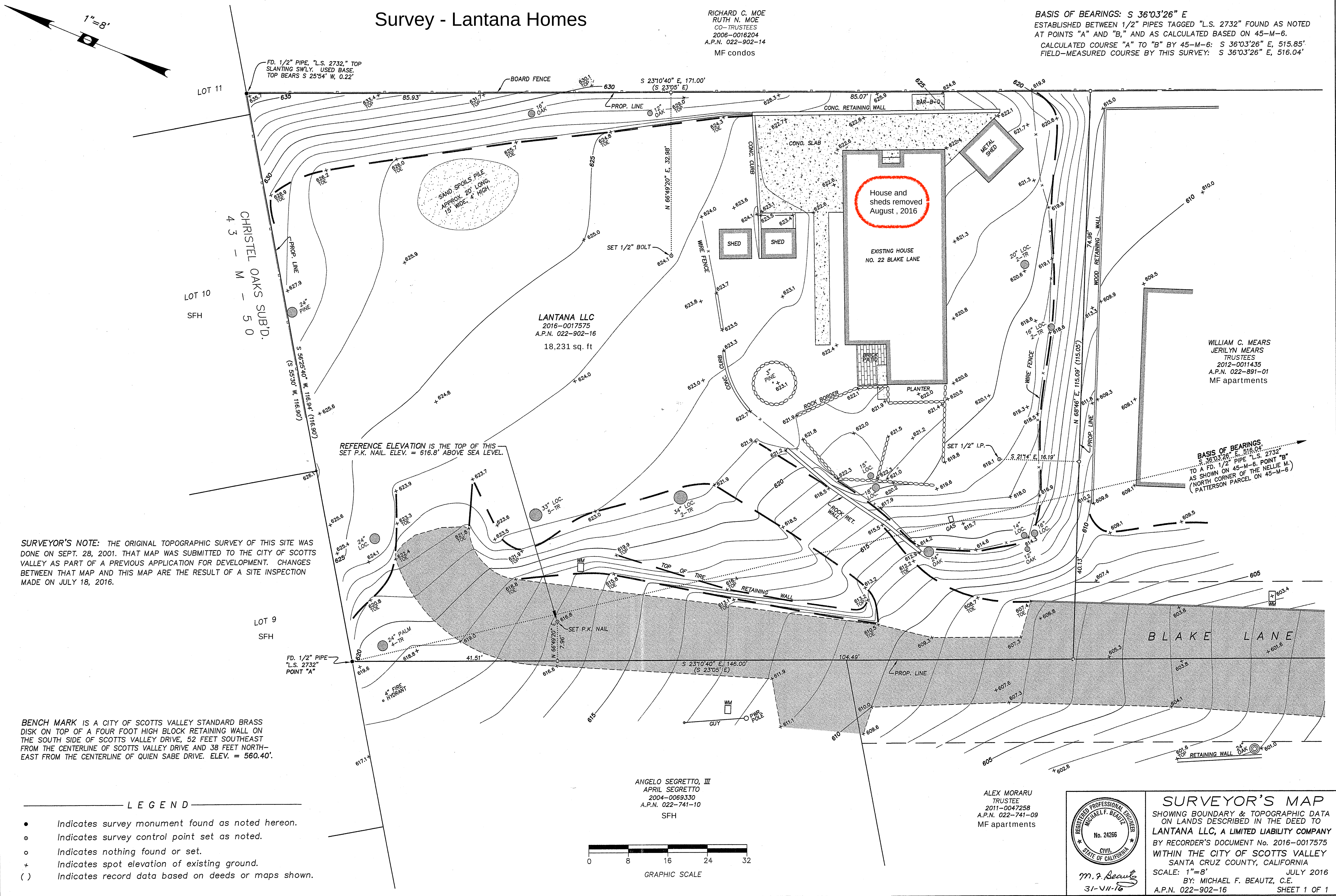
TM

PRELIMINARY

Survey - Lantana Homes

RICHARD C. MOE
RUTH N. MOE
CO-TRUSTEES
2006-0016204
A.P.N. 022-902-14
MF condos

BASIS OF BEARINGS: S 36°03'26" E
ESTABLISHED BETWEEN 1/2" PIPES TAGGED "L.S. 2732" FOUND AS NOTED
AT POINTS "A" AND "B," AND AS CALCULATED BASED ON 45-M-6.
CALCULATED COURSE "A" TO "B" BY 45-M-6: S 36°03'26" E, 515.85'
FIELD-MEASURED COURSE BY THIS SURVEY: S 36°03'26" E, 516.04'

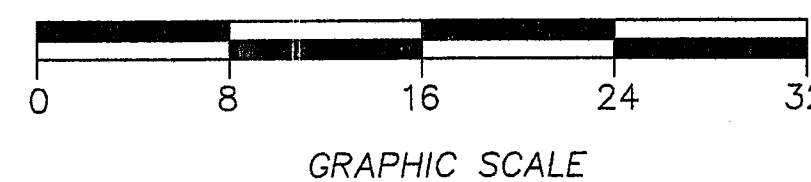


SURVEYOR'S NOTE: THE ORIGINAL TOPOGRAPHIC SURVEY OF THIS SITE WAS DONE ON SEPT. 28, 2001. THAT MAP WAS SUBMITTED TO THE CITY OF SCOTTS VALLEY AS PART OF A PREVIOUS APPLICATION FOR DEVELOPMENT. CHANGES BETWEEN THAT MAP AND THIS MAP ARE THE RESULT OF A SITE INSPECTION MADE ON JULY 18, 2016.

BENCH MARK IS A CITY OF SCOTTS VALLEY STANDARD BRASS DISK ON TOP OF A FOUR FOOT HIGH BLOCK RETAINING WALL ON THE SOUTH SIDE OF SCOTTS VALLEY DRIVE, 52 FEET SOUTHEAST FROM THE CENTERLINE OF SCOTTS VALLEY DRIVE AND 38 FEET NORTH-EAST FROM THE CENTERLINE OF QUIEN SABE DRIVE. ELEV. = 560.40'.

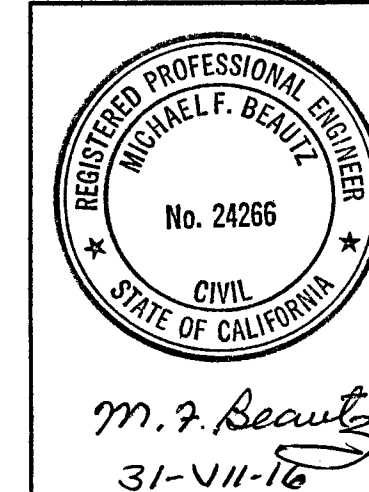
LEGEND

- Indicates survey monument found as noted hereon.
- Indicates survey control point set as noted.
- Indicates nothing found or set.
- + Indicates spot elevation of existing ground.
- () Indicates record data based on deeds or maps shown.



ANGELO SEGRETTO, III
APRIL SEGRETTO
2004-0069330
A.P.N. 022-741-10
SFH

ALEX MORARU
TRUSTEE
2011-0047258
A.P.N. 022-741-09
MF apartments



SURVEYOR'S MAP
SHOWING BOUNDARY & TOPOGRAPHIC DATA
ON LANDS DESCRIBED IN THE DEED TO
LANTANA LLC, A LIMITED LIABILITY COMPANY
BY RECORDER'S DOCUMENT No. 2016-0017575
WITHIN THE CITY OF SCOTTS VALLEY
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1"=8' JULY 2016
BY: MICHAEL F. BEANTZ, C.E.
A.P.N. 022-902-16 SHEET 1 OF 1

RICHARD C. MOE
RUTH N. MOE
CO-TRUSTEES
2006-0016204
A.P.N. 022-902-14

FD. 1/2" PIPE, "L.S. 2732," TOP
SLANTING SW'LY. USED BASE.
TOP BEARS S 25°54' W, 0.22'

(S 23°05' E, 171')
S 23°10'40" E, 171.00'

(S 23°10'40" E, 109.40')

LOT 11

LOT 10

CHRISTEL OAKS SUB'D.
M 50
43

LOT 9

FD. 1/2" PIPE "L.S. 2732"
IN CONC. FNC. POST BASE
BEARS N 38°43' E, 0.09'
FROM OCT. 2001 POSITION
POINT "A"

LOCAL ELEVATION REFERENCE
IS THE TOP OF THIS FIRE
HYDRANT FOR ELEV.=622.56'

SURVEYOR'S MAP

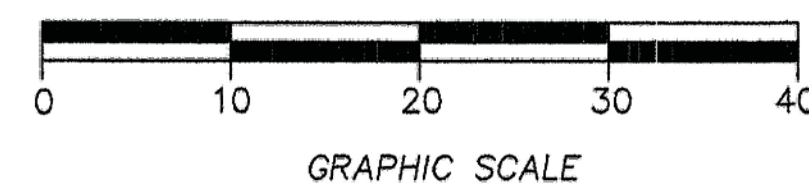
SHOWING SUPPLEMENTAL INFORMATION FOR
APPLICATIONS EA18-001, FD18-001,
MLD18-001, & DR18-001

LOCATED AT 22 BLAKE LANE
WITHIN THE CITY OF
SCOTTS VALLEY, CALIFORNIA

SCALE: 1"=10' SEPTEMBER 2018
BY: MICHAEL F. BEAUTZ, C.E.
A.P.N. 022-902-16 SHEET 1 OF 1



m. f. beautz
4-1X-18



BENCH MARK IS A CITY OF SCOTTS VALLEY STANDARD BRASS
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THE SOUTH SIDE OF SCOTTS VALLEY DRIVE, 52 FEET SOUTHEAST
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ANGELO SEGRETO, III
APRIL SEGRETO
2004-0069330
A.P.N. 022-741-10
25 BLAKE LANE

ALEX MORARU
TRUSTEE
2011-0047258
A.P.N. 022-741-09
23 BLAKE LANE

WILLIAM C. MEARS
JERILYN MEARS
TRUSTEES
2012-0011435
A.P.N. 022-891-01
20 BLAKE LANE

BLAKE LANE

PROP. LINE
(S 55°30' W, 116.91')

(N 71°10' E, 115.33')

15.585' R/W
SEE 55-PM-27

16.91' R/W
SEE 55-PM-27,
2004-0069330,
AND 9-PM-45

PROP. LINE
(S 55°30' W, 116.91')

7' 0" 12" OAK

603.8 12" OAK

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580.1 12" OAK

580.0 12" OAK

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF SCOTT'S VALLEY DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION.
5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF SCOTT'S VALLEY PRIOR TO THE START OF WORK.
7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF SCOTT'S VALLEY.
9. THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- ALL DETAILS (DTL.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO THE CITY OF SCOTT'S VALLEY STANDARD DRAWINGS.
11. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
12. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
13. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
14. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
15. IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS.
16. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAINS AND WATER LINES SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.
17. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
19. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
20. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
21. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONSTRUCT	CONSTRUCT
DIA, Ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RM	RIGHT OF WAY
R/W	RIGHT OF WAY
S	SLOPE
SVD	SCOTT'S VALLEY WATER DISTRICT
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

IMPERVIOUS LOT COVERAGE

	LOT 1	LOT 2	LOT 3	LOT 4	REMAINDER LOT	TOTAL
STRUCTURES	1,344 SF	1,344 SF	1,344 SF	1,344 SF	0 SF	5,376 SF
PAVEMENT	18 SF	18 SF	18 SF	25 SF	4,730 SF	4,809 SF
CONCRETE	476 SF	476 SF	476 SF	476 SF	0 SF	1,904 SF
TOTAL AREA	3,050 SF	2,702 SF	2,701 SF	3,450 SF	6,328 SF	18,231 SF
PERCENT IMPERVIOUS	60.2%	67.9%	67.9%	53.4%	74.7%	66.3%

LINE ALIGNMENT CONSTRUCTION TABLE				
LINE NUMBER	LENGTH	DIRECTION	START STATION	END STATION
L1	20.70	N21° 14' 08" W	1+00.00	1+20.70
L2	30.63	N66° 49' 20" E	1+51.44	1+82.07
L3	20.77	N15° 53' 39" W	4+00.00	4+20.77
L4	29.97	N66° 49' 20" E	4+49.64	4+79.61

CURVE ALIGNMENT CONSTRUCTION TABLE				
CURVE NUMBER	RADIUS	LENGTH	DELTA	START STATION
C1	20.0	30.74	88°03'28"	1+20.70
C3	20.0	28.87	82°42'59"	4+20.77

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY MICHAEL BEAUTZ, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

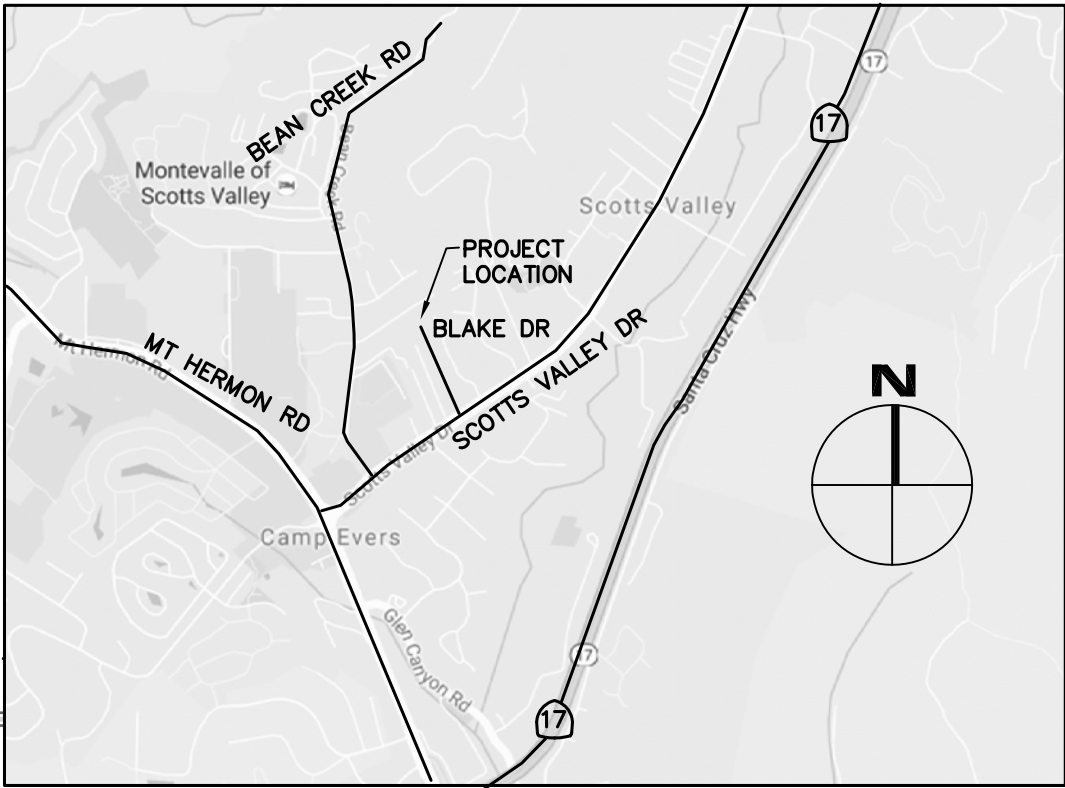
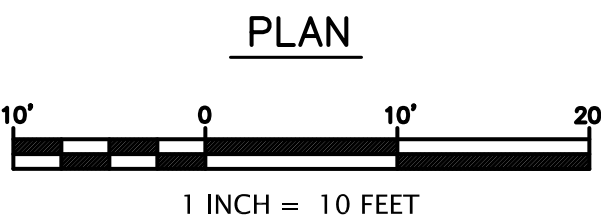
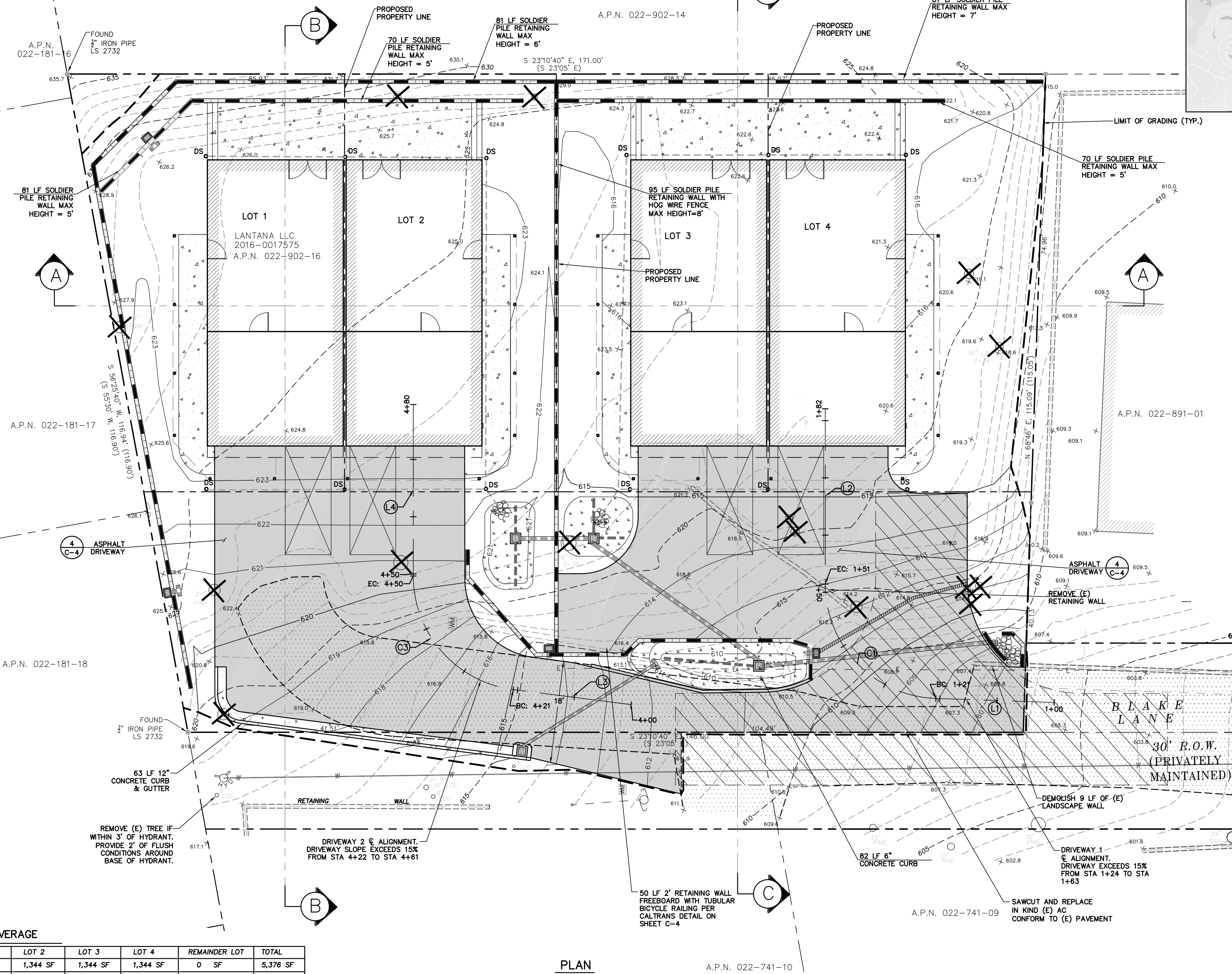
BASIS OF ELEVATION

IS A CITY OF SCOTT'S VALLEY STANDARD BRASS DISK ON TOP OF A FOUR FOOT HIGH BLOCK RETAINING WALL ON THE SOUTH SIDE OF SCOTT'S VALLEY DRIVE, 52 FEET SOUTHEAST FROM THE CENTERLINE OF SCOTT'S VALLEY DRIVE AND 38 FEET NORTH-EAST FROM THE CENTERLINE OF QUIEN SABE DRIVE. ELEV. = 560.40'.

BASIS OF BEARINGS

S 36°03'26" E
ESTABLISHED BETWEEN 1/2" PIPES TAGGED "L.S. 2732" FOUND AS NOTED AT POINTS "A" AND "B," AND AS CALCULATED BASED ON 45-M-6.
CALCULATED COURSE "A" TO "B" BY 45-M-6: S 36°03'26" E, 515.85'
FIELD-MEASURED COURSE BY THIS SURVEY: S 36°03'26" E, 516.04'

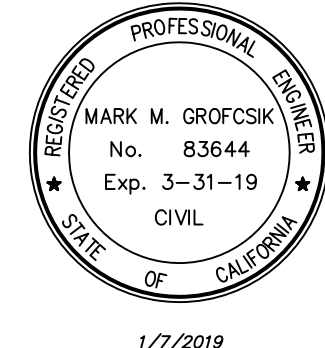
LANTANA HOMES



VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED CONCRETE PATIO
- (E) RETAINING WALL
- PROPERTY LINE
- BIORETENTION SUB-DRAIN
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB
- EXISTING GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- RIP RAP PAD 4'-6" STONE LENGTH=5' WIDTH=5'
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- (E) TREE TO BE REMOVED
- +617.5 PROPOSED FINISHED SPOT GRADE
- +FG 617.5 PROPOSED FINISHED SPOT GRADE BELOW WOOD DECK
- JOINT UTILITY TRENCH FOR GAS, COMMUNICATIONS AND ELECTRIC
- PROPOSED GUARDRAIL
- PROPOSED PARKING SPACE 18' X 9'



RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION
FOR
LANTANA, LLC
22 BLAKE LANE
SCOTT'S VALLEY, CA
APN # 022-902-16

SITE PLAN

project no.
16-097-1
date
JAN 2019
scale
AS SHOWN
dwg name
CIVIL7.DWG

C-1

BUILDING PERMIT SUBMITTAL

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SCOTTS VALLEY. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY HARO KASUNICH AND ASSOCIATES., ENTITLED "GEOTECHNICAL INVESTIGATION FOR MULTI-UNIT SINGLE FAMILY," DATED SEPTEMBER 2007. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT MOSES CUPRIL FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6" WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY HARO, KASUNICH AND ASSOCIATES.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

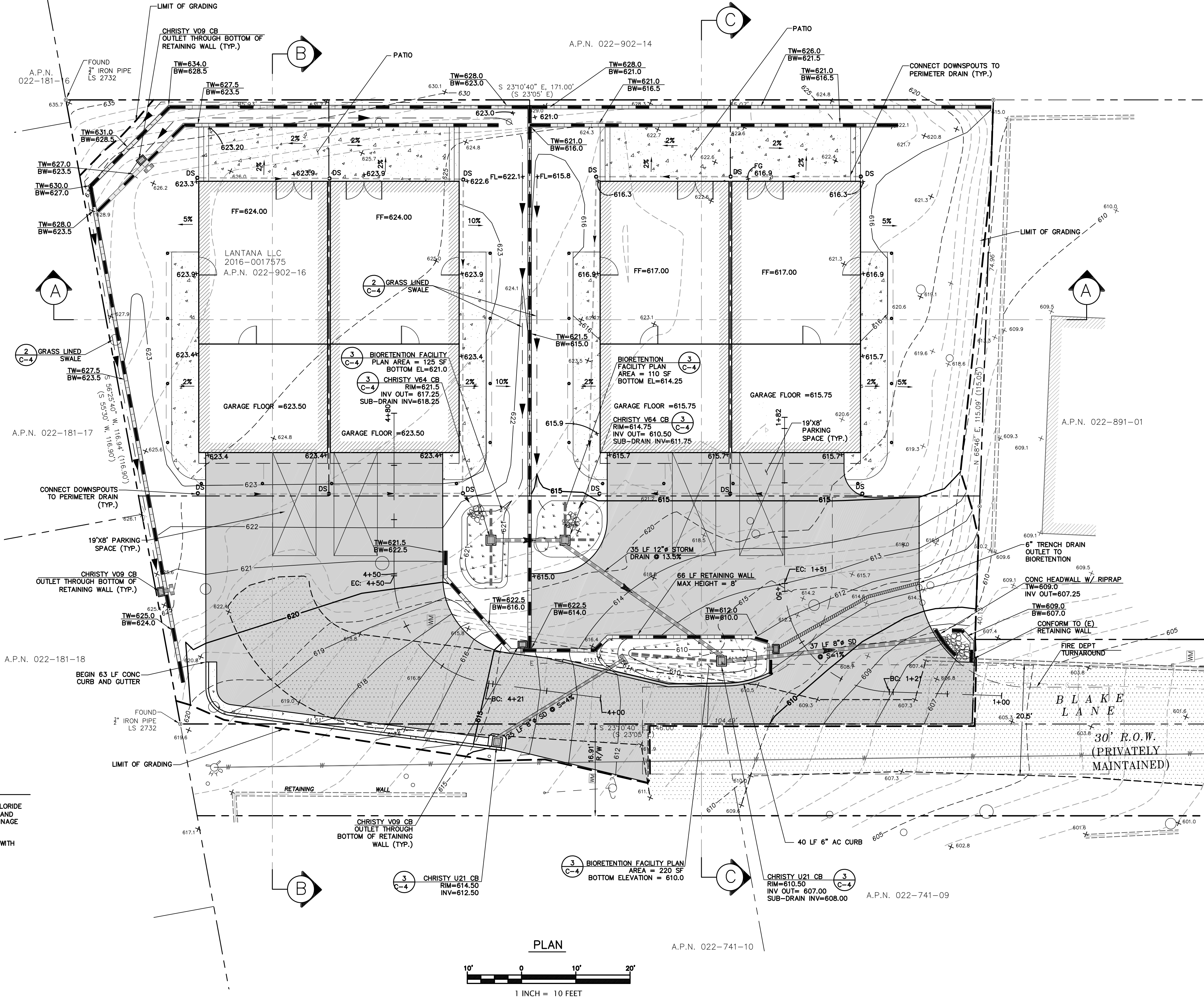
STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC SDR35), OR HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. CONNECT ALL DOWNSPOUTS TO PERIMETER STORM DRAIN.

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS	
	CUT	NET
	1,800	1750 CUT

- NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
 2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
 3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

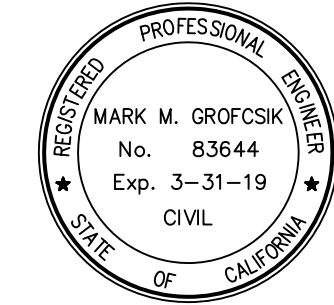


LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED CONCRETE PATIO
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ABBREVIATIONS

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DIA, Ø	DIAMETER
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TW	TOP OF WALL
WS	WATER SERVICE



1/7/2019



R.I. Engineering, Inc.

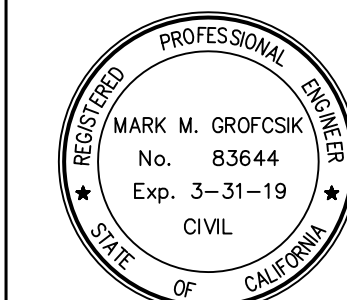
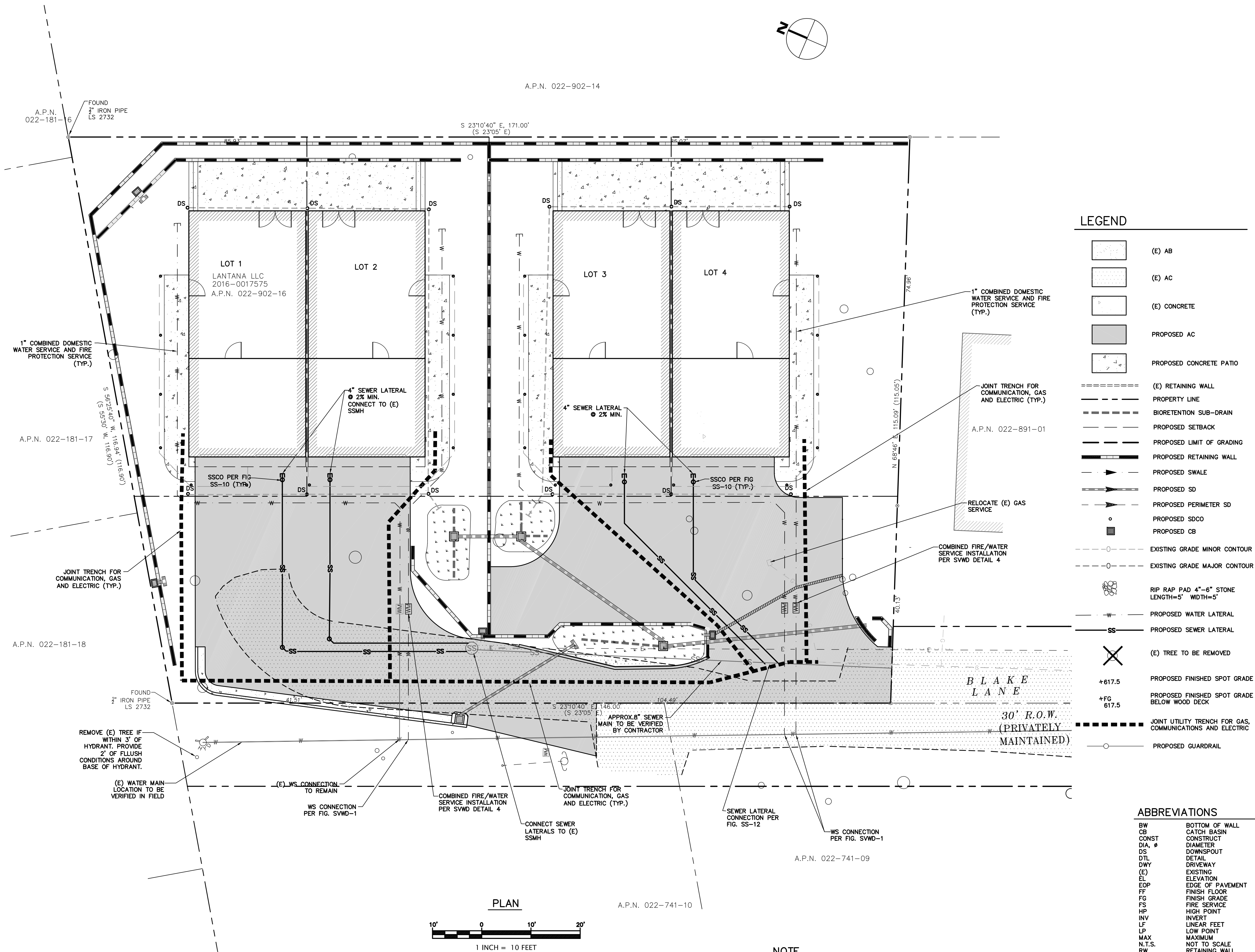
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION
FOR
LANTANA, LLC
22 BLAKE LANE
SCOTT'S VALLEY, CA
APN # 022-902-16

GRADING & DRAINAGE PLAN

project no.
16-097-1
date
JAN 2019
scale
AS SHOWN
dwg name
CIVIL7.DWG

C-2



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION

FOR
LANTANA, LLC
22 BLAKE LANE
SCOTTS VALLEY, CA
APN # 022-902-16

UTILITY PLAN

project no.
16-097-1
date
JAN 2019
scale
AS SHOWN
dwg name
CIVIL7.DWG

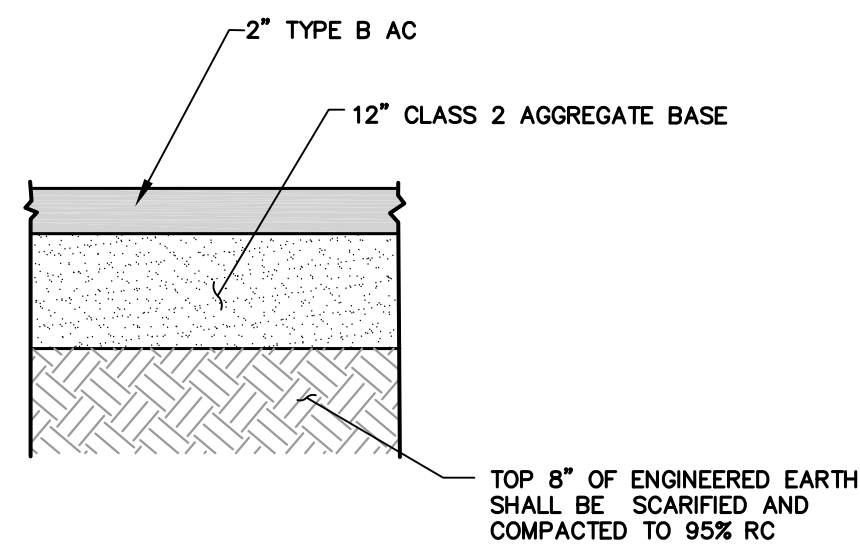
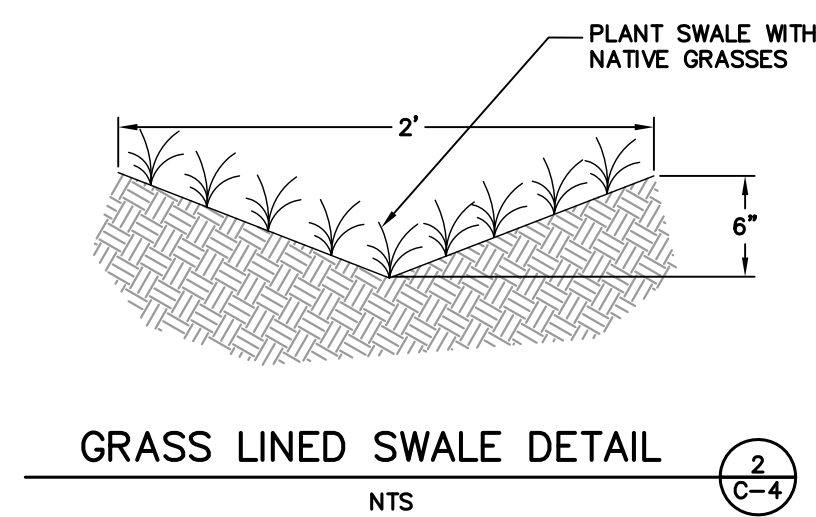
C-3

NOTE:
SEE PLAN FOR RIM & INVERT
ELEVATIONS AND PIPE DIAMETERS

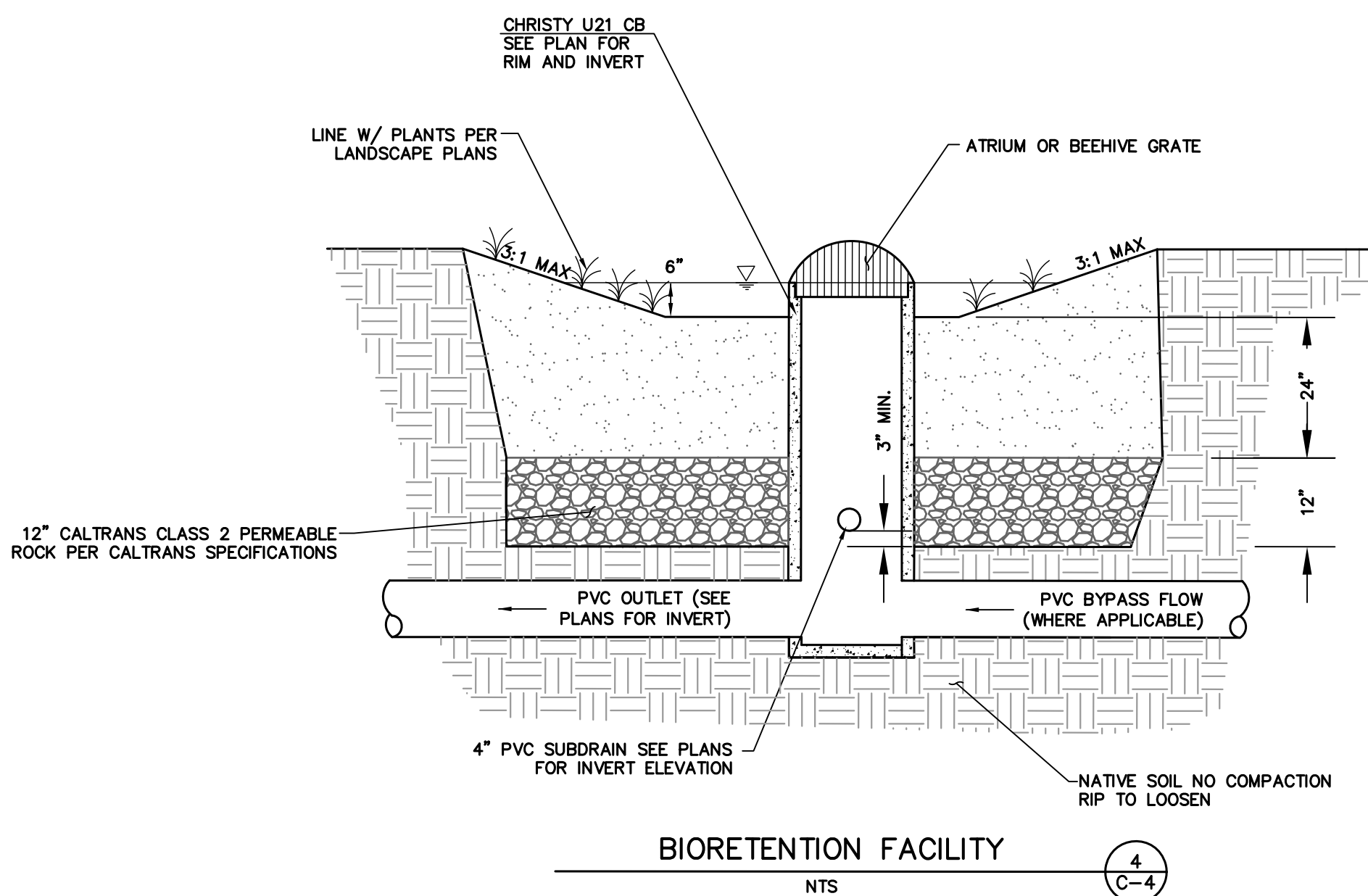
TYPICAL CATCH BASIN DETAIL

NTS

1
C-2



TYPICAL ASPHALT CROSS SECTION

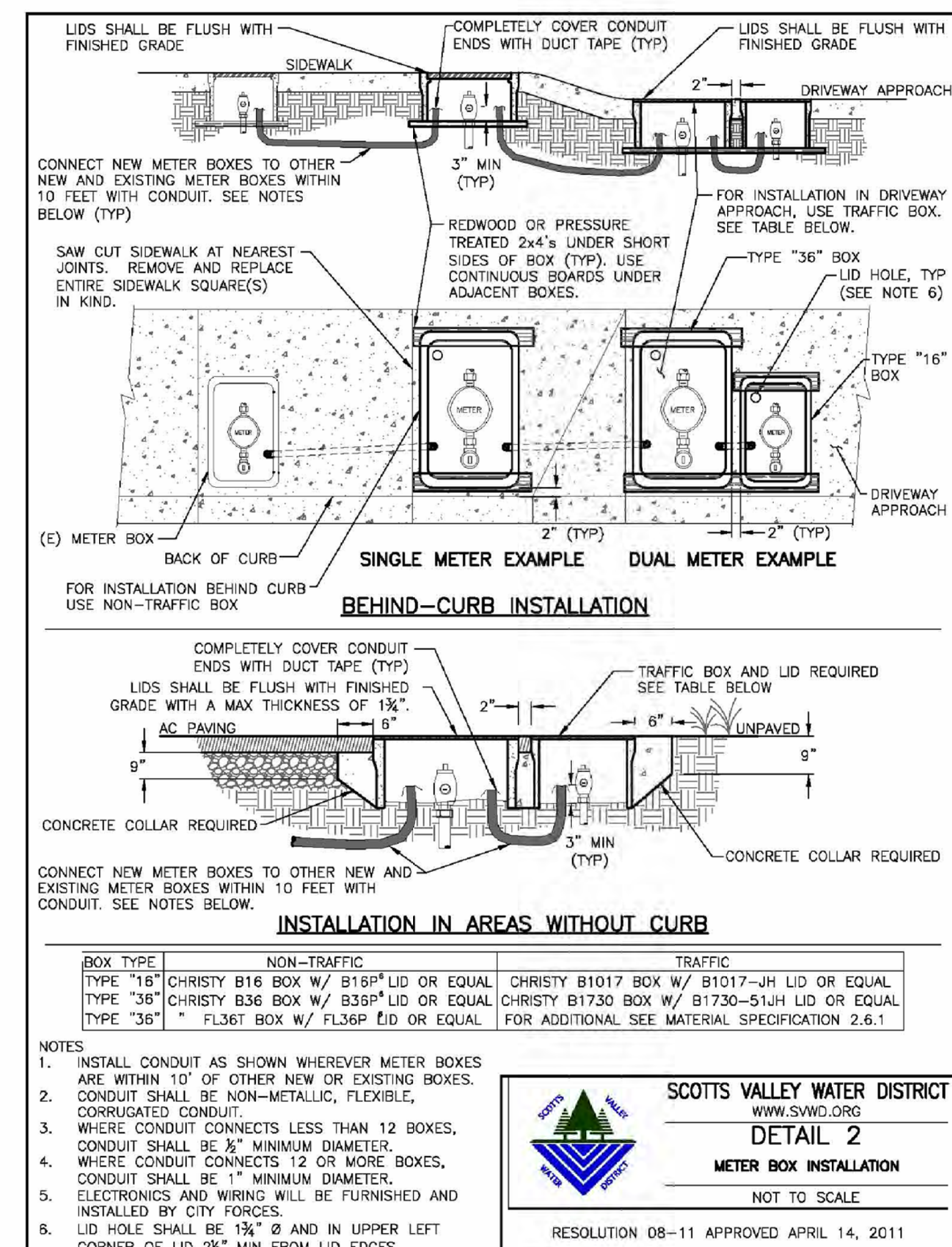
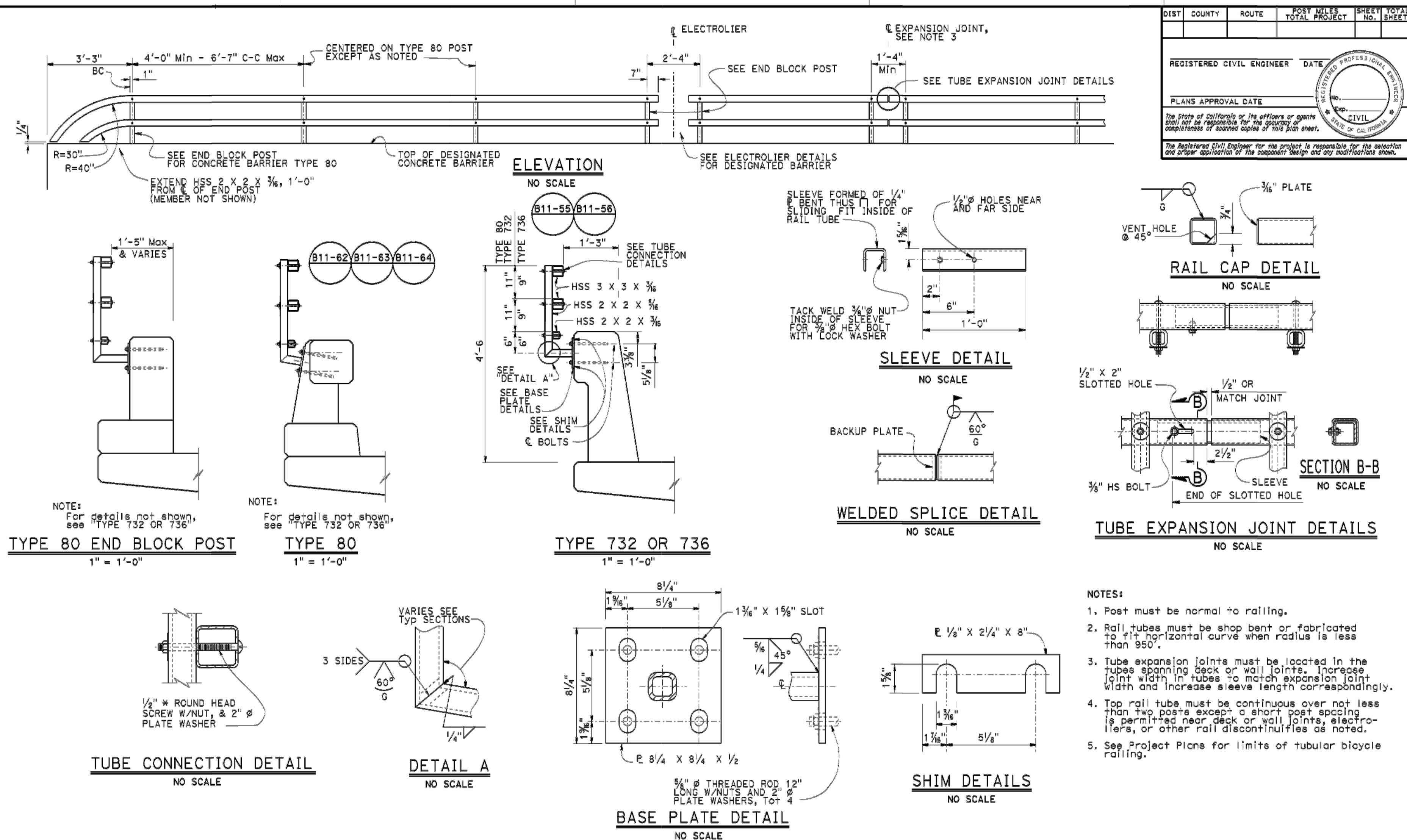


BIORETENTION FACILITY NOTES:

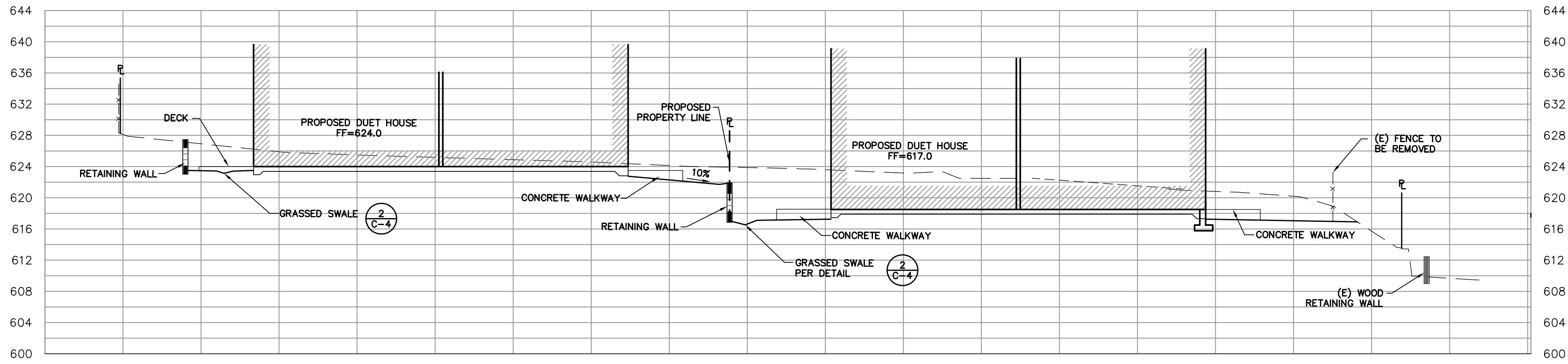
1. BIOTRETIONENT SLOPE (BSM): MINIMUM INFILTRATION RATE 5 IN/HR. USE CONCRETE SAND (60-70%) MEETING ASTM C33 SPECIFICATIONS AND STABLE, WEED-FREE COMPOST (30-40%) MIXTURE.
2. SCARIFY SUBGRADE BEFORE INSTALLING BIOTRETIONENT AREA AGGREGATE AND BSM.
3. COMPACT EACH 6" LIFT OF BSM WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, ALLOW TO DRY OVERNIGHT BEFORE PLANTING.
4. DO NOT WORK WITHIN BIOTRETIONENT AREA DURING RAIN OR UNDER WET CONDITIONS.
5. MAINTAIN BIOTRETIONENT AREA LIMITS.
6. USE MINIMUM 4" DIAMETER PIPE SDR36 PERFORATED PIPE. INSTALL NEAR THE TOP AGGREGATE LAYER WITH HOLES FACING DOWN.
7. UNDERRAIN DISCHARGE SHALL BE NO LOWER THAN THE TOP OF THE AGGREGATE LAYER. UNDERRAIN SLOPE MAY BE FLAT.
8. PROVIDE 4" MINIMUM DIAMETER CAPPED AND THREADED PIPE CLEANOUT FOR UNDERRAIN, WITH SWEEP BEND.

OPERATION AND MAINTENANCE

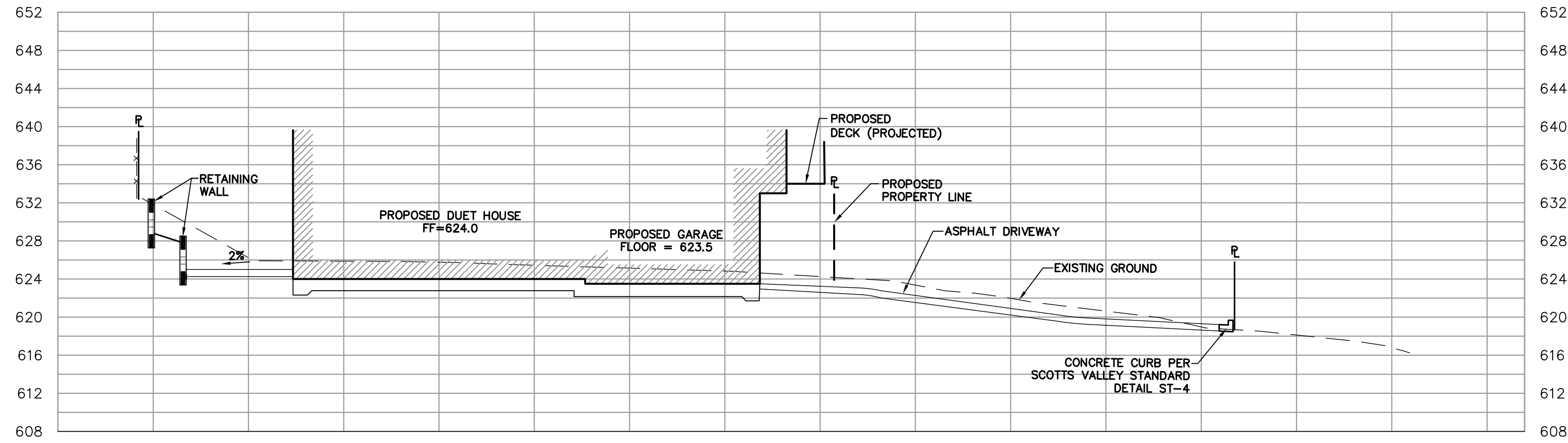
1. INSPECT BIORETENTION FACILITY PRIOR TO RAINY SEASON AND FOLLOWING HEAVY RAIN STORMS. REMOVE EXCESS SILT, DEBRIS, AND TRASH. ENSURE THE OUTLET STRUCTURE IS NOT CLOGGED WITH DEBRIS AND SILT. CLEANOUT AS NECESSARY. REPLACE ANY WASHOUTS OF RIPRAP PADS AT PIPE OUTLETS AS NECESSARY.



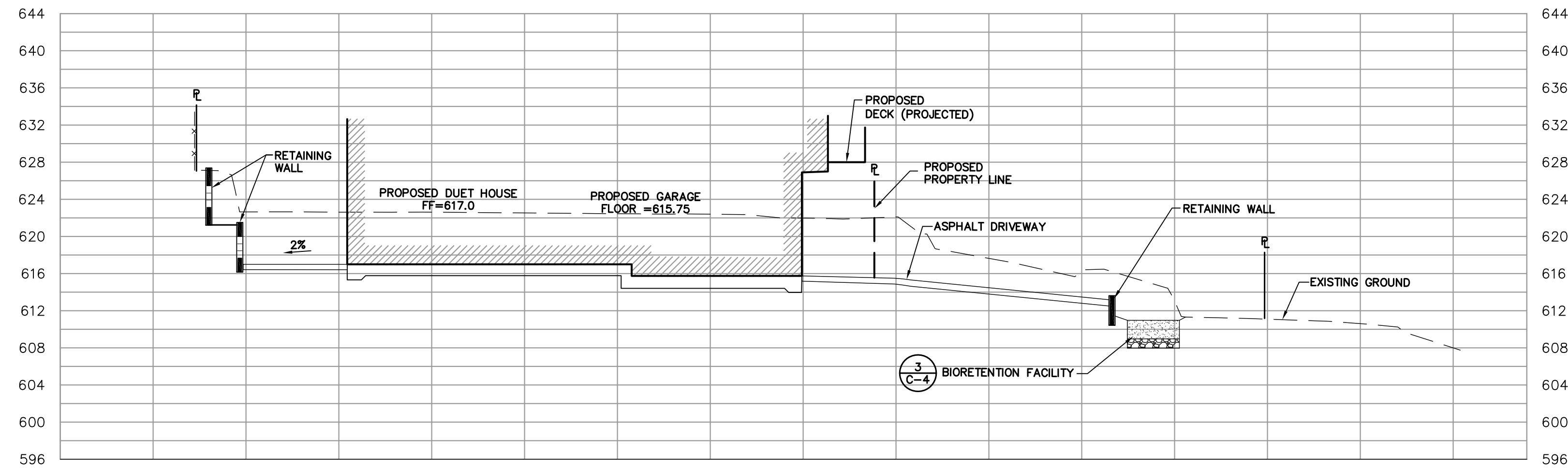
BRIDGE STANDARD DETAILS				STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		DIVISION OF ENGINEERING SERVICES		BRIDGE NO.		CONCRETE BARRIER TYPE 80, 732 & 730	
x918-035		October 2014						POST MILE		TUBULAR BICYCLE RAILING DETAILS	
FILE NO.		APPROVAL DATE		The components of this Bridge Standard Detail have been prepared under the responsible charge of the Highway Engineer, a Registered Civil Engineer in the State of California.							
Refer to: http://www.dot.ca.gov/hq/research/standards/civil-engineering/bridge-standard-details/index.html				FILE # -> x918-035-001		1708 PLD10T & 17851		BUILT PLD10T & 14-03-2016		SEE END SCALE IN INCHES	
				SECTION # -> 0150205							
								PROJECT NUMBER & PHASE:		CONTRACT NO.:	
										STANDARD PRINTS BEARING EARLIER REVISION DATES →	
										INTERVIEW SHEET SHEET 1 OF 1	



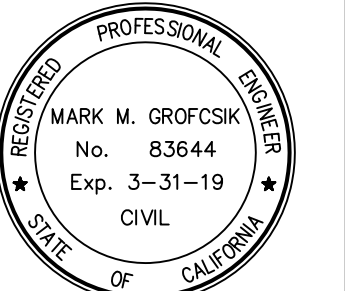
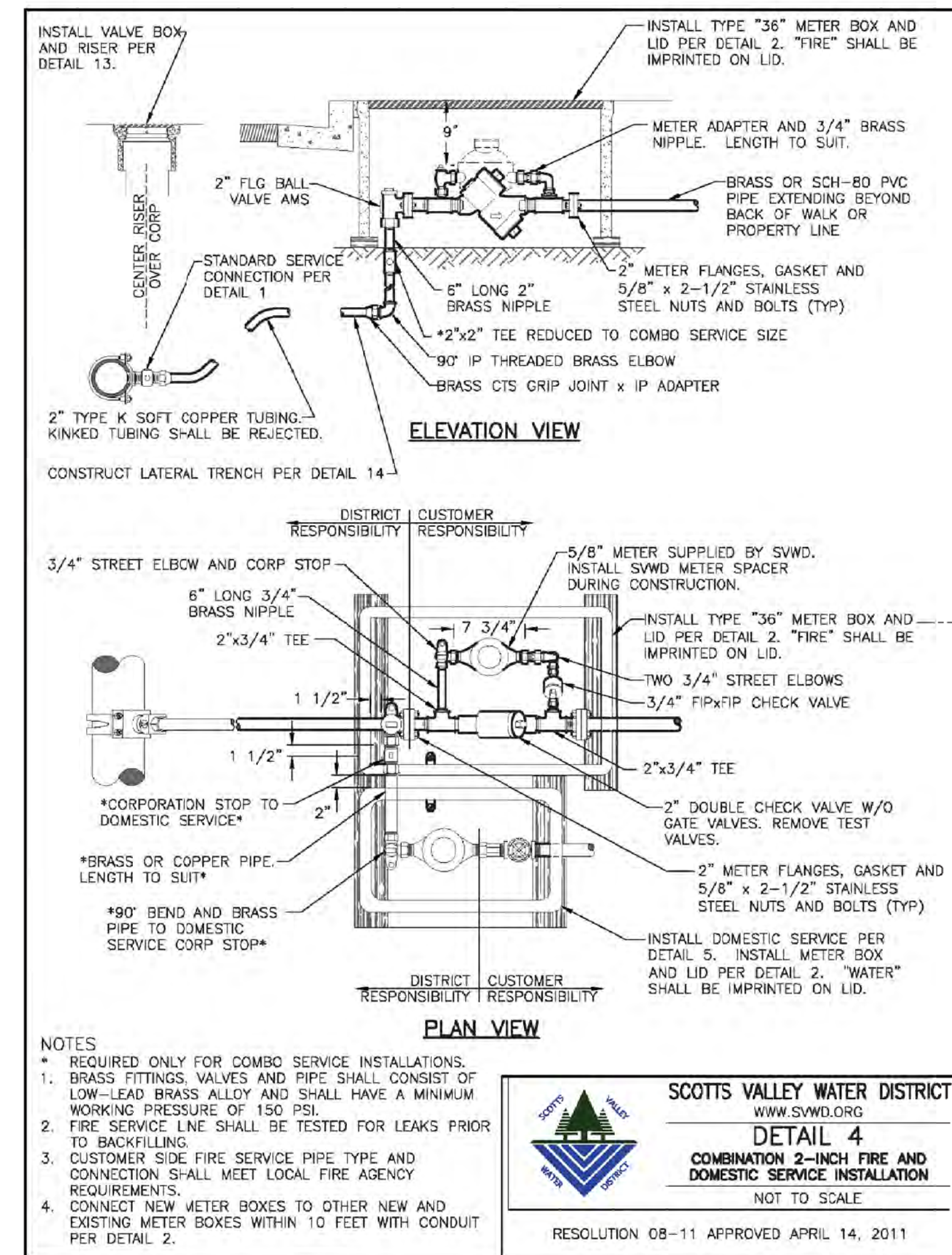
SECTION A-A
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION B-B
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION C-C
SCALE: 1"=10' HORIZONTAL, VERTICAL



1/7/2019



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

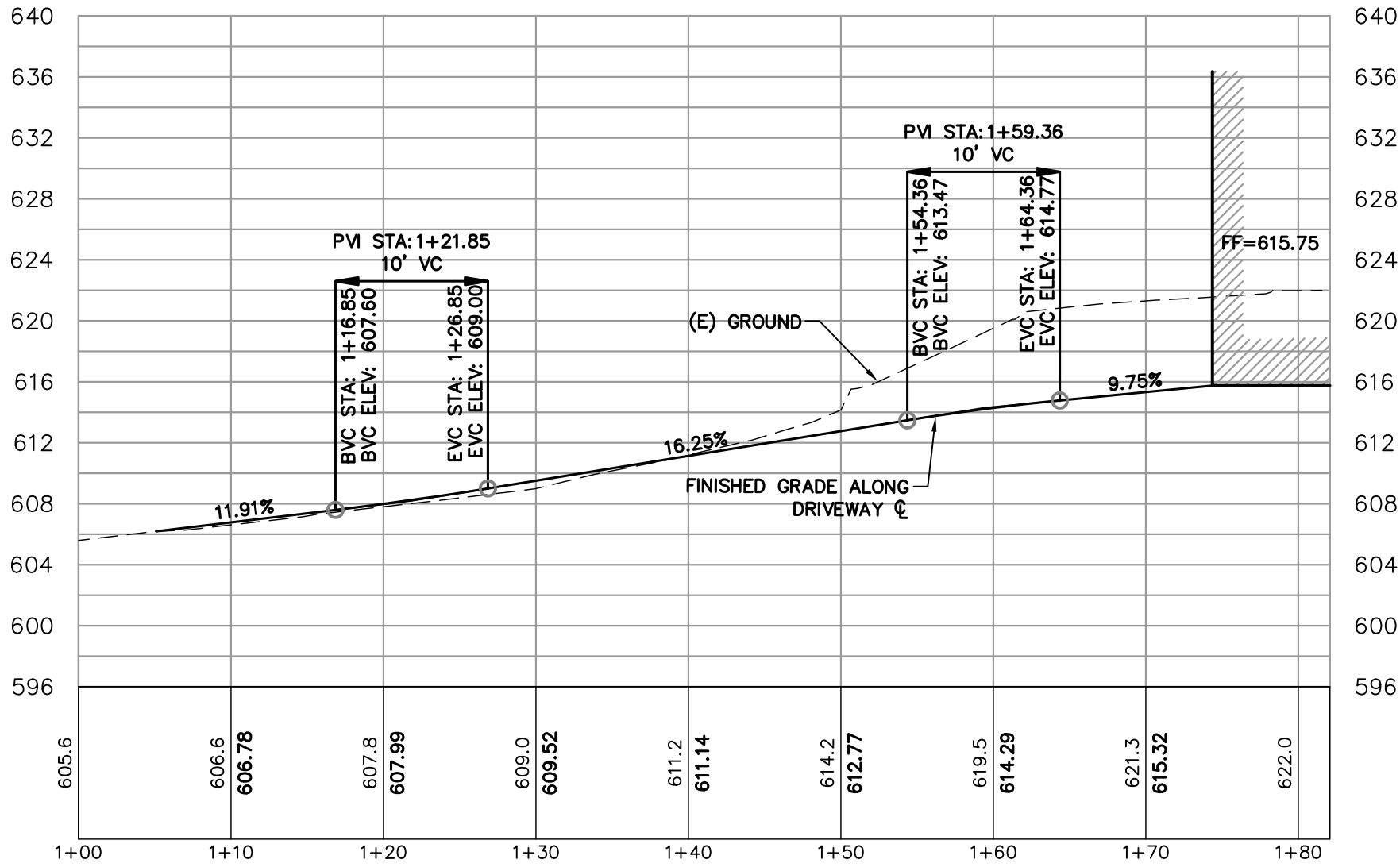
4 LOT MINOR LAND DIVISION

FOR
LANTANA, LLC
22 BLAKE LANE
SCOTTS VALLEY, CA
APN # 022-902-16

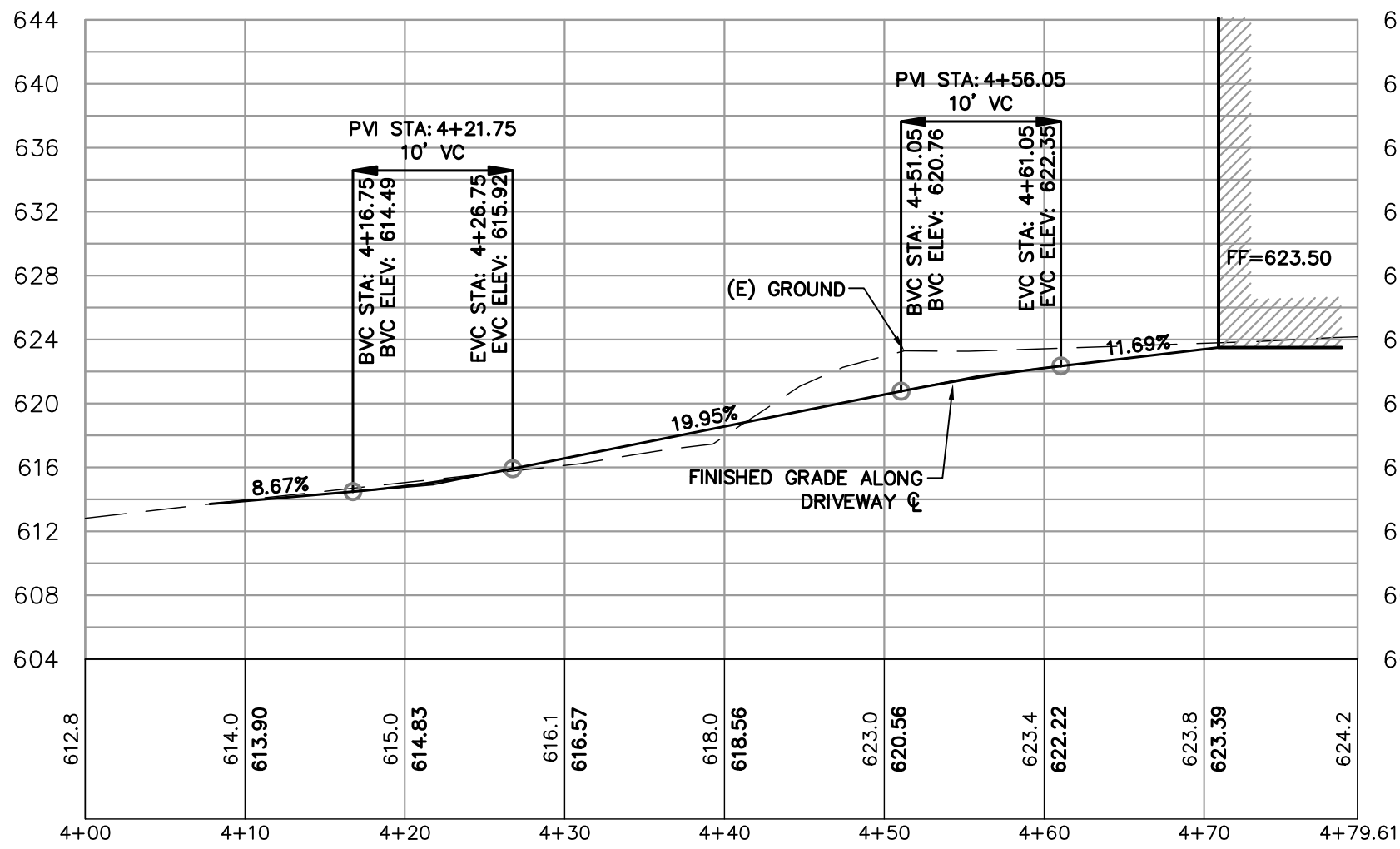
CROSS SECTIONS

project no.
16-097-1
date
JAN 2019
scale
AS SHOWN
dwg name
CIVIL7.DWG

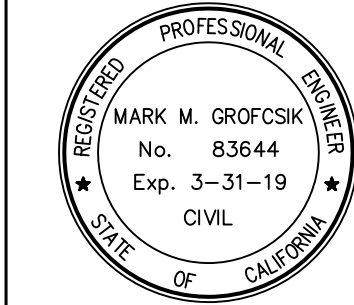
C-5



DRIVEWAY 1 $\varnothing$ PROFILE
SCALE: 1"=10' HORIZONTAL, VERTICAL



DRIVEWAY 2 $\varnothing$ PROFILE
SCALE: 1"=10' HORIZONTAL, VERTICAL



1/7/2019

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831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION
FOR
LANTANA, LLC
22 BLAKE LANE
SCOTT'S VALLEY, CA
APN # 022-902-16

project no.
16-097-1
date
JAN 2019
scale
AS SHOWN
dwg name
CIVIL7.DWG

C-6

051

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS SUCH AS NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERNED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. PREVENT THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
1. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NEEDED.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY.
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

The diagram illustrates the required construction entrance detail. The top portion is a cross-section showing a road surface with a 300 mm (12 in) minimum depth of crushed aggregate greater than 75 mm (3 in) but smaller than 150 mm (6 in). A filter fabric is placed below the aggregate, and the original grade is indicated. The bottom portion is a plan view showing the entrance structure. It includes an existing paved roadway on the left, a match with existing grade, a 30' minimum width, and a depth of 30' minimum. A note specifies that the structure should be a constructed sediment barrier and channelize runoff to a sediment trapping device. A temporary pipe culvert is shown as needed. The width of the structure is determined by the required traffic width, with a minimum of 30' and a maximum of 40'.

Crushed aggregate greater than 75 mm (3 in) but smaller than 150 mm (6 in)

Filter fabric

Original grade

300 mm (12 in) Min, unless otherwise specified by a soils engineer

NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device

30' Min

or four times the circumference of the largest construction vehicle tire, whichever is greater

Width as required to accommodate anticipated traffic

Match Existing Grade

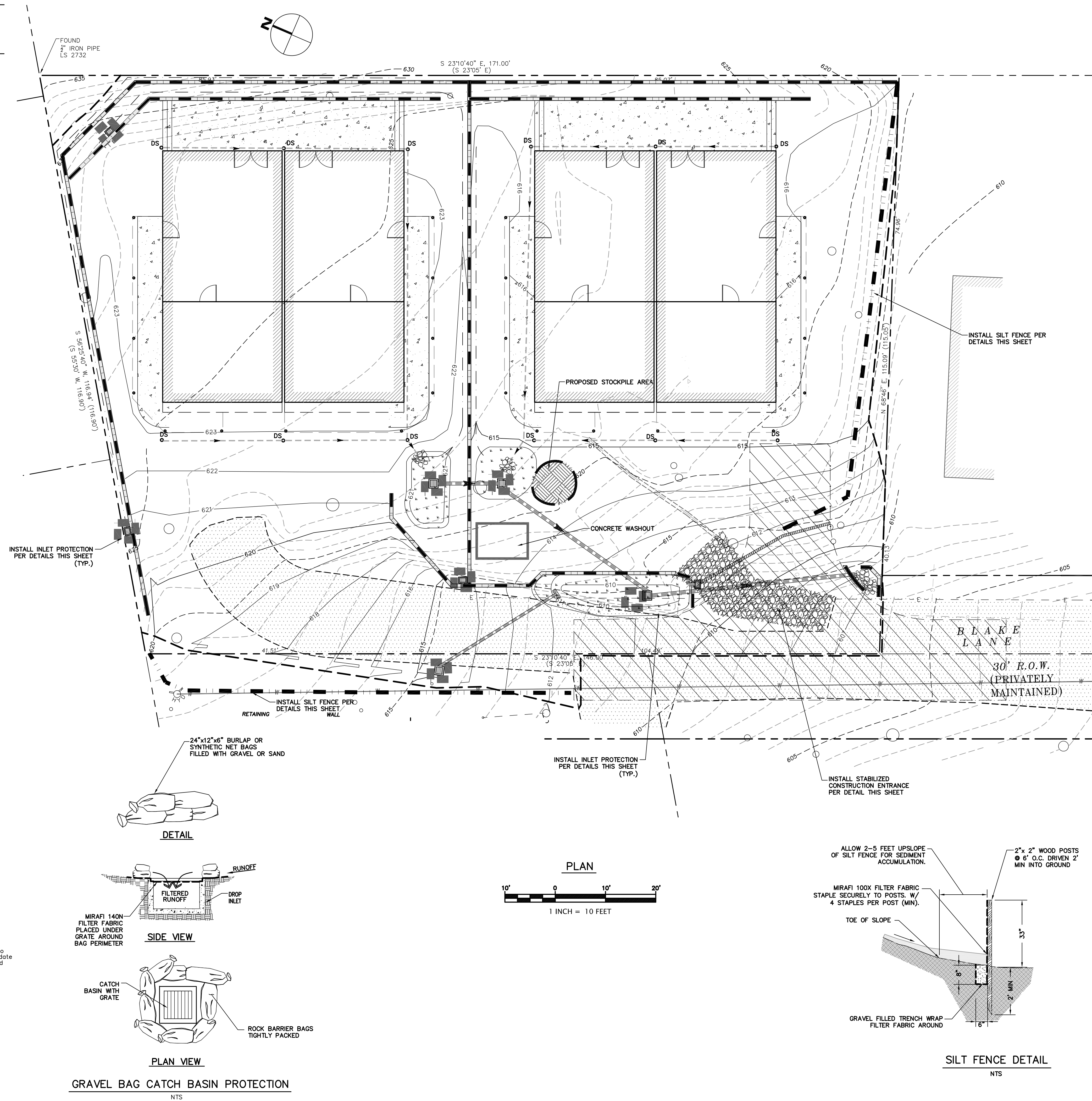
EXISTING PAVED ROADWAY

30' Min

Temporary pipe culvert as needed

CONSTRUCTION ENTRANCE DETAIL

NTS



1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED ADJACENT COURSES IN UNIFORM CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADJACENT MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE:

WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 50 LBS. PER ACRE ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL PROVIDE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES $\leq 20\%$ WITH SOYBINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>20\%$.

 | |

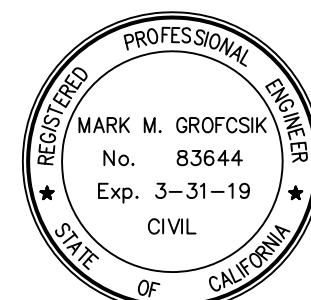
**INSTALL SILT FENCE PER DETAILS
THIS SHEET**

**INSTALL CATCH BASIN PROTECTION
PER DETAIL THIS SHEET**

**INSTALL STABILIZED CONSTRUCTION
ENTRANCE PER DETAIL THIS SHEET**

PROPOSED SLOPE PROTECTION

PROPOSED STOCKPILE AREA



1/7/2015

RI

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

4 LOT MINOR LAND DIVISION

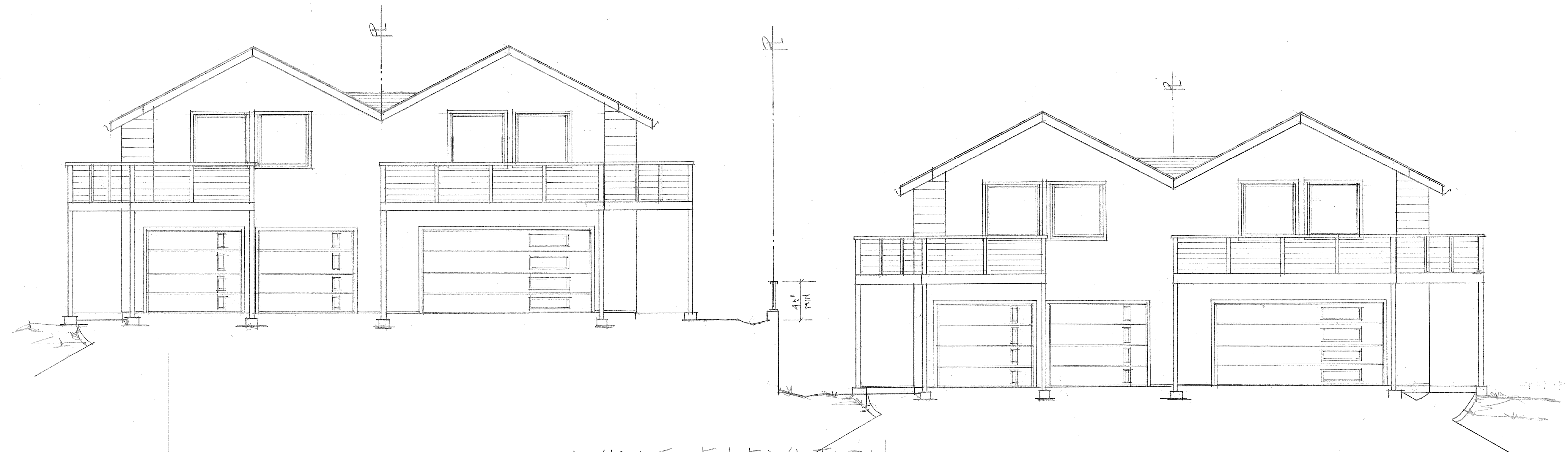
FOR
LANTANA, LLC
22 BLAKE LANE
SCOTTS VALLEY, CA
APN # 022-902-16

STORMWATER POLLUTION CONTROL PLAN

project no.	16-097-1
date	JAN 2019
scale	AS SHOWN
dwg name	CIVIL7.DWG

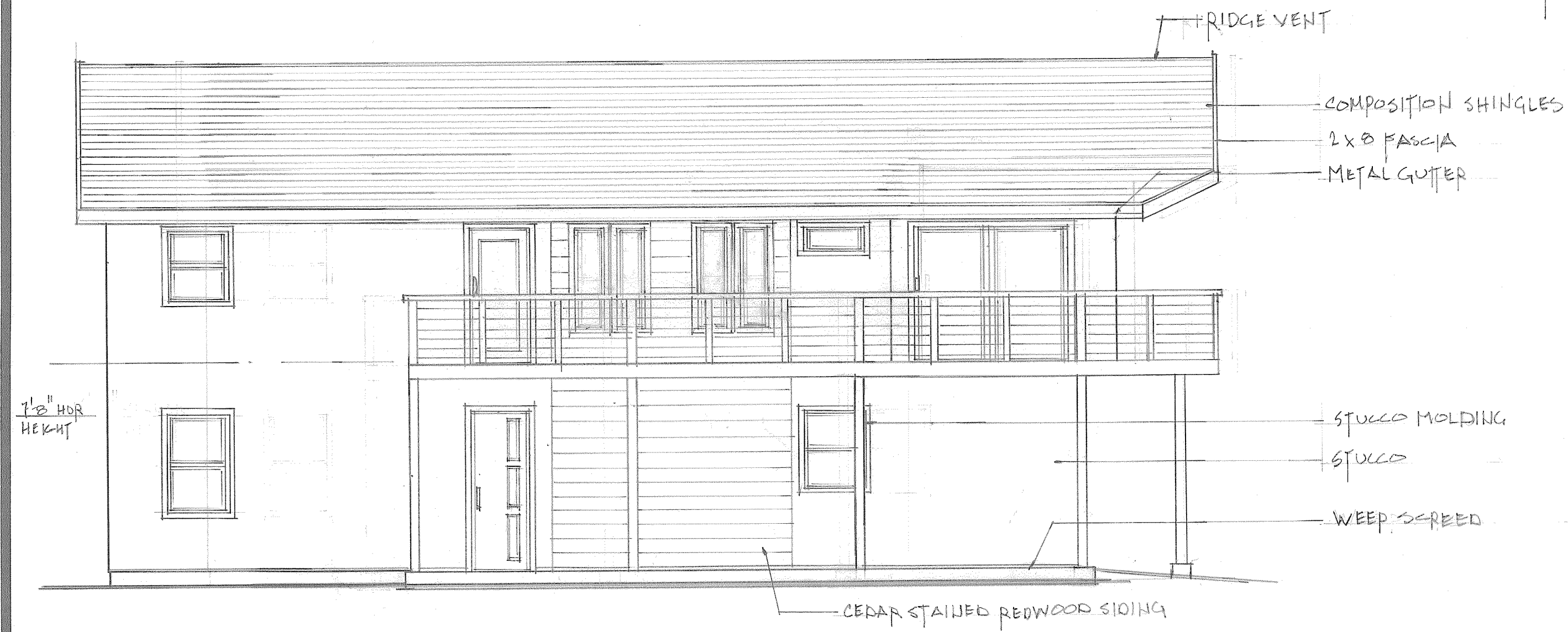
C-7

BUILDING PERMIT SUBMITTAL



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

LANTANA HOMES

REVISIONS	BY

ROBIN ALAGA
250 Evening Hill Lane, Conaltos, CA 95076
Ph/Fax: (831) 724-4994 Cell: (831) 419-4919
rabrownfield@sbcglobal.net

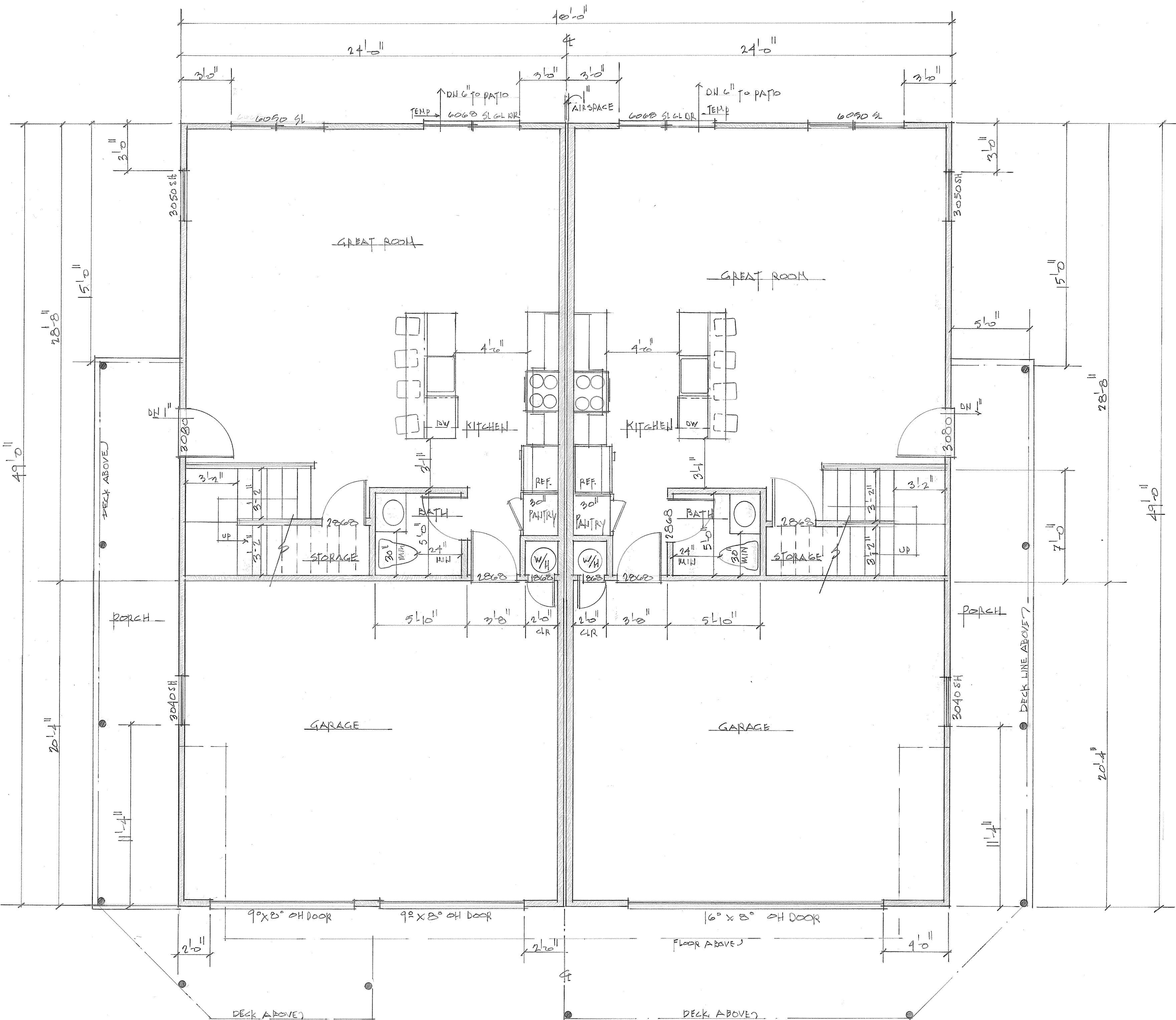
LANTANA LLC DUPLEX
Maria Jensen 612.669.0732
22 Blake Lane Scotts Valley, CA 95066
A.P.N. 022 - 902 - 16

DRAWN	ROBIN
CHECKED	
DATE	12.08.2018
SCALE	3/16" = 1'-0"
JOB NO.	20-26
SHEET	

LANTANA HOMES

SQUARE FOOTAGE

LOWER LEVEL: 687 sq.ft.
UPPER LEVEL: 1131 sq.ft.
TOTAL HEATED: 1818 sq.ft.
GARAGE: 487 sq.ft.
COVERED PORCH: 170 sq.ft.
DECK: 275 sq.ft./337 sq.ft.



LOWER LEVEL PLAN

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

REVISIONS	BY

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Maria Jenson
22 Blake Lane
Scotts Valley, CA 95066
A.P.N. 022 - 902 - 16

ROBIN ALAGA
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Corralitos, CA 95076
Ph/Fax (831) 724-4994 Cell (831) 419-4999
rabrownfield@bcglobal.net

DRAWN
ROBIN

CHECKED

DATE
17. SEP. 2018

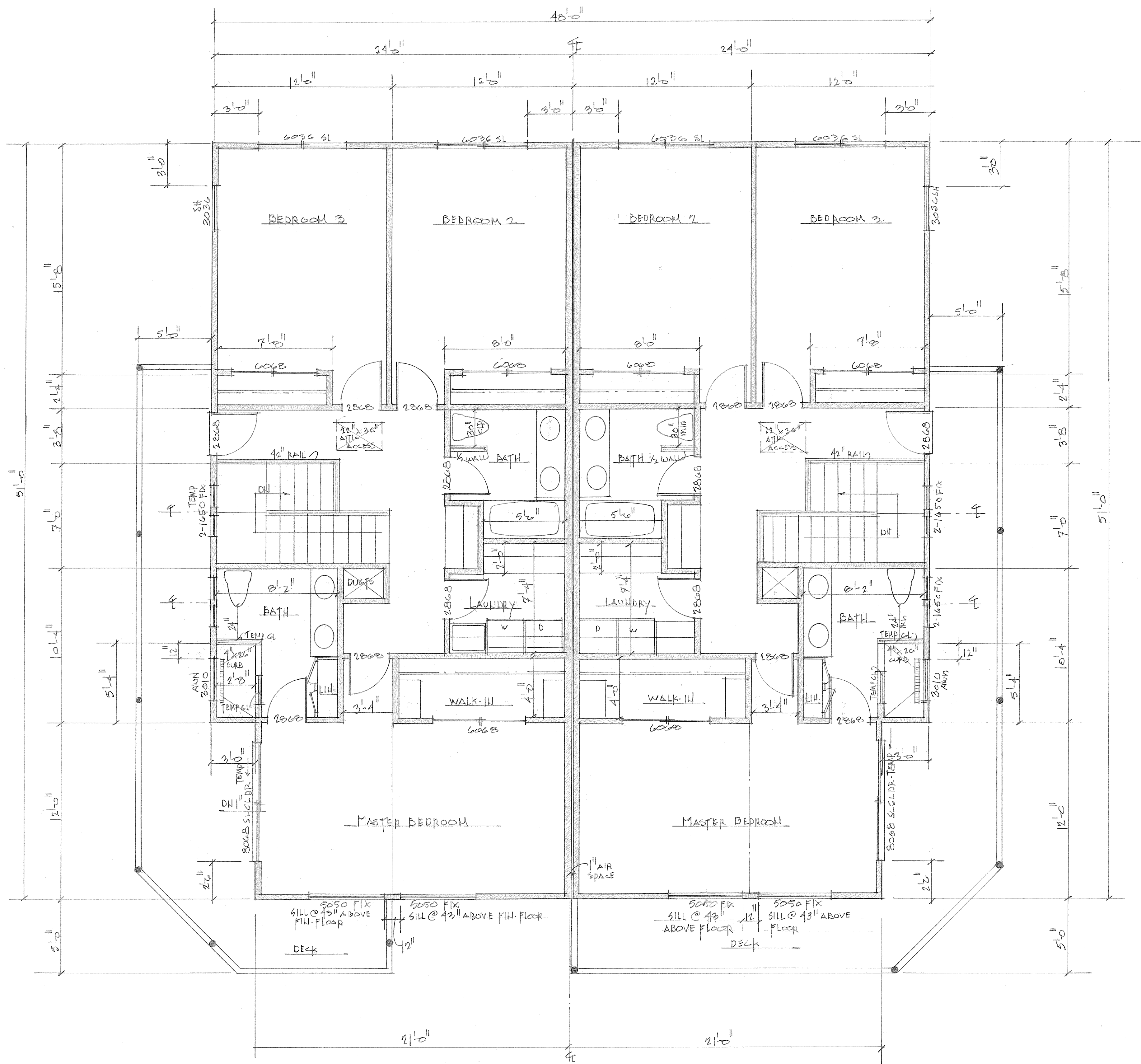
SCALE
1/4" = 1'-0"

JOB NO.
18-26

SHEET
2

OF SHEETS

LANTANA HOMES



UPPER LEVEL PLAN

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

REVISIONS	BY

LANTANA LLC DUPLEX
Maria Jensen
22 Blake Lane
Scotts Valley, CA 95066
A.P.N. 022 - 902 - 16

ROBIN ALAGA
250 Evening Hill Lane
Coralitos, CA 95076
Ph/Fax: (831)724-4994 Cell: (831)419-4919
rabrownfield@sbcglobal.net

DRAWN
ROBIN

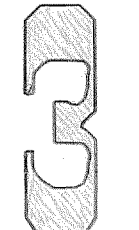
CHECKED

DATE
12. SEP. 2018

SCALE
1/4" = 1'-0"

JOB NO.
18.06

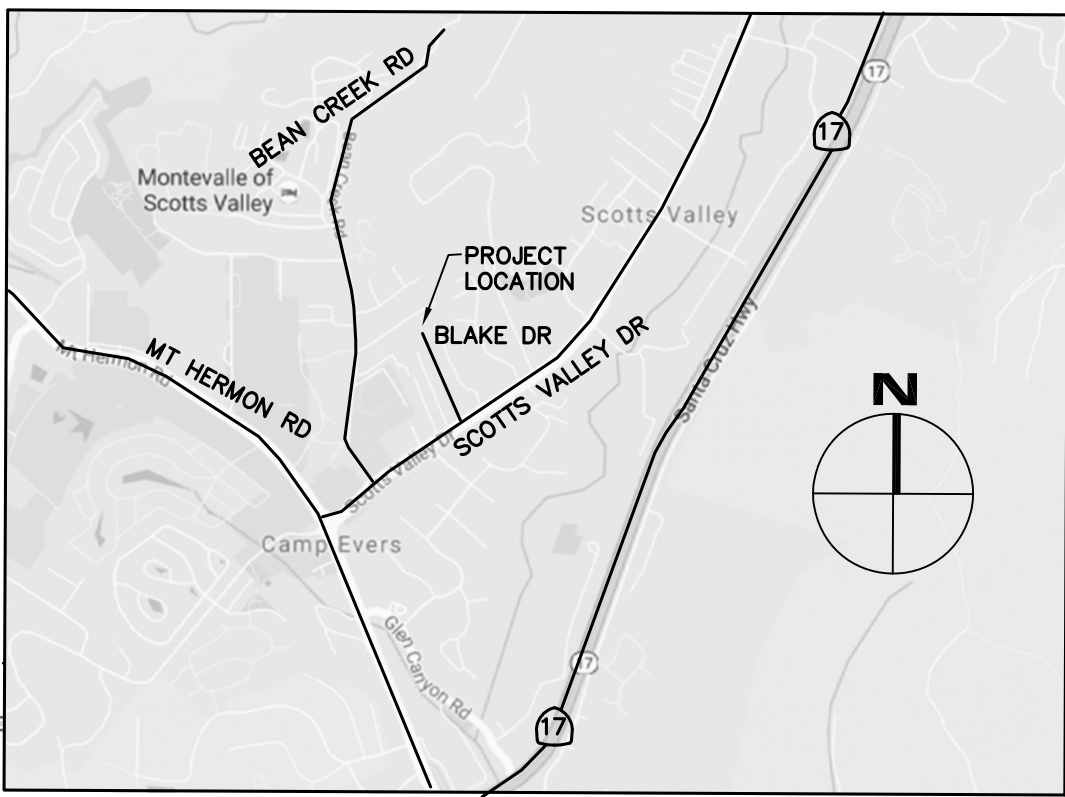
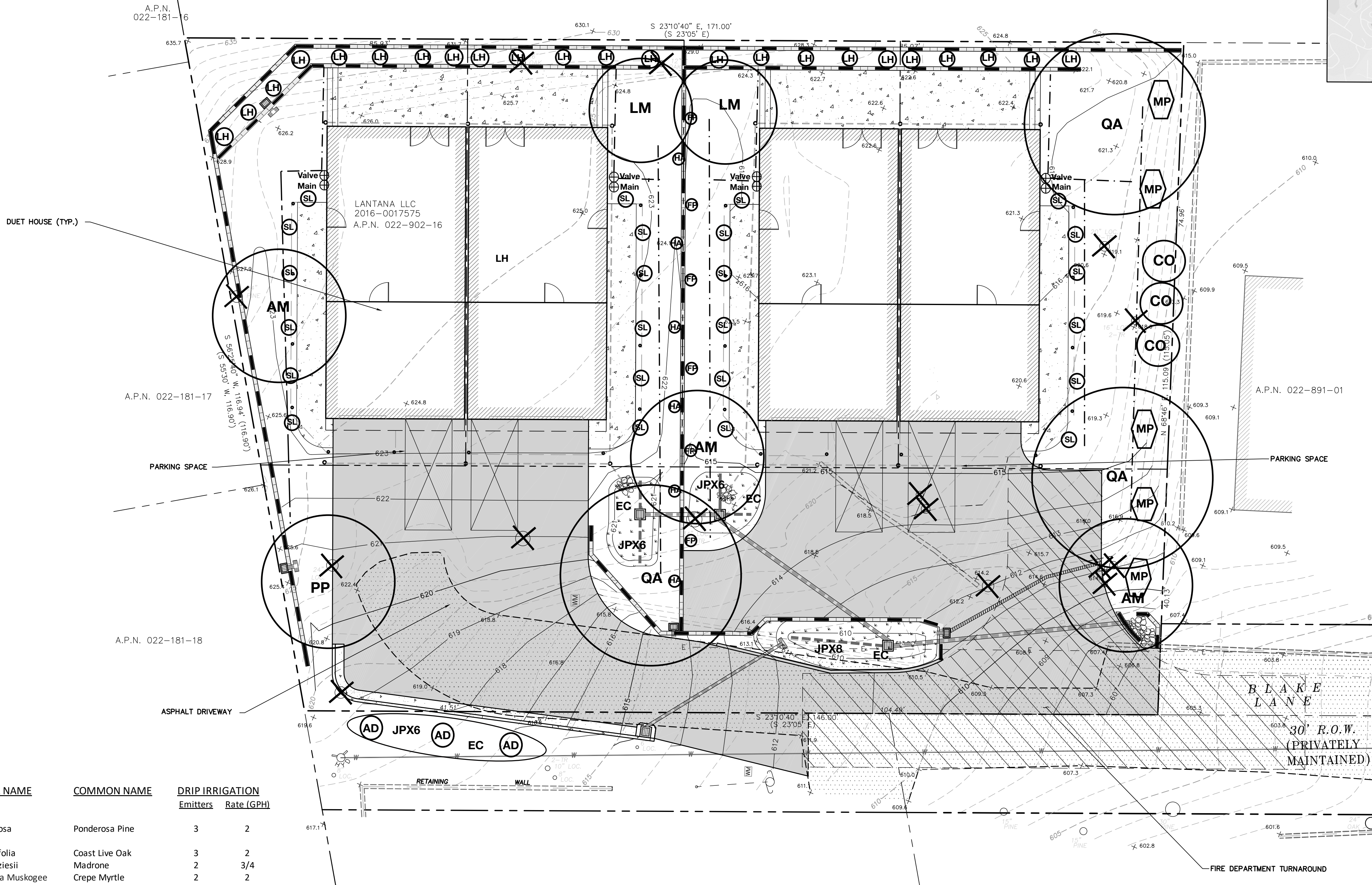
SHEET



OF SHEETS

LANTANA HOMES

A.P.N. 022-902-14



VICINITY MAP
NTS

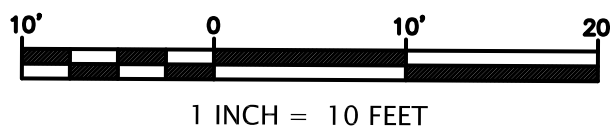
LEGEND

- ASPHALT
- PROPOSED CONCRETE PATIO
- PROPOSED RETAINING WALL
- PROPOSED SWALE
- PROPOSED SD
- EXISTING GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- (E) TREE TO BE REMOVED
- PROPOSED PARKING SPACE 18' X 9'
- PROPOSED FIRE DEPARTMENT TURNAROUND

Plant Legend

KEY	#	SIZE	BOTANICAL NAME	COMMON NAME	DRIP IRRIGATION	
					Emitters	Rate (GPH)
Trees (Standards)						
PP	1	Transplant of existing tree	Pinus Ponderosa	Ponderosa Pine	3	2
QA	3	24" box	Quercus Agrifolia	Coast Live Oak	3	2
AM	3	24" box	Arbutus Menziesii	Madrone	2	3/4
LM	2	15 Gal	Lagerstroemia Muskogee	Crepe Myrtle	2	2
Shrubs and Bushes						
CO	3	15 Gal	Cercis Occidentalis	Western Redbud	2	2
LH	24	1 Gal	Lavendula Hidcote	Small English Lavender	1	1/2
SL	24	1 Gal	Salvia Leucantha	Mexican Bush Sage	1	1/2
AD	3	5 Gal	Arctostaphylos Desiflora	Manzanita "McMinn"	provided by neighbor	
Vines						
FP	6	1 Gal	Ficus Pumila	Creeping Fig	1	1/2
HA	6	1 Gal	Hydrangea Anomala	Climbing Hydrangea	1	1/2
Groundcover for Slopes						
MP	8-Jun	1 Gal	Myoporum Panvifolium	Creeping Myoporum	1	1/2
Grasses and Flowers for Bioswales						
JP	26	1 Gal	Juncus Patens	Native Rush		
EC	Seeds	Seeds	Eschscholzia Californica	California Poppy		

PLAN



Viji Jagannathan, Landscape Designer
521 San Luis Avenue
Los Altos, CA
650.353.8020

4 LOT MINOR LAND DIVISION
FOR
LANTANA, LLC
22 BLAKE LANE
SCOTT'S VALLEY, CA
APN # 022-902-16

LANDSCAPING PLAN

project no.

date
JAN 2019

scale
AS SHOWN

dwg name

[illegible]

The new DeFiant 180 Degree Motion security light with Duallite chases away nighttime darkness. This LED motion light provides seamless light coverage for increased safety, security and peace of mind. Never change a bulb again with this new LED technology. Install quickly and safely with three friendly, DIY easy steps to connect. The Duallite feature beautifies, protects and saves energy by utilizing accent light from dusk-to-dawn and full light when motion is detected.

- Bright LED light at 2050 lumens of output
- 180-degree motion detection with up to 70 ft. range
- Duallite 2 level lighting technology
- Can be mounted on walls or staves

Outdoor Lighting Specifications (Back Patio)

Product Overview

Clear trim are on top and center for these modern LED outdoor sconces. Users feature a one watt aluminum trim and matte white acrylic diffuser. Energy efficient LED sources offer 3000K color temperature and 80-90+ output. The 24 compliant, One light 8W LED wall art in a Braided Nickel or Architectural Bronze finish.

Features:

- Modern LED outdoor sconce
- Silver polycarbonate soft rectangular diffusers
- One clear aluminum trim top, sides, and bottom
- Indoor or outdoor use
- The 24 compliant
- AER Compliant
- Backplate covers a 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- Fully covered over the Progress Lighting limited warranty.

Dimensions:

- Height: 8"
- Width: 5-5/8"
- Depth: 4"
- Shade height: 8"
- Shade depth: 5-3/4"
- Hole length: 8"
- HCO - 1" (height from center of outlet)

Electrical Specifications:

- Number of Bulbs: 1
- Bulb Included: Yes
- Bulb Base: Integrated LED
- Bulb Type: LED
- Voltage: 80V
- Voltage: 100V
- Color Temperature: 3000K
- Color Rendering Index (CRI): 90
- Lumens: 420
- Average Hours: 50000

LANTANA HOMES

Retaining Walls and Fences

Hog wire fence on top of retaining wall that separates Lots 1&2 from Lots 3&4. Hog wire will allow for vines to grow and provide a green border.



Fencing on Perimeter



Fencing on back patios



Concrete retaining walls



Redwood will have a cedar stain.

LANTANA HOMES

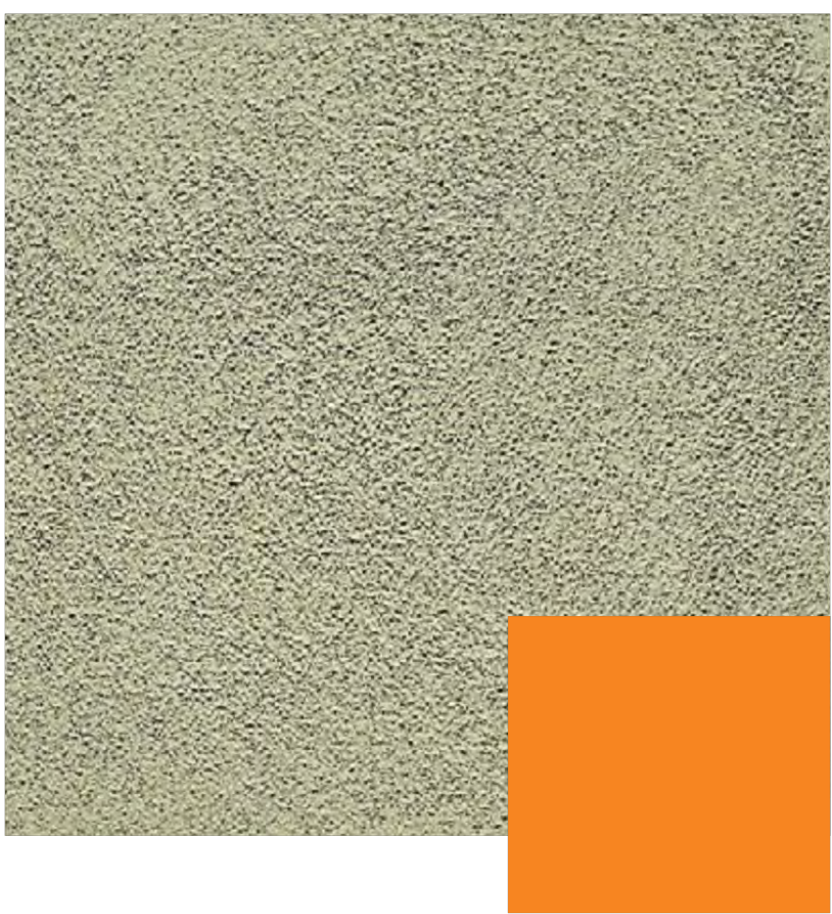
Color Samples

Each set of duet homes will have one home that is Sage Green Stucco with an Orange door and the other home will be Harbor Grey Stucco with a Yellow door. The remainder of the trim will be white and the garage doors will be white. The roof will be Certainteed Weatherwood. The wood trim under the soffits and along the one side of each of the homes (see architectural elevations) will be cedar or redwood with a cedar stain.

Harbor Grey Stucco



Sage Green Stucco



Cedar accent wall and soffits



Certainteed Weatherwood roof shingles



RI Engineering, Inc.



**Passenger Car Turning Movement Study
From New Private Driveways to Blake Lane**

For the

4 Lot Minor Land Division

At

**Blake Lane
Santa Cruz County
Scotts Valley, California
APN: 022-902-16**

December 5, 2018

**Prepared For:
Maria Jenson**

**Prepared By:
RI Engineering, Inc.
Project Number 16-097-1**



Report Summary

Owner, Maria Jenson, is proposing a 4 lot minor land division and multi-unit development with two prefabricated duplex structures with at-grade garages off of Blake Lane. A driveway with access to Blake Road is proposed for each of the two prefabricated duplex structures.

The City of Scotts Valley has requested RI Engineering do a turning analysis of passenger vehicles for each of the two parking spots in front of each lot to ensure that a passenger vehicle can back out of each private parking location and access Blake Lane. The online program AutoTurn has been utilized to analyze the turning movement into Blake Lane from all eight (two for each lot) private parking locations.

Design Vehicle

For our analysis, an AASHTO 2004 (US) Passenger design vehicle has been used for design. The design vehicle is a 19' long, and 7' wide passenger car. The dimensions of this design vehicle are slightly larger than a standard passenger vehicle and is being used in this study for conservative analysis.

Analysis

RI Engineering used the program AutoTurn Online to analyze the turning movements. As a basemap for AutoTurn, our AutoCAD design file was attached into AutoTurn. The basemap is to scale and represents the existing and proposed edges of pavement. The design vehicle was modeled to back out of the private parking spot and conduct a 2-point turn out of the private driveway and onto Blake Lane. There are two private parking locations in front of each of the four residences so a turn analysis was modeled for all eight parking locations. It has been determined that the design vehicle can maneuver out of all eight parking locations and safely turn onto Blake Lane.

Attachments

- Passenger Car Design Vehicle Cut Sheet
- Turn Analysis Legend
- Lot 1, spot 1 Turn modeled in AutoTurn
- Lot 1, spot 2 Turn modeled in AutoTurn
- Lot 2, spot 1 Turn modeled in AutoTurn
- Lot 2, spot 2 Turn modeled in AutoTurn
- Lot 3, spot 1 Turn modeled in AutoTurn
- Lot 3, spot 2 Turn modeled in AutoTurn
- Lot 4, spot 1 Turn modeled in AutoTurn
- Lot 4, spot 2 Turn modeled in AutoTurn

4 Lot Minor Land Division– Turning Movement Study
 Blake Lane
 APN 022-092-16

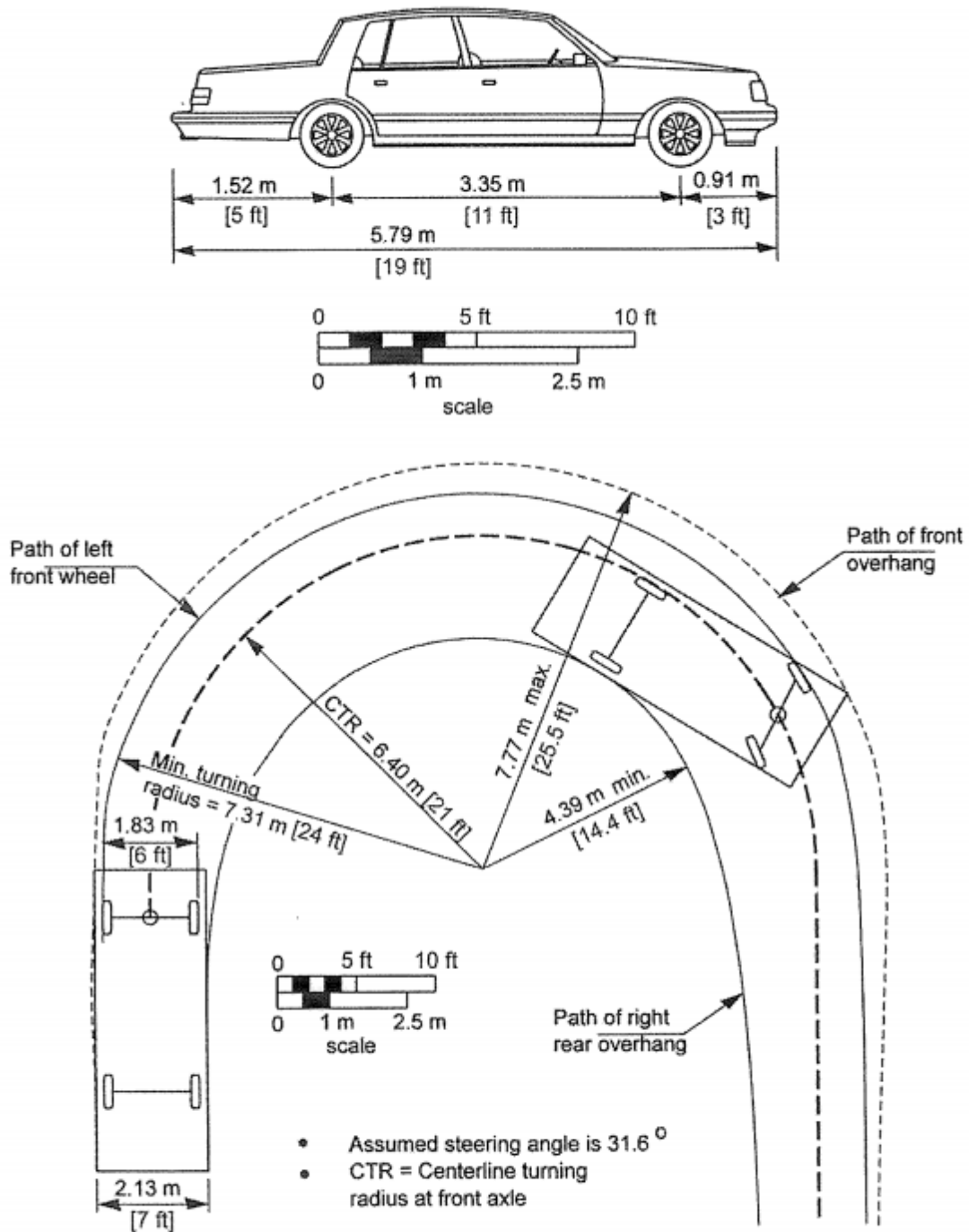


Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

4 Lot Minor Land Division– Turning Movement Study
 Blake Lane
 APN 022-092-16

Select Current Vehicle

North America : AASHTO 2004 (US) : P
 Units: Feet

19.00

2.99 10.99

Info

Search:

Region	Library	Name	Class	# of Parts
North America	AASHTO 2004 (US)	P	Passenger Vehicle	8

Legend for AutoTurn Drawings

Properties

General Path Vehicles Envelopes

☒ Path

☒ Path Icons

OK Cancel

Properties

General Path Vehicles Envelopes

☒ Front Tires

☒ Rear Tires

☒ Vehicle Body

☐ Front Clearance 3.28 ft

☐ Rear Clearance 3.28 ft

☐ Body Clearance 3.28 ft

OK Cancel

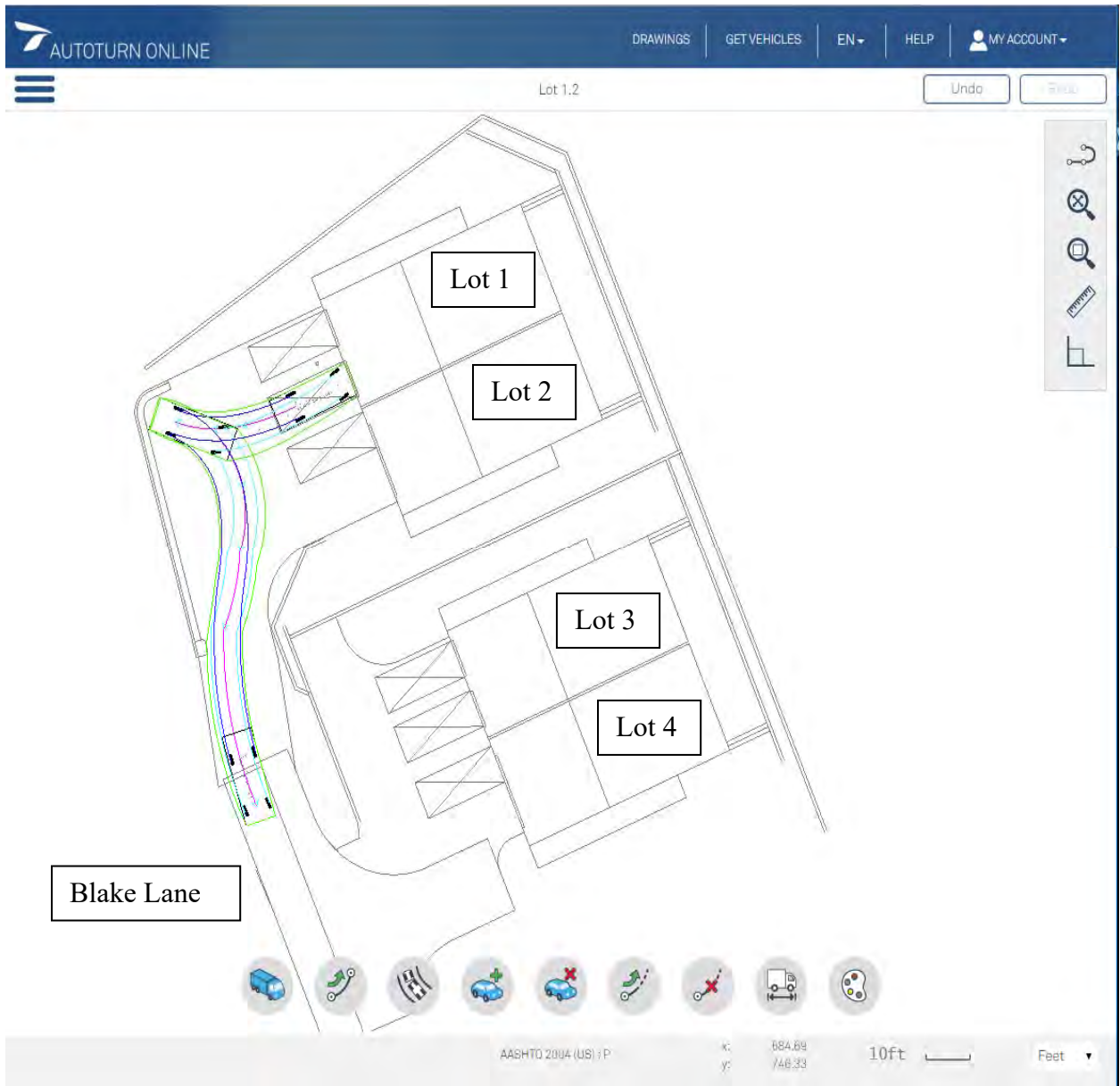
4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 1, spot 1 turning onto Blake Lane



4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 1, spot 2 turning onto Blake Lane



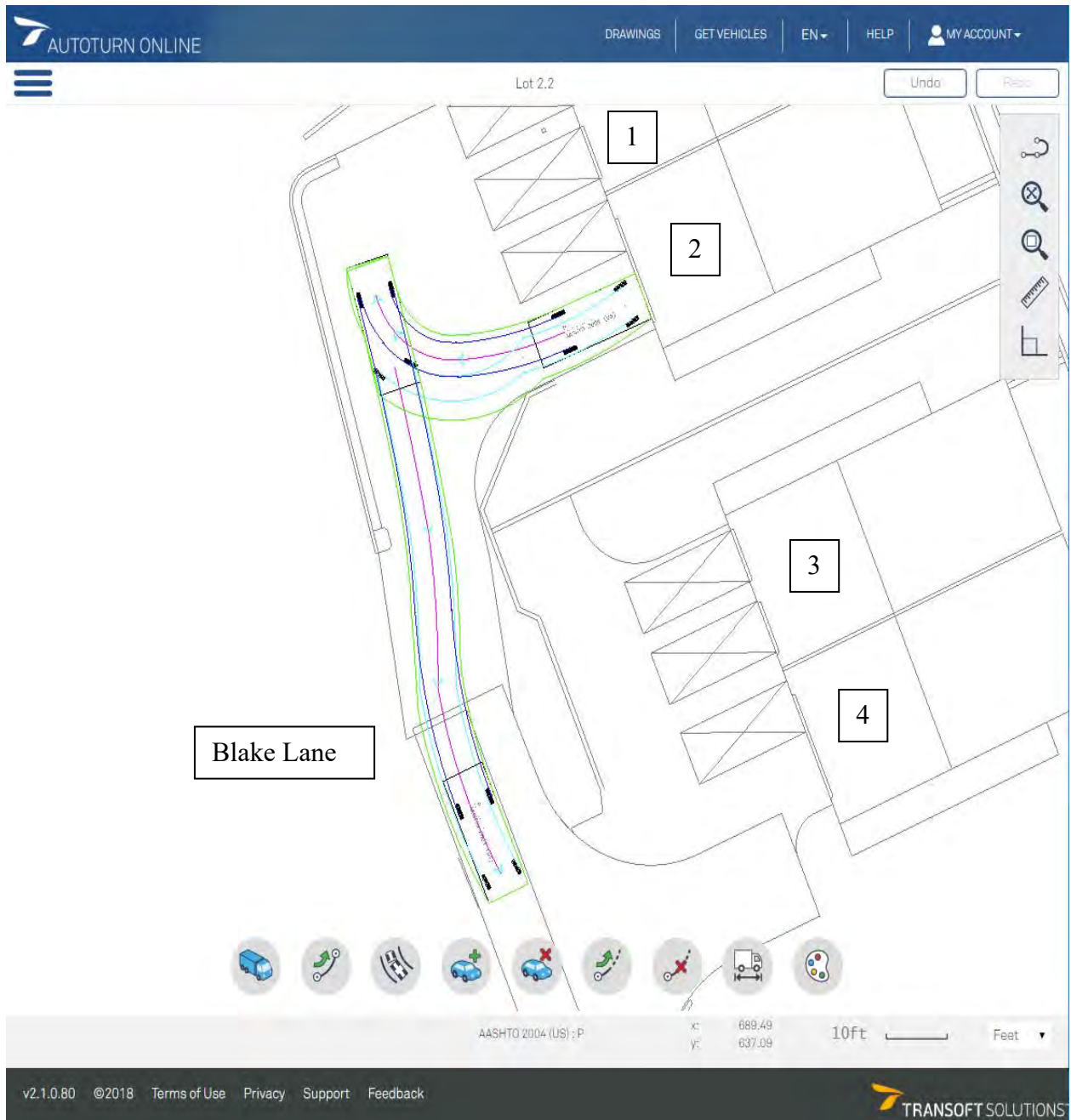
4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 2, spot 1 turning onto Blake Lane



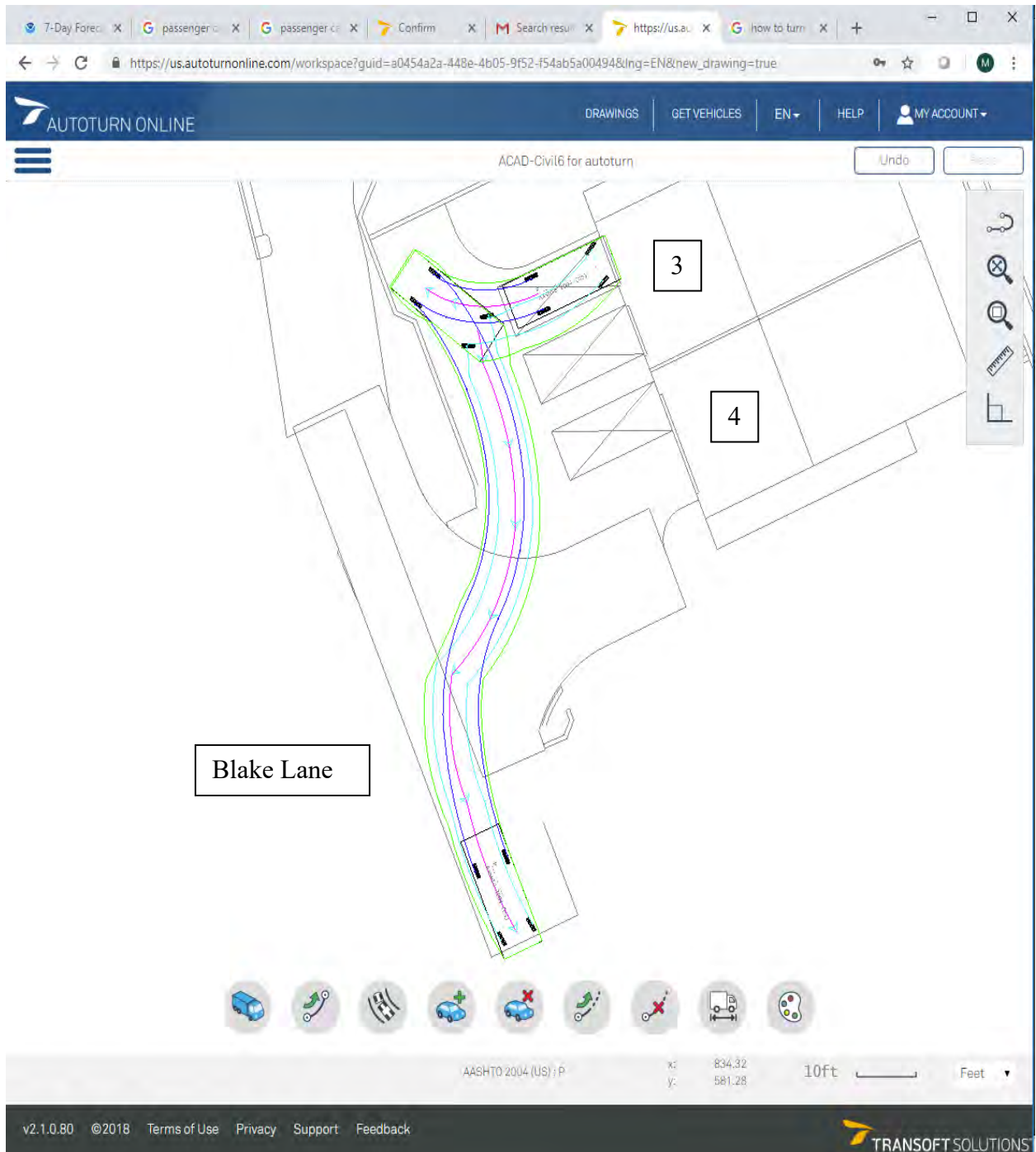
4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 2, spot 2 turning onto Blake Lane



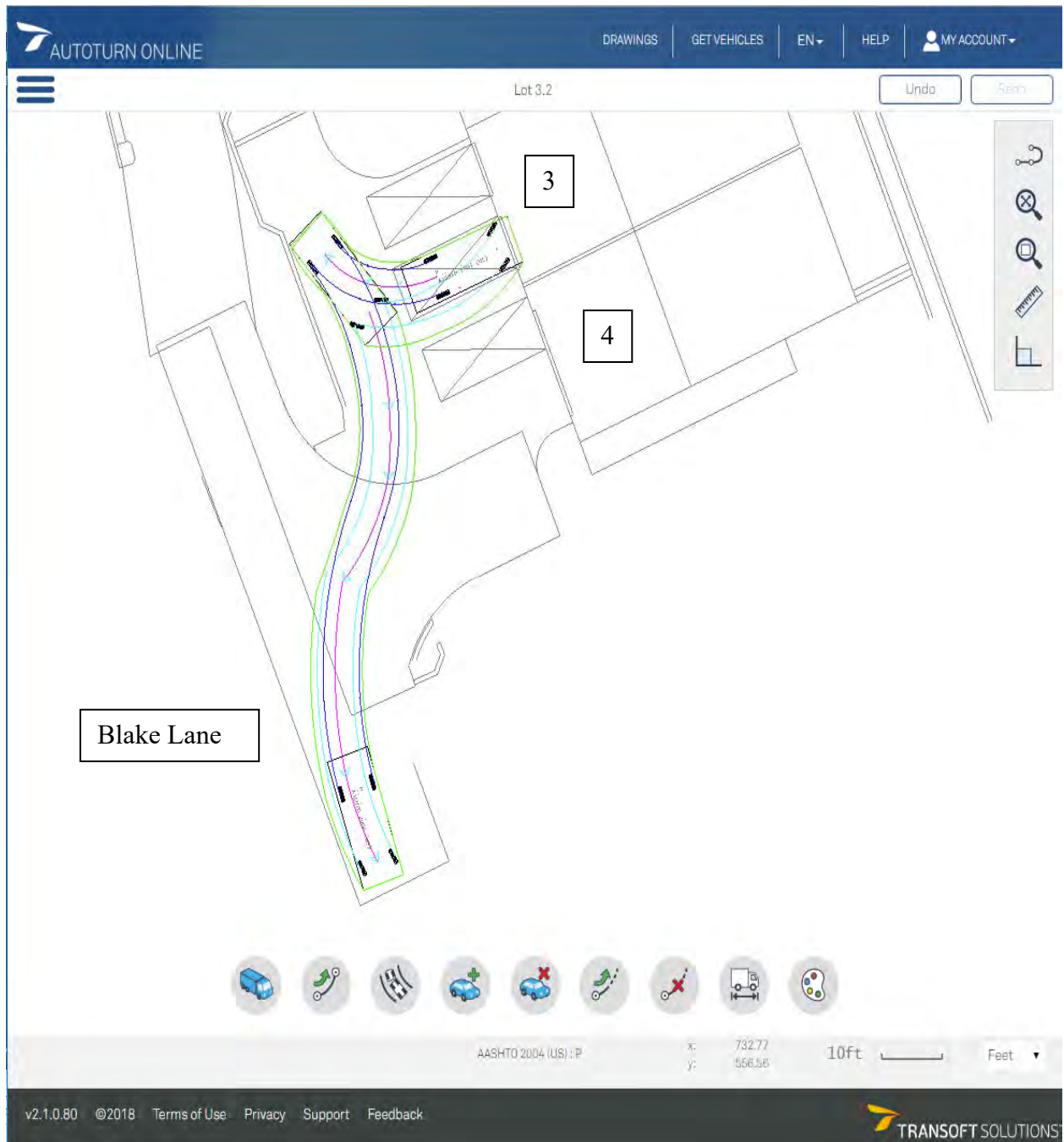
4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 3, spot 1 turning onto Blake Lane



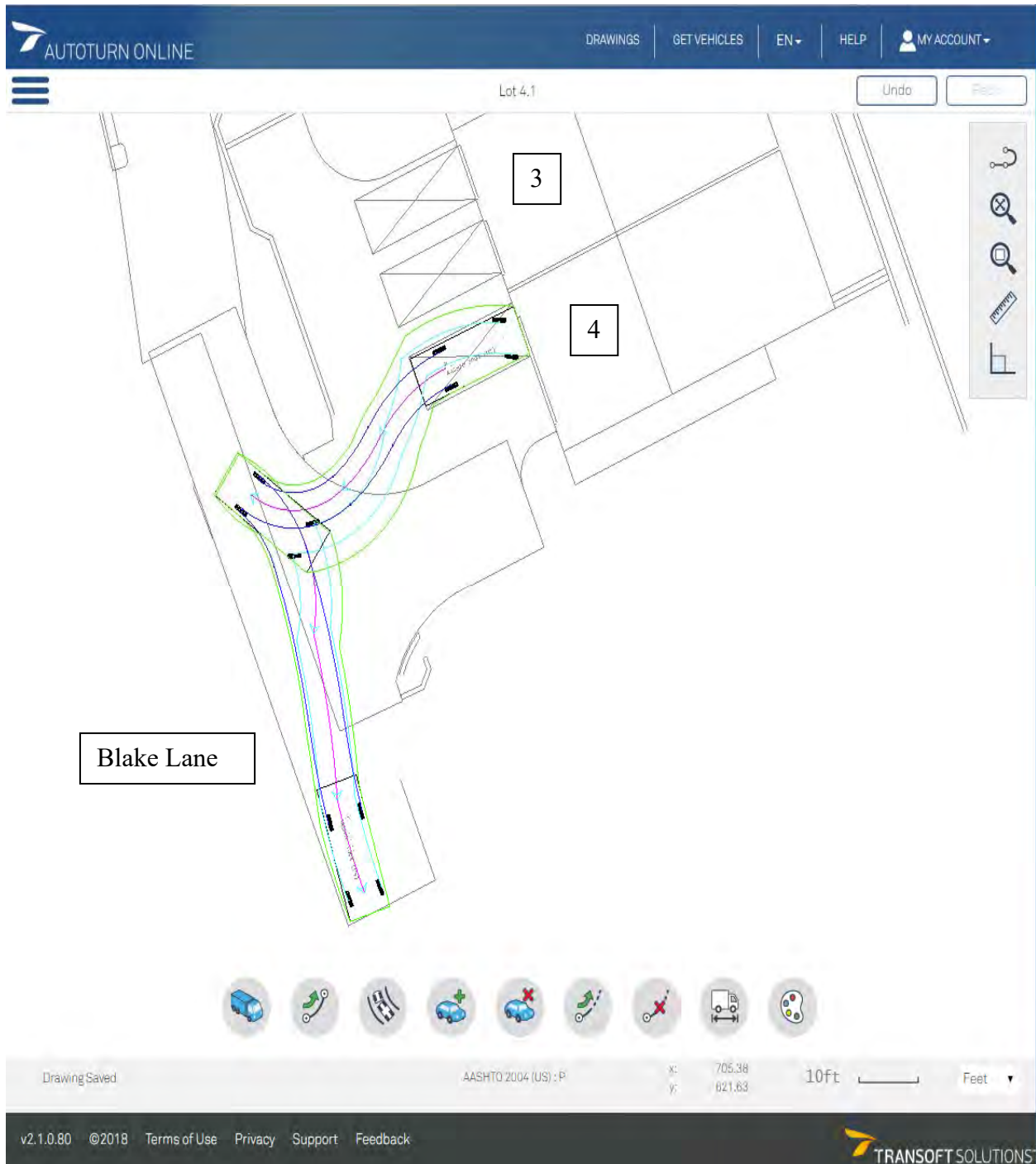
4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 3, spot 2 turning onto Blake Lane



4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 4, spot 1 turning onto Blake Lane



4 Lot Minor Land Division– Turning Movement Study
Blake Lane
APN 022-092-16

Lot 4, spot 2 turning onto Blake Lane



**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date: December 13, 2018

**Applicant /
Property Owner:** Maria Jenson, Lantana Homes, LLC

Applications: Planned Development PD18-001, Design Review DR18-001, MLD18-001 and Environmental Assessment EA18-001

Location: 22 Blake Lane / APN 022-902-16

General Plan / Zoning: High Density Residential / R-H, Residential High Density

Environmental Status: Mitigated Negative Declaration

Request: Consideration of a Planned Development Zoning Permit, Minor Subdivision MLD18-001, and Design Review application proposing the construction of two duet-style single family homes (four new homes total) on a 0.42-acre site in the High Density Residential General Plan and Zoning District. Each of the four homes feature three-bedrooms and two bathrooms, attached two-car garage, balconies, and private outdoor yard space. The project proposes a four-lot subdivision and a common parcel, which provides shared driveway access to the four homes, required on-site stormwater retention facilities and an on-site emergency vehicle turn-around. The project site is within the Mount Hermon June Beetle habitat area, and would require approval of a Habitat Conservation Plan through the U.S. Fish and Wildlife Services, in addition to City of Scotts Valley approval prior to any construction or grading activities.

Staff Planner: Scott Harriman, Consulting Planner, (650) 587-7300 x66
sharriman@rgs.ca.gov

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A.

SITE AND PROJECT DESCRIPTIONS

The project proposes to subdivide an existing 18,231 square foot (0.42 acre) parcel of land to establish a four lot minor subdivision with one parcel to be owned in common by the four subdivision property owners. The project includes the construction of two duet-style single-family homes (four units total). The subject parcel is currently vacant and previously contained a small single-family dwelling, which has been removed by the applicant. Each of the four lots would contain a two-story townhouse unit and private yard space. The common lot provides driveway access to the each unit's two-car garage and stormwater improvements serving the four lots. The residential lots would range in size from 2,701 square feet to 3,450 square feet. The common lot is 6,328 square feet.

The project site is at the terminus of the private road, Blake Lane, and has slopes of approximately 20% along the private lane's frontage and levels off at the upper portion of the site. The site is within the Mount Hermon June Beetle habitat area. A Low-Effect Habitat Conservation Plan (HCP) has been submitted to the U.S. Fish and Wildlife Service for an incidental take permit pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. The HCP application has been published in the Federal Registry (Docket No. FWS-R8-ES-2018-N022) with the comment period ending November 19, 2018.

Existing land uses on adjacent parcels include single and multi-family housing. All public utilities necessary to serve the proposed development are available to the site.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Planned Development Zoning – The proposed project is requesting to establish specialized planned development zoning standards that are exceptions from lot size, shape and lot coverage standards of the R-H zoning regulations.
2. Design Review – Architectural and site plan review is required for all structures, alterations to structures and signage in the R-H zoning district pursuant to Municipal Code (R-H) Section 17.10.050.
3. Minor Subdivision – The project proposes to subdivide an existing 0.42-acre site into four residential home lots and one common parcel that provides shared vehicle access to the four parcels and includes all of the required on-site stormwater retention and treatment facilities that serve the minor subdivision.

Each of these requested entitlements and the proposed development's compliance with General Plan and Zoning standards are discussed below.

DISCUSSION AND ANALYSIS

The project is requesting approval of a Planned Development Zoning, Minor Subdivision, Design Review, and Environmental Review. The following section provides an analysis of the relevant general plan and zoning standards, requested development entitlements and

environmental conditions associated with the proposed project.

GENERAL PLAN: The project site is designated High-Density Residential on the City's General Plan map. The allowable density range within the high-density designation is 9 to 15 units per acre. The four-unit development on the 0.42-acre site results in a residential density of nine (9) units per acre, consistent with the low end of the allowable density range.

ZONING: The project is situated in the R-H, High Density Residential Zoning District. The table below describes the projects compliance with the R-H, zoning standards and the requested development exceptions.

According to the General Plan, the purpose of Planned Development Zoning is to provide the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district, which reflects the General Plan designation are tailored as part of a planned development. Tailored zoning regulations include, but are not limited to, lot size and shape, intensity, coverage and appearance of structures.

In this case, the proposed development is consistent with the General Plan residential land use and density standards, and is requesting a planned development for exceptions to accommodate the proposed lot configurations with zero-setback between the duet units, reduced lot width, reduce front setback from the front common parcel, and increased site coverage to provide the four single family homes, each on it's own separate parcel with private outdoor yard space and on-site garage parking.

Zoning Compliance Table – 22 Blake Lane				
R-H, High-Density Residential				
	Standard	Proposed	Compliance	Comment
Density	3,000 sf/unit	4,558 sf/unit	Yes	
Lot Area	6,000 sf	2,701 sf - 6,328 sf	No	PD needed
Lot Width	60'	35' - 46'	No	PD needed
Lot Depth	60'	73'	Yes	
Setbacks - Front	20'	7'	No	PD Needed
- Side	10% of lot width 5' min	12' min perimeter 0' (between duet units)	Partial	Perimeter side setbacks comply. PD needed for 0-ft setback between duet units.
- Rear	20% of lot depth 15' min	15'	Yes	
Height	35'	27'	Yes	
Site Coverage	55%	62% overall	No	PD needed
Parking	2-car garage + 1	2-car garage + 1	Yes	
Retaining Walls	Design Review for retain walls in front and rear >3 and 6-ft	8-ft front and terraced 5 & 7-ft high walls in rear	No	Subject to Design Review

As shown in the table above, the project complies with the zoning density standards, lot depth, rear setbacks, building height, and parking. However, the project does not comply with

all of the base R-H zoning standards and is requesting development exceptions through the Planned Development process for: 1) increased site coverage; 2) lot width 3) lot area; 4) reduced side yard setback between duet units; and, 5) front yard setback. In addition, retaining walls, which are greater than three-feet in the front yard areas and greater than six-feet in height in rear yard areas are subject to Design Review. The requested exceptions and analysis are discussed in the sections below.

PLANNED DEVELOPMENT / MINOR LAND DIVISION: The Zoning Code requires every Planned Development District to be combined with an alternative base zoning district. In this case, the alternative base zone requested for this development is the High Density Residential District (R-H). The project is requesting a Planned Development to establish specialized development standards that reflect exceptions from the proposed R-H residential zoning regulations to accommodate the proposed residential development.

The table below provides lot sizes and site coverage proposed with the proposed subdivision.

Lot Size and Coverage Table					
	Lot Area	Dwelling Size	Lot Width	Lot Depth	Coverage
Lot 1	3050	1820	35'	73'	60%
Lot 2	2702	1820	37'	73'	68%
Lot 3	2701	1820	37'	73'	68%
Lot 4	3650	1820	46'	73'	53%
Common Lot	6328	0	146'	42'	75%

The City's planned development process allows for adjustments to development standards to accommodate unique circumstances related to lot size and shape, intensity, coverage and appearance of structures. The following sections provide an analysis of the requested exceptions.

Lot Area: The minimum lot area in the R-H zoning district is 6,000 square feet. Based on this standard, the existing 18,231 square foot lot could be subdivided into three separate lots. However, a three-lot subdivision equates to seven units per acre, which would be less than the General Plan density range of 9-15 units per acre. A four-lot subdivision, as proposed, equates to nine units per acre, which is consistent with the General Plan density range.

In order to achieve the required four units, the applicant is proposing a subdivision, which provides four individual single-family home lots with private yard spaces and attached garage parking. In this case, however, Lots 1 through 4 are below the minimum 6,000 square foot lot area standard and requires an exception to the minimum 6,000 square foot lot area requirement through the Planned Development process. The common lot, which provides shared vehicle access to the four lots, meets the minimum R-H, 6,000 square foot, lot area standard.

The R-H zoning requires a minimum of 3,000 square feet of land area for each unit. Based on that standard, the existing 18,231 square foot project site would accommodate a maximum of six units. The proposed four-unit subdivision is below the maximum and consistent with R-H zoning density.

The requested exception to lot area, in this case, is an appropriate application of the Planned Development process to achieve four units consistency with the General Plan and R-H Zone density standards. In addition, the four-lot subdivision, as designed, provides private outdoor space for each unit, and two-story single-family homes, with on-site parking consistent with other single and multi-family homes in the surrounding area.

Side yard Setback: The applicant is proposing to construct two sets of duet-style homes. Each of the duet-style homes is attached along an interior side yard property line commonly referred to as a zero side yard setback. The minimum side yard setback in the R-H zone is five-feet. Therefore, the two (interior) zero side yards would require a zoning exception.

In this case as proposed, only the owners of the new units would be affected by a zero interior side yard setback. The exterior side yard setbacks along the project site's perimeter, shared with neighboring properties, exceed the required side yard setback. Reduced interior setbacks for zero-lot line units within planned unit developments is a standard practice as a way to achieve appropriate residential densities and allow for the consolidation of usable yard space in one or two areas and permissible through the Planned Development process.

Front yard Setback: The proposed development's shared common parcel spans the entire frontage of the project site and provides driveway vehicle access to the homes. As proposed, the front setback, measured from the building to the property line at the backside of the common parcel, is approximately seven-feet. The zoning code standard for front yard setback is 20-feet from the building to roadway right-of-way. As proposed, the distance from the duet-units buildings to the private roadway is approximately 35-feet in depth. The project's front common parcel provides the setback from the private roadway in the same way a driveway provides the setback in a conventional detached single-family subdivision. Although an exception to the zoning code standard is required, the project achieves the necessary front setback and can be authorized through the Planned Development process.

Site Coverage: Site coverage is defined as the percentage of site area that may be covered by impervious surfaces, including all structures, open or enclosed or projections of structures.

As shown in the tables above, the maximum allowable impervious site coverage in the R-H zoning district is 55-percent. Project plans indicate an overall site coverage of 66-percent, which exceeds the maximum allowable site coverage. The common parcel includes additional paving for the emergency vehicle turn around area, which contributes to the lot coverage. Only Lot 4, the largest of the residential lots, meets the minimum standard.

One aspect of a zero-setback or small lot subdivision is the loss or reduction of yard space, which reduces the amount of land area typically calculated as open yard space. In this case, the zero setback design eliminates approximately 250 square feet of open space for each lot adjacent to the homes. In this case, the request for additional lot coverage allows for four individual, privately owned, home sites each with private yard space. An exception to lot coverage may be considered through the Planned Development process, which is designed to provide flexibility to tailor development standards including lot size and shape, intensity, lot coverage and appearance of structures.

The Planning Commission may request the applicant to consider including pervious pavers as a way to reduce impervious site coverage. However an exception may still be necessary as it may not be possible in this way to reduce overall site coverage to meet the 55% site coverage standard due in part to the slope and configuration of the driveways. Pervious pavement is not as durable as conventional pavement or recommended in high traffic and vehicle-maneuvering areas, such as would occur in the driveways of proposed development. The driveway slope also reduces the effectiveness of pervious pavement as surface flow of water over the sloped pavement occurs more rapidly than it would settle into and be retained in the pervious pavement. Pervious pavement or pavers on a sand base would be most effective on flat patio or walking surfaces where surface water has sufficient time to settle. The applicant has indicated that the rear patios on the homes are proposed as (impervious) concrete and poured concurrently with the homes' slab footings for visual continuity.

On-Site Parking and Driveway Design: The project meets the single-family parking requirements by providing a two-car garage for each unit and space in the driveway for one additional vehicle. An additional paved area to the right of Unit 4's garage door is for an emergency vehicle turn-around as required by the fire department. This area would be striped and signed pursuant to Fire Department standards and would not be available for parking. One of the constraints on older private lanes, which exist in Scotts Valley such as Blake Lane, is the lack of curb infrastructure, which allows for improved street parking. Vehicle access on private streets is typically through a series of private access easements, which may or may not include shared maintenance agreements. For this reason, parking on private lanes can be problematic. In this case, the subject property is located at the terminus of Blake Lane and provides a dedicated on-site emergency vehicle turn-around. While the emergency vehicle turn-around excludes this area from being used as private on-site parking, it does provide a dedicated area which is required to be available at all times for exclusive use for emergency vehicles. The limitation of street parking is something that potential owners of these new homes will need to consider in their purchase decision.

With regards to the driveway paving, City standards limit the amount of paved area in front yards, allowing for landscaping to provide visual relief. However in this case, the front common parcel provides shared and combined vehicle access serving all four of the proposed homes and is the only means of vehicle access to each of the homes. To help offset the driveway paving, the common parcel also contains on-site stormwater retention within engineered landscaped bio-swales and landscape planting areas in front of the driveway retaining wall. These landscape areas provide visual relief and help soften the surrounding hardscape. The terraced lots and upslope driveways also provide visual interest and help reduce the appearance of expansive paving.

On-site vehicle circulation and backup movements were considered as part of the project review as the driveways serving the homes are sloped and require right turns into garage and guest parking spaces. Turning movements into and out the garages for Lots 1 and 3 are further complicated by balcony support posts, which are located four-feet in front of the garage door, between the two single-wide garage doors. The center balcony posts are not used on Lots 2 and 4, which each have a single, double-wide, garage door. The applicant has provided turning templates to demonstrate that vehicles parked on-site can maneuver within the driveway area, can circulate on-site, and exit the site facing forward. The applicant may consider architectural design alternatives to eliminate the center balcony posts on Lots 1

and 3, such as add a horizontal beam to span the garage doors (similar to Lots 2 and 4), which would have a minimal visual effect on the appearance of the units. Minor design revisions, such as this, which do not substantially alter the appearance of the building, may be reviewed and approved by staff as part of the building permit process.

DESIGN REVIEW: The Design Review process requires architectural and site plan review for all structures by the Planning Commission. The Design Review process is established to carry out the objectives of the City's General Plan and related zoning regulations and to ensure that permits for construction will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city.

Architectural and Site Plan Design Review is required for all new structures in the R-H zoning district subject to design criteria specified in Section 17.50.030. A project's architectural and site details must be found to be consistent with the following design review criteria:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood;
2. Materials, colors, proportion, mass and detail. 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;
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;
4. 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.
5. The size, location and arrangement of on-site parking and paved areas;
6. 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.
7. Height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief for fences and walls over eight feet tall or fences over three feet tall in front yards when across from Highway 17.
8. Arbors in front yards, over twenty square feet in roof area or between eight and ten feet in height: the design compatibility with the main structure and structures in the neighborhood, the mass and scale of the arbor, line of sight visibility for pedestrians and motorists in addition to other applicable standards of this section.

Building architecture and site design: The developed proposes two pairs of duet-style homes, for a total of four homes. Duet-style homes appear visually attached, but are on

separately owned parcels of land, with zero-setback (or shared property line) between each home. Homes on Lots 1 and 2 are constructed with a shared property line, as do Lots 3 and 4. The building pads for Lots 3 and 4 are terraced down with the existing grade and are approximately six feet lower than the building pad for Lots 1 and 2. All four homes are two-story, 26-feet in height, have front facing garage doors, and walkways to the side entry doors. Each pair of adjoining units features a unique garage doors (two single-wide doors, one double-wide doors) with vertical accent windows, and second floor balcony designs to provide architectural interest and distinction between the duet units. All four single-family homes incorporate stucco exterior siding with cedar accent walls on the first and second floor levels. Roof soffits are also shown with matching cedar trim. Exterior stucco siding colors are soft earth tones, identified as Harbor Grey and Sage Green. Windows and doors are trimmed with stucco molding. A metal railing system with vertical cables are shown on the second floor balconies. The front-facing balconies are covered by the roof eaves. The roofs are conventional in design with a 6:12 pitch and topped with weatherwood (color) composition shingles. The architectural details, materials, mass, and colors of the proposed residential units are consistent with similar newer single-family homes, and compatible with the surrounding area.

The site design includes three landscaped bioretention swales and a small rock outfall as part of the project's required stormwater management system. These bioretention swales are connected by a series of underground pipes, which serve transfer and retain storm water during rain events. The proposed stormwater plan includes a number of surface-level drop inlets. One of these inlets is shown on the adjacent property immediately west of the project site. To accomplish this improvement, the applicant would have to acquire an easement from the neighboring property owner. The City of Scotts Valley cannot require the neighboring property owner to grant an easement, nor can the city grant final project approval as shown, without the easement being granted by the neighboring property owner and recorded with the County of Santa Cruz. The applicant is aware of this requirement and is working with the neighboring property owner to acquire the easement.

Retaining Walls: The project site slopes upward from the Blake Lane frontage. To accommodate the site grades and terraced building pads the project requires a series of retaining walls that step with the terrain of the site. As previously stated, retaining walls over three feet in height in front yards and six feet in rear yards are subject to design review.

The site plan shows terraced retaining walls along the rear lot line behind Lots 1 and 2 of approximately 5½ and 4 feet in height; and 7 and 4½ feet in height at the rear of Lots 3 and 4. A single retaining wall of approximately 4½ feet in height would be located along the northern side property boundaries. A retaining wall of approximately eight feet in height would be located between the upper and lower building pad. This retaining wall would be visible from Blake Lane frontage and appear as separating wall between the two driveway areas. The front retaining wall is flanked on both sides by a ten-foot wide planted bioretention swale and a five-foot wide planter strip. The project's architectural detail sheet and discussions with the applicant indicates that the retaining walls will be poured concrete between wood forms to transfer the wood grain onto the concrete finish.

In considering the projects overall retaining wall design, staff suggests that the terraced walls along the rear property line and northern side property line will have limited visual impact as

the project site is downhill from the adjacent neighbors and will be predominately screened from view by the new homes from along Blake Lane. The retaining wall on the front common parcel will however be visible from Blake Lane. Staff suggests that the planter beds in front of the wall are an appropriate landscape design feature to screen and soften the appearance of the wall. Also, adding color pigment, such as “lampblack” to the concrete mix would darkened and soften the potentially bright hue of a basic concrete mix. Staff has included the requirement to incorporate measures, such as using lampblack, to reduce the brightness of the concrete retaining walls as a condition of project approval.

Perimeter Fencing: The projects architectural detail sheet depicts property perimeter fencing and privacy fencing between rear yard patios to be constructed of vertical redwood slats stained a cedar color. The vertical wood fence design is shown with continuous running boards that follow the slope and do not step at support posts. Open hog wire fencing is proposed on the top of retaining walls that separate Lots 1 and 2 from Lots 3 and 4. Hog wire was selected in this area to allow vines to grow and provide a green border. A condition of approval has been added that requires that plans submitted for building permit show the location where the various fences are situated and include fence construction details that account for unique site conditions and grades that may occur on the project site.

Landscaping: The project proposes to incorporate irrigated landscape areas, consisting of trees and shrubs, in yard planters and along perimeter walls. Redwood mulch will be utilized as a ground cover in planter beds, and myoporum parvifolium ground cover is proposed on slopes. The bioretention swales will include low plantings and native grasses as recommended in accordance with industry standards for use in such areas. A condition of approval is included in the draft resolution that requires that landscape plans submitted for building permit include the name, number, size, and location for all planting materials and ground covers, and that the plant and tree selections be made in consultation with the project arborist and the stormwater/bioretention design team.

Lighting: The project proposes exterior lighting to include recessed can lights on the underside of the second level balconies to light walkways. Motion sensor lights are proposed above garage doors and wall-mounted LED sconce lights are proposed at first and second floor exterior doorways. To insure that exterior lighting does not add glare on neighboring properties, a condition of approval is included that all exterior lighting be down directed with shielded light sources. Additionally, lighting plans shall in prepared in consultation with the projects Habitat Conservation Plan team, to avoid lighting impacts on the native Mount Hermon June Beetle.

Trees: The applicant has submitted an arborist report, dated January 16, 2018, which evaluates 15 protected trees; 13 on-site and two on adjacent parcels. 11 of the 13 protected trees on site would be directly impacted by the proposed development, including six coast live oak trees and five non-native black locust trees. The arborist report also recommends removal of the other two protected trees on-site due to poor health (Ponderosa pine, Tree 713) and a black locust (Tree 721), which has a sever lean toward an adjacent apartment building. In total, 13 trees on-site would be removed as a result of the project development.

The 24-inch Ponderosa pine (Tree 713) is identified in the arborist report to be in poor health and weak condition. The pine tree is part of a rare coastal California assemblage of

Ponderosa pines, which is a native species that typically occurs in the Sierra Nevada region of the state. The City General Plan designates Ponderosa pines as rare. The arborist report does not recommend retention of the pine tree due to its poor health. However, the arborist report identifies a smaller Ponderosa pine located on site (noted as tree D in the arborist report), which while not large enough to be considered protected, is identified in very good health and excellent structure, and has a much better chance at (preservation) success than the larger protected tree (713). The arborist report recommends that Tree D be held at a nursery during construction, and returned to the site for replanting during the landscaping phase. This action is included as a mitigation measure in the Mitigated Negative Declaration.

The project arborist has stated that the project site, with the proposed development in place, has the capacity to support approximately nine trees, including the replanted Ponderosa pine. Therefore, a replacement plan of one tree for each tree removed would result in a minimum of eight new trees to be planted on-site and payment by the developer of an in-lieu fee, paid into the City's tree replacement bank, equal to the cost of four trees.

A condition of approval has been added in the attached resolution requiring that landscape plans submitted to the City for site development permits be revised to include a minimum of eight new trees and the replanted Ponderosa pine. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. Project related environmental impacts were identified, and include mitigation measures that reduce the potential impacts to less than significant levels. The MND was circulated for 30 days as required, from November 8, 2018 through December 10, 2018. To date, comments have been received from the Native American Heritage Commission included, as Attachment 8. City staff has communicated with a representative of the Native American Heritage Commission who has indicated that the comments on the Initial Study were procedural in nature and do not result in a substantive change in the environmental findings. The initial study will be updated accordingly and a written response will be provided to the Native American Heritage Commission prior to City Council review.

PUBLIC NOTICE & COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no comments have been received on the proposed development.

FINDINGS AND CONCLUSION

Staff finds that the project's architectural and site plans respond appropriately to the site and surrounding area and recommends that the Planning Commission forward an affirmative recommendation to the City Council on the proposed four lot residential subdivision, Planned Development District and Permit, and Design Review subject to findings and conditions

contained in the attached Resolution and Conditions of approval.

ATTACHMENTS

1.	Resolution of Approval	12
2.	Location Map.....	29
3.	Project Plans*	30
4.	Sample Exterior Elements.....	48
5.	Architectural Details and Vehicle Turning Templates.....	60
6.	Initial Study (11-8-18).....	62
	a. Arborist Report	
	b. Stormwater Plan	
	c. Habitat Conservation Plan	
7.	Letter from the Native American Heritage Commission	227

**Please note that the project plans are provided in the Planning Commission packets. However, the project plans and file are available for public review in the Planning Department Monday-Thursday 8AM-12PM, or by appointment, at City Hall, One Civic Center Drive, Scotts Valley. Please call the Planning Department at (831) 440-5630 if you have any questions.*



Minutes

Scotts Valley Planning Commission and Cultural Resources Preservation Commission Special Meeting

Date: December 13, 2018

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org .
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Appointed Officials	City Staff Members
Derek Timm, Chair Carlos Arcangeli, Vice Chair Rosanna Herrera, Commissioner Deborah Muth, Commissioner	Taylor Bateman, Community Development Dir. Brenda Stevens, Assistant Planner Scott Harriman, Contract Planner

CALL TO ORDER: 6:05 pm.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Herrera, Muth and Timm. Absent: None. Vacant Seat: One

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA: None Scheduled.

A. Action Meeting Minutes from August 9, 2018 meeting.

M/S: Arcangeli/Herrera

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm NOES: None; ABSENT: None)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION (EA18-001), PLANNED DEVELOPMENT OVERLAY & PERMIT (PD18-001), MINOR LAND DIVISION (MLD18-001) AND DESIGN REVIEW (DR18-001), FOR “22 BLAKE LANE – LANTANA HOMES” PLANNED DEVELOPMENT CONSISTING OF FOUR SINGLE-FAMILY HOMES, AND RELATED SITE IMPROVEMENTS, SUBJECT TO CONDITIONS OF APPROVAL, ON A 0.42-ACRE SITE LOCATED AT 22 BLAKE LANE / APN 022-902-16

WHEREAS, the City of Scotts Valley has received an application and technical reports from Maria Jenson, applicant and property owner, to subdivide a 0.42-acre site into four lots and common lot, and to construct four new single-family homes and related site improvements at 22 Blake Lane, as shown on project plans on file with the Planning Department / APN 022-902-16; and

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

WHEREAS, the application is a “project” pursuant to the California Environmental Quality Act (“CEQA”), which requires environmental review; and

WHEREAS, the City conducted an Initial Study and prepared a Mitigated Negative Declaration (IS/MND), in accordance with the State CEQA Guidelines and requirements. The IS/MND was duly noticed, published, and distributed for a 30-day public review period from November 8, 2018 through December 10, 2018 (5:00PM), and was made available for public review at City Hall, Planning Department, and City’s website; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on December 13, 2018, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

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

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

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

SECTION 3: That the City Council certify the MND based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15074:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** City staff conducted an Initial Study for the project and prepared a Mitigated Negative Declaration and found that there were potentially significant adverse environmental impacts, however mitigation measures have been identified and required as part of the project that reduce these potential impacts to less than significant levels.
2. ***The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Mitigated Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from November 8 to December 10, 2018.
3. ***The environmental determination represents the independent judgment of the City.*** The Mitigated Negative Declaration was prepared by City staff. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.
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 Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public for review at City Hall, the Planning Department, and the City's website.
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.*** The project site has been previously developed and contained a single-family home and detached accessory structures. The project site is within a known habitat area for a federally endangered insect species, the Mt. Hermon June Beetle. Consequently, a Low-Impact Habitat Conservation Plan has been prepared for the project and site by Dr. Jodi McGraw, which was submitted to the U.S. Fish and Wildlife Service (USFWS) for review. Measures have been incorporated into the project conditions of approval, which require the applicant and all contractors on the site comply with all mitigation measures identified in an approved Low-Impact Habitat Conservation Plan issued through the USFWS.

SECTION 4: Approve the Planned Development District Overlay and Permit based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

6. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes to four new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The project is consistent with the allowable General Plan density range of 9 to 15 units per acre, and results in a density of nine units per acre. The four new single-family homes are two-story and included covered garage paring, private yard space for each unit and are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for four families.
7. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning districts. The resulting R-H/PD zone allows specific development standards to address the zero lot line subdivision design and duet-style homes.
8. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning districts. The project design meets the requirement of this finding in that approval of the Planned Development and Permit will allow four new single-family homes to be developed utilizing a zero lot line subdivision design on a sloped site, such that each new home will have private yard space and covered garage parking.
9. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall siting and design of the buildings incorporate conventional stucco siding, cedar trim accents walls, composition shingle roofing, and window and door trim. The two-story design are approximately 27-feet in height feet, and steps down with the site's slope reducing site grading, consistent with the General Plan Action OSA-387. The PD will allow exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.
10. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Mitigated Negative Declaration EA18-001 establishes and incorporates mitigation measures that reduce potentially significant impacts to less than significant levels. As proposed and through mitigation measures adopted for the proposed development the long and short-term environmental effects associated with this project will be less than significant.

SECTION 5: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

- 11. *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 requirement of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and location at the terminus of the private street. The building pads are designed to step down with the existing slope of the site. The duet-style homes have been sited such that each pair of homes meets the required building side and rear setbacks from adjacent neighbors and are requesting reduced setbacks along the interior, zero side yards that separate each of the duet homes. As proposed the single-family homes are suited to the property, setting, and zoning context.
- 12. *The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the proposed single-family homes, are two-story in height and utilize conventional stucco siding, cedar accent walls, and composition roof shingles, similar to other nearby homes in the neighborhood. The color scheme incorporates natural color tones of light grey and sage green. The variety of quality materials, exterior treatments, finishing details and exterior colors are appropriate and consistent with the City's design review criteria.
- 13. *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, with tree and landscape revisions as depicted and described in the applicant schematic revisions dated September 17, 2018, would meet the requirements of this finding in that the project will provide new landscaping including perimeter trees and shrubs, ground cover, and planted bioretention swales. Retaining walls including foreground landscaping. Terraced landscape wall contain planting selections that cascade down to soften the appearance of the walls. Connection to recycled water will be required. Preliminary landscaping details have been reviewed. A condition of approval requires that fully developed landscape plans be developed in consultation with the project arborist be prepared and submitted for staff review prior to the City Council hearing.
- 14. *The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each proposed single-family homes has a two-car garage. Each of the four driveways that serve the homes provides a minimum of one additional uncovered parking space consistent with the City's single-family parking standard.
- 15. *For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site and homes is through a shared, common, parcel. The project's vehicle access and circulation plan, at the end of a private lane, has been

designed to accommodate an on-site emergency vehicle “hammer-head” turn-around to accommodate City Fire Department emergency vehicles.

- 16. 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 does include retaining walls over three feet in height in front yard areas, and a series of terraced retaining walls at the rear of the site over eight feet in height. The front retaining walls allow the development to step down the slope following the natural grade of the site. Landscape plans have developed including foreground plantings to screen and soften the appearance of the front facing retaining walls. Terraced walls at the rear include cascading plant selections that flow over the edges to add visual interest and soften the appearance of the walls. To ensure that the concrete retaining walls do not appear overly bright, a condition of approval has been added that requires the concrete mix include “lampblack” pigment. As proposed, with landscape treatment, and as conditioned to add lampblack pigment to the concrete mix, the retaining walls will appropriately integrate into the site design.

SECTION 6: 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:

- 17. That the location of the uses are 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 four new single-family homes (two pairs of duet-style units) in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.
- 18. 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 four-lot residential development on the 0.42-acre site is consistent with the General Plan High Density Residential density range of 9 – 15 units per acre. The subdivision design and its related property improvements creates four new single family homes with private yard spaces for each new home and establishes an homeowners association to share in the maintenance of driveways and stormwater features. The project as proposed and conditioned is designed to provide measures to protect the endangered Mt Hermon June Beetle, consistent with goals and objectives of the General Plan.
- 19. That the project site is physically suitable for the density of the land division.** The project meets the requirement of this finding in that the 0.42-acre site is sufficient in size to accommodate the four-lot subdivision and improvements including two-car garages and private yard areas for each unit. The four-lot subdivision 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.

- 20. 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 MND includes mitigation measures to reduce impacts associated with: Biological Resources (impacts to Mt Hermon June Beetle habitat area and tree removal). In addition, standard conditions of approval establish procedures to reduce dust and noise during construction activities, and earth disturbance to possible archaeological and paleontological resources). All impacts would be reduced to less than significant levels.

- 21. *That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The four unit residential project meets the requirement of this finding in that the project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs) and a hazardous materials containment plan, respectively. The MND evaluated that the project is not expected to cause serious public health problems.
- 22. *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 no such easements are known to affect the project site. Access to the project site is through a series of private, shared, easements. The project includes placing a stormwater drain inlet and associated drain pipe on an adjacent privately owned parcel. The applicant is responsible for acquiring an easement from the neighboring parcel owner prior to any project approval. The Public Works Department has reviewed the project and recommended approval subject to conditions.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley recommends City Council certify a Mitigated Negative Declaration EA18-001 and approve Planned Development Overlay and Permit PD18-001, Design Review DR18-001, and Minor Land Division MLD18-001, for “22 Blake Lane – Lantana Homes” planned development consisting of four single-family homes and related site improvements, on a 0.42-acre site located at 22 Blake Lane / APN 022-902-16 subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 13th day of December 2018, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm
Planning Commission Chair

Attest: _____
Taylor Bateman
Community Development Director

Exhibit A
Conditions of Approval
22 Blake Lane / APN 022-902-16
(#1 - #96)

Legal

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

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review to construct a total of four new single-family homes on a 0.42-acre site. The two-story, duet-style homes and site improvements shall be constructed substantially as shown in the plans prepared by RI Engineering Inc., Robin Alaga, Designer, and Viji Jaganathan, Landscape Designer, received dated December 6, 2018, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. Plans submitted for final City Council for review and action shall include a revised landscape plans showing the number, size, location and name of all plants, trees and ground cover materials used.
6. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.
7. Prior to any project approval by the City Council, the applicant shall obtain and record an easement from the neighboring property owner at 25 Blake Lane, APN 022-741-10, that authorizes the placement of the proposed private stormwater drainage line and drop inlet, as shown the project grading plans. The easement shall include a maintenance agreement, and shall be recorded at the Santa Cruz County Records Office.

8. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
9. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval by reference.

Grading

10. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

Cultural Resources

Archaeological Resources

11. The developer 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 developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
12. 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.
13. 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.
14. 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.
15. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
16. 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.

17. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous Conditions 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

18. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
19. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
20. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
21. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
22. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
23. 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.).
24. 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.
25. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

26. Perimeter and privacy fences shall be designed and constructed with over-lapping fence boards with no air gaps to reduce noise levels and provide visual privacy on adjacent properties.
27. All fence design details shall be included on plans submitted for building permit and subject to Planning Department approval.

28. Concrete retaining walls shall be designed and constructed incorporate a wood-like exterior texture and include integral “lampblack” pigment in the concrete mix to reduce the visual brightness of a basic concrete mix.

Trees

29. All recommendations in the Arborist Report dated January 16, 2018 are incorporated as conditions of project approval.
30. Landscape plans submitted to the City for site development permits shall include a minimum of eight new trees and the replanted Ponderosa pine. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs
31. The tree replacement plan shall be developed in consultation with the project arborist and include a combination of 15-gallon and 24-inch box trees.
32. No tree removal shall occur until grading/building permit issuance.
33. 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.
34. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.
35. The project arborist shall routinely inspect the development site through the term of the project.

Landscaping

36. The landscaping improvements shall be permanently maintained and irrigated.
37. Landscape plans submitted for building permit shall include the name, number, size, and location for all planting materials, trees and ground covers and shall be approved by the Community Development Director prior to issuance of grading or building permit.
38. Plant and tree selections shall be made in consultation with the project arborist and the stormwater/bioretenction design team.

Lighting

39. The final exterior lighting plan shall comply with regional dark sky policies and shall be reviewed and approved by the CDD prior to issuance of building permit.
40. All Exterior lighting shall be designed in consultation with the project biologist and Habitat Conservation Team to minimize impacts to the Mt. Hermon June Beetle.

habitat area.

41. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.
42. All exterior building lighting, including balcony lighting, shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

CC&R's and Joint Maintenance

43. CC&R's and any joint maintenance agreements for the ongoing management and maintenance of the site improvements including perimeter fencing, stormwater facilities, joint landscaping, driveway, retaining walls, and 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 with 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. In the event that a Blake Lane Road Maintenance Association is formed for the maintenance of Blake Lane the future property owners of subject property shall be required to participate in such association.

Affordable Housing

45. Prior to the issuance of any building or grading permit, the developer shall comply with applicable affordable housing requirements including the payment of in-lieu fees.

Building Department

46. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.
47. Winter grading shall require prior review and approval by the City.
48. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.
49. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
50. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
51. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

52. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.
53. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.
54. All structures shall comply with the most current California Energy Commission Standards (Title 24).
55. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
56. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.
57. Provide names of Special Inspectors with certifications as required.
58. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.
59. All new utilities shall be installed underground.
60. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
61. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.
62. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
63. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
64. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

City Public Works Department- Engineering Division

65. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
66. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
67. Engineered Improvement Plans shall be submitted for all on site and off site work and shall be submitted for approval by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.
68. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.
69. Applicant shall construct street improvements as shown on plans dated December 7, 2018 in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.
70. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
71. All work on public utility systems will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

72. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
73. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
74. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
75. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan and in accordance with the city's SWMP Ordinance No. 184.1.
76. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.
77. The Stormwater Management Plan shall be prepared by a registered civil engineer, and shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
78. The Stormwater Management Plan shall demonstrate that the Development will 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. **(See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**
79. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.
80. Dedication of land for Park and Recreational Purposes:
Applicant shall comply with Muni Code Chapter 16.35 – Dedication of land for Park and Recreation Purposes. Applicant can find the Code of Ordinance on the City of Scotts Valley Website, under Municipal Code. Any mitigation fees shall be paid prior to issuance of any building and/or grading permit(s).
81. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.

82. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2004 electronic version prior to recording.
83. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
84. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
85. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
86. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
87. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.
88. Impervious area must be shown on cover sheet.
89. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of Blake Lane to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

City Public Works Department- Parks & Recreation Division

90. The developer shall comply with City Municipal Code Chapter 16.35, Dedication of Land for Park and Recreational Purposes.

Scott Valley Fire Protection District

91. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.
92. The emergency vehicle turn-around shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Scott Valley Water District (SVWD)

93. Applicant shall complete a Service Application with the Scotts Valley Water District and provide a \$1,000 inspection and review deposit.
94. If the individual fire sprinkler system can be designed to have a demand of 30 GPM or less, the project can use Detail 4A (of the Scotts Valley Water District Water System Standard Specification) for individual water meters. If this is the case, revise sheet C-3 of project plans, which currently references Detail 4 (which requires two box adjacent to each other).
95. There is a proposed new curb adjacent to the existing fire hydrant. Civil plans do not specify if this is a finish curb or raised curb. Per SVWD's standard detail for fire hydrants (Detail 10), there shall be three-feet clear of any obstruction and two-feet of flush conditions around the base of the fire hydrant. Plans submitted for construction shall be revised accordingly.
96. Provide a cross section for the bioretention area adjacent to the District's water main (close to existing fire hydrant). Detail 4, on project plans, sheet C-4, shows six-inches of freeboard, 24-inches of treatments soil and 12-inches of permeable drain rock. If the existing SVWD water main has three-feet of cover, there are concerns of the proximity to the pressurized pipe adjacent to low bearing capacity soil. The cross section shall reflect if the proposed curb extends the full depth of the water main trench.

End of conditions.

ALTERATIONS TO REGULAR AGENDA: None

PUBLIC HEARING AGENDA:

1. **Address:** 75 Mount Hermon Rd, Scotts Valley CA, 95066 // APN 021-271-04
Applicant / Property Owner: Larry Olivo / John Kontoudakis
Planning Permit Application No's: Use Permit U18-011, Environmental Assessment EA18-011
Project Description: Consideration of a recommendation to the Scotts Valley Planning Commission for a Use Permit to allow for a 1,300 square foot, indoor only, wine tasting room in an existing building, to operate Friday through Sunday.
Staff: Brenda Stevens, Assistant Planner

M/S: Arcangeli/Herrera

To approve the project via Resolution No. 1738 subject to conditions of approval.

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm; NOES: None; ABSENT: None)

2. **Address:** 22 Blake Lane, Scotts Valley, CA, 95066 APN 022-902-16
Applicant / Property Owner: Maria Jenson
Planning Permit Application No's: Environmental Assessment EA18-001, Planned Development PD18-001, Minor Land Division MLD18-01 and Design Review DR18-001
Project Description: Project proposes to subdivide an existing 0.42-acre site into four lots and one common parcel, and construct two duet-style single family homes (4 units total). Project requires a Mitigated Negative Declaration, Planned Development, Minor Subdivision and Design Review. The Planning Commission will hold a public hearing, review the application, hear public comment, and make a recommendation to the City Council for final action at a future public hearing to be scheduled.

M/S: Muth/Arcangeli

To approve the project via Resolution No. 1739 subject to conditions of approval and a revision regarding ponderous pine (Condition No. 32) and to work with staff on ways to reduce site coverage, such as by using pervious pavers (added Condition No. 9).

Carried: 4/0/0 (AYES: Arcangeli, Herrera, Muth and Timm; NOES: None; ABSENT: None)

REGULAR AGENDA: None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:15 pm.

CITY OF SCOTTS VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY
Mitigated Negative Declaration EA18-001

for

22 Blake Lane – Four-Lot Residential Subdivision for Lantana Homes
Assessor's Parcel Number 022-902-16

Tentative Parcel Map No. MLD18-001
Planned Development No. PD18-001
Design Review No. DR18-001

Maria Jenson, Lantana, LLC, Applicant

November 8, 2018
Revised December 11, 2018

TABLE OF CONTENTS:

I.	Introduction	3
II.	Environmental Checklist	
	A. Aesthetics	7
	B. Agricultural Resources	8
	C. Air Quality	8
	D. Biological Resources	10
	E. Cultural Resources	13
	F. Geology & Soils	15
	G. Greenhouse Gas Emissions	17
	H. Hazards & Hazardous Materials	18
	I. Hydrology & Water Quality	20
	J. Land Use & Planning	24
	K. Mineral Resources	25
	L. Noise	25
	M. Population & Housing	27
	N. Public Services	28
	O. Recreation	29
	P. Transportation & Traffic	30
	Q. Tribal Cultural Resources	
	R. Utilities & Service Systems	32
	S. Mandatory Findings	33
III.	Determination - Mitigated Negative Declaration	34
IV.	Data Sources	34
V.	Exhibits	34
	A. Tentative map, grading, and project plans	
	B. Low-Effect Habitat Conservation Plan by Dr. Jodi McGraw, dated October 16, 2016	
	C. Geotechnical Report prepared by Haro, Kasunich and Associates, Inc. Dated August 29, 2016	
	D. Stormwater Control Plan prepared by RI Engineering, Revised dated July 18, 2018	
	E. Arborist Report by Ruth Stiles, dated January 16, 2018	

**CITY OF SCOTTS VALLEY
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
INITIAL STUDY**

I. INTRODUCTION

- 1. Project Address and Title:**
22 Blake Lane
Scotts Valley, CA 95066
Assessor Parcel Number 022-902-16
Tentative Map (MLD 18-001); Planned Development (PD18-001);
Design Review (DR18-001)
4-Lot Minor Subdivision at 22 Blake Lane
- 2. Lead Agency Name and Address:**
City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066
- 3. Contact Person and Phone Number:**
Scott Harriman - Contract Planner
Regional Government Services
sharriman@rgs.ca.gov
(650) 587-7300 ext. 66
- 4. Project Sponsor's Name and Address:**
Maria Jenson, Lantana, LLC
18 Morton Way
Palo Alto, CA 94303
(612) 669-0732
- 5. General Plan Designation and Zoning:**
General Plan: High Density Residential (9 - 15 dwelling units/acre)
Zoning: RH, Residential High Density (3,000 sq. ft./dwelling unit)
- 6. Project Description:**
The project proposes to subdivide an existing 18,231 square foot (0.42 acre) parcel of land to establish a four lot minor subdivision with one parcel to be owned in common by the four subdivision property owners. The project includes the construction of two duet-style single family homes (four units total). The subject parcel is currently vacant and previously contained a small single-family dwelling, which has been removed by the current property owner and applicant. Each of the four lots would contain a two-story townhouse unit and private yard space. The common lot provides driveway access to the each unit's two-car garage and stormwater improvements serving the four lots. The residential lots would range in

size from 2,701 square feet to 3,450 square feet. The common lot is 6,328 square feet.

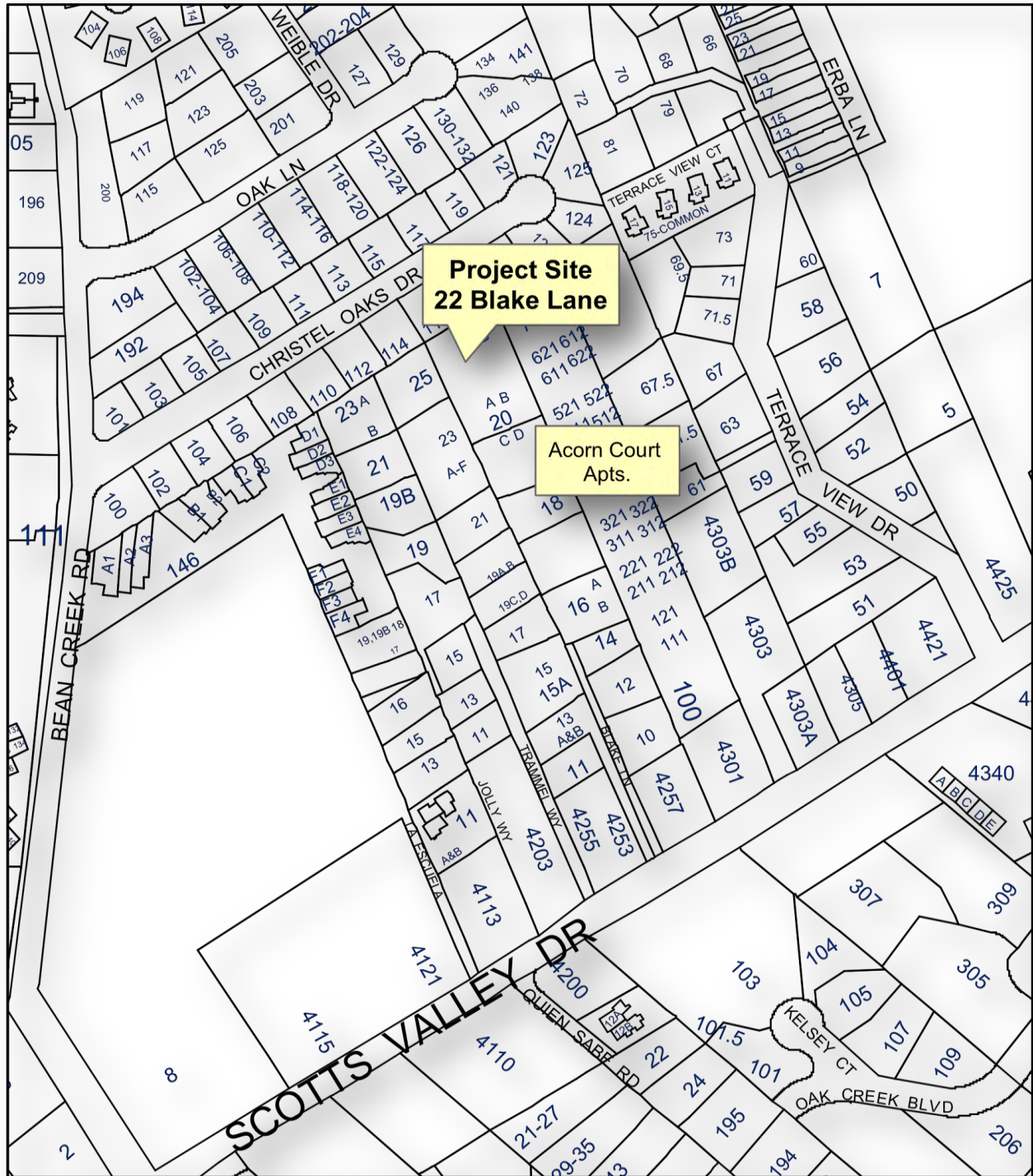
The project site is within the Mount Hermon June Beetle habitat area. A Low-Effect Habitat Conservation Plan (HCP) has been submitted to the U.S. Fish and Wildlife Service for an incidental take permit pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. The HCP application has been published in the Federal Registry (Docket No. FWS-R8-ES-2018-N022) with the comment period ending November 19, 2018.

City of Scotts Valley project entitlements include Minor Subdivision, Planned Development and Design Review. The project is subject to the California Environmental Quality Act (CEQA). The project entitlements and environmental review will be presented at two public hearings. The Planning Commission and subsequently the City Council will hold public hearings to discuss and act upon the requested entitlements and this environmental review.

Project Location:

The project site is located on the northeast side of Blake Lane at the dead-end of this street (905 feet north from its intersection with Scotts Valley Drive) in the central area of the City of Scotts Valley (See the Location Map on following page). The property is adjacent to multi-family residential uses to the easterly and southerly sides of the site and single-family residential uses on the northerly side. Both multi-family and single-family residential uses occur on the opposite side of Blake Lane from the site.

7. Location Map:



Mitigated Negative Declaration - Mitigation Measures - Summary

Mitigation Measure Biotic Resources -1a: To compensate for the loss of 14,031 sq. ft. (0.32 acre) of habitat for the federally endangered species, Mt. Hermon June beetle, the project proponent shall purchase 14,031 sq. ft. of conservation credits in the Zayante Sandhills

Mitigation/Conservation Land Bank as specified by the HCP prepared for this project and as approved by the USFWS. The HCP shall be approved and the conservation credits shall be purchased prior to approval and recordation of the final subdivision map.

Mitigation Measure Biotic Resources -1b: To minimize the direct effects of the project on the Mount Hermon June beetle, the project proponent shall comply with all mitigation measures, monitoring and reporting requirements specified in Section 5 of the Low-Effect Habitat Conservation Plan dated October 2016, and any additional requirements as specified in an approved HCP Permit.

Mitigation Measure Biotic Resources -2a: To compensate for the removal of tree 713, the project arborist shall oversee the removal and safe off-site storage of Ponderosa pine during construction, shown as Tree D on project plans, and replanting on the project site during the landscaping phase.

Mitigation Measure Biotic Resources -2b: Landscape plans for the proposed development shall be revised with a minimum of eight replacement trees, selected by the project arborist and the replanted Ponderosa pine, described in mitigation 2a. In addition, the applicant/developer shall pay an in-lieu fee into the City's tree replacement bank as required by the city's Tree Ordinance, for four new trees.

II. ENVIRONMENTAL CHECKLIST

This section includes the CEQA checklist and an expansion of responses made to questions on the CEQA checklist, mitigation measures where necessary to reduce impacts to less than significant levels, and a finding of significance for each potentially adverse impact.

A. AESTHETICS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
3. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Data Sources: 1, 2 & 5

Discussion

The four unit residential project is subject to Design Review through the City of Scotts Valley. The site is located at the end of a private road developed with other single and multifamily homes. The site is not within a scenic corridor or vista and replaces a substandard home previously removed. This will improve the visual character of the site. Any new outdoor lighting can be designed to avoid glares to adjoining properties.

Finding

For the “Aesthetics” category, the thresholds of significance have not been exceeded. There would be no impact on visual resources or aesthetics. Therefore no mitigation is required.

B. AGRICULTURAL RESOURCES:				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. 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?	☐	☐	☐	☒
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
3. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Data Sources: 1&2

Discussion

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. The site is located in a portion of the city zoned for the proposed use. Therefore, no impacts would occur as a result of the project.

Finding

For the “Agricultural” category, the thresholds of significance have not been exceeded. There would be no impact on agricultural resources. Therefore no mitigation is required.

C. AIR QUALITY				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

C. AIR QUALITY				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
3. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
4. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
5. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	■

Data Sources: 1, 3 & 4

Discussion

Air Quality Plan and Air Quality Standards. The Monterey Bay Air Resources District (MBARD) is responsible for limiting the amount of emissions that can be generated through the basin by various stationary sources. Specific rules and regulations have been adopted in the Air Quality Management Plan of 2012-2015, adopted March 15, 2017, which limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures which must be implemented in association with various uses and activities. Emission sources subject to these rules are regulated through the MBARD's permitting process. Any emissions sources that would be generated as part of the proposed 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 Air Quality Management Plan. For non-point source pollutants such as traffic, which is regulated by the State Air Resources Board (ARB), the project will generate emissions from automobiles associated with regular vehicular travel. It is anticipated the project would generate an average of 38-vehicle trips/day, which is the normal trip generation for a residential project of this size. As such, these impacts will not be significant.

Standard conditions of approval to reduce dust generation from project grading and construction to minimal levels require the grading contractor to implement best management practices for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Further, any dirt tracked on to Blake Lane shall be removed daily in a manner that does not create substantial airborne dust. These requirements shall be included in the construction contract for the project.

Odor. The proposed project does not have the potential to create objectionable odors.

Finding

Compliance with standard conditions of approval, as monitored through regular and routine City Building and Engineering Department inspections will reduce the impact to less than significant levels.

D. BIOLOGICAL RESOURCES				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. 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 regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
2. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
3. 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?	☐	☐	☐	☒
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
5. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Data Sources: 2, 4, 5, 6 & 7

Significant Impacts

Impact Biotic Resources -1: The project will temporarily convert 14,031 square feet of open space habitat on the parcel, during construction, for a federally endangered insect species, Mount Hermon June beetle (*Polyphylla barbata*) to residential development. In addition, project construction activities may result in the accidental death of some individuals of these species. This is a significant biotic impact.

Impact Biotic Resources -2: The project will remove 12 trees that are protected by Section 17.44.080 of the Scotts Valley Municipal Code. These trees include 2 coast live trees (*Quercus agrifolia*) with trunk diameters of 12 inches and 28 inches, and 9 locust trees. This is a significant biotic impact.

Discussion

Adverse Effect on Special Status Species. Some areas of Scotts Valley contain habitat that supports two federally endangered insect species-the Mt. Hermon June beetle (*Polyphylla barbata*) and Zayante band winged grasshopper (*Trimerotropis infantis*) and both species have been observed in the City. A presence-absence survey was conducted on the site in 2002. Five Mt. Hermon June beetles were trapped in the four corners of the parcel and additional individuals were observed in the center of the parcel. Subsequently, an entomological habitat assessment was conducted on this property and a report was prepared by Dr. Jodi McGraw, dated March 15, 2007. The report was updated in October 2016. The updated, October 2016, report is incorporated into this Initial Study as Exhibit B. Two additional federally endangered species that occur with the Mount Hermon June Beetle at other locations, Ben Lomand spineflower (*Chorizanthe pungens*) and Santa Cruz wallflower (*Erysimum teretifolium*). The 2016 assessment concludes that the site characteristics are not conducive to supporting the Zayante band-winged grasshopper or the two other plant species described above. The assessment describes the existing open space areas of the site as potential habitat for the Mt. Hermon June beetle.

The project will remove 14,031 square feet of open space habitat for the Mt. Hermon June beetle during construction by demolition and grading activities. Construction activities also have a potential to accidentally kill one or more of these insect species during grading, road building and subsequent construction of the dwellings. This is a potentially significant short-term biotic impact. After construction, 9,400 sq. ft. will remain permanently removed from open space habitat, as this area will be pavement or buildings. This is a significant long-term biotic impact. These impacts can be mitigated by implementing the two mitigation measures below. Both mitigations are based on a Draft Low-impact Habitat Conservation Plan (HCP) that has been prepared by Dr. Jodi McGraw and submitted to the U.S. Fish and Wildlife Service (USFWS) for review.

Mitigation Measure Biotic Resources -1a: To compensate for the loss of 14,031 sq. ft. (0.32 acre) of habitat for the federally endangered species, Mt. Hermon June beetle, the project proponent shall comply with all requirements as specified by the HCP prepared for this project and as approved by the USFWS. Requirements may include the project proponent to purchase 14,031 sq. ft. of conservation credits in the Zayante Sandhills Mitigation/Conservation Land Bank. The HCP shall be approved and conservation credits, if required, shall be purchased prior to approval and recordation of the final subdivision map.

Mitigation Measure Biotic Resources -1b: To minimize the direct effects of the project on the Mount Hermon June beetle, the project proponent shall comply with all mitigation measures, monitoring and reporting requirements specified in Section 5 of the Low-Effect Habitat Conservation Plan dated October 2016, and any additional requirements as specified in an approved HCP Permit.

Adverse Effect on Wetlands and Interference with Wildlife Movement or Migration. There are no swamps, marshes or other types of wetlands on the site. The project site does not contain any stream channels that provide migratory fish habitat. The site is surrounded by residential development and does not connect to a migratory route for wildlife.

Conflict with Local Policies Protecting Biological Resources. Section 17.44.080 of the Scotts Valley Municipal Code (Tree Preservation Ordinance) restricts the removal of various mature trees, including coast live oak trees (*Quercus agrifolia*) and Ponderosa pines (*Pinus ponderosa*) with trunk diameters of 8 inches or greater and other trees with 8 inch or greater trunk diameters located on a hillside with a slope exceeding 20%. Replacement of removed “protected trees” is required.

The applicant has submitted an arborist report, dated January 16, 2018 (Exhibit E), which evaluates 15 protected trees; 13 on-site and two on adjacent parcels. 11 of the 13 protected trees on site would be directly impacted by the proposed development, including six coast live oak trees and five non-native black locust trees. The arborist report also recommends removal of the other two protected trees on-site due to poor health (Ponderosa pine, Tree 713) and a black locust (Tree 721), which has a severe lean toward an adjacent apartment building. In total, 13 trees on-site would be removed as a result of the project development.

The 24-inch Ponderosa pine (Tree 713) is identified in the arborist report to be in poor health and weak condition. The pine tree is part of a rare coastal California assemblage of Ponderosa pines, which is a native species that typically occurs in the Sierra Nevada region of the state. The City General Plan designates Ponderosa pines as rare. The arborist report does not recommend retention of the pine tree due to its poor health. However, the arborist report identifies a smaller Ponderosa pine located on site (noted as tree D in the arborist report), which while not large enough to be considered protected, is identified in very good health and excellent structure, and has a much better chance at (preservation) success than the larger protected tree (713). The arborist report recommends that Tree D be held at a nursery during construction, and returned to the site for replanting during the landscaping phase.

Compliance with the recommendation of the project arborist regarding preservation of the existing healthy Ponderosa pine tree, Tree D, would reduce the impact of removing the larger weak Ponderosa pine, Tree 713, to less than a significant level. In addition, replanting the existing healthy ponderosa pine would enhance the habitat area for the protected Mount Hermon June beetle as discussed above.

The project arborist has stated that the project site, with the proposed development in place, has the capacity to support approximately nine trees, including the replanted Ponderosa pine. Therefore, a replacement plan of one tree for each tree removed would result in a minimum of eight new trees to be planted on-site and payment by the developer of an in-lieu fee, paid into the City’s tree replacement bank, equal to the cost of four trees. Further, the project landscape plan shall be updated and incorporated into plans submitted to the City for site development permits. The revised landscape plan shall include a minimum of eight new trees and the replanted Ponderosa pine. All new tree species shall be selected by the project arborist, based on the specific tree location, soil

type, and water and solar needs. Implementation of this mitigation will reduce impacts to local biologic resources to less than significant levels.

Mitigation Measure Biotic Resources -2a: To compensate for the removal of tree 713, the project arborist shall oversee the removal and safe off-site storage of Ponderosa pine during construction, shown as Tree D on project plans, and replanting on the project site during the landscaping phase.

Mitigation Measure Biotic Resources -2b: Landscape plans for the proposed development shall be revised with a minimum of eight replacement trees, selected by the project arborist and the replanted Ponderosa pine, described in mitigation 2a. In addition, the applicant/developer shall pay an in-lieu fee into the City's tree replacement bank as required by the city's Tree Ordinance, for four new trees.

Conflict with an Adopted Habit Conservation Plan. The project site is within an interim programmatic habitat conservation plan area, however a four-unit subdivision is not considered an eligible project. As stated above, the project proponent has submitted a Low-Effect HCP prepared for the project site to address impacts to the Mt. Hermon June beetle. Compliance with an approved HCP will reduce impacts to less than significant levels. No further mitigation is required.

Finding

For the "Biological Resources" category, the thresholds of significance have been exceeded or potentially exceeded regarding impacts to a federally listed insect species and city-protected trees. With the implementation of the above mitigation measures all impacts can be reduced or otherwise mitigated to levels of less than significance.

E. CULTURAL RESOURCES				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
4. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Data Sources: 1 &, 2

Discussion

The site does not contain any historical resources, however the Scotts Valley General Plan, Archaeological Sensitivity Zones Map, Figure OS-2, depicts the site as being within a HMS Zone, Moderate Sensitivity Zones. Over the years several cultural resource evaluations have been prepared for properties in the general vicinity of the project site with the recommendation that earth moving activities monitored by a qualified archaeologist.

Standard conditions of approval for development require that the applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if accidentally discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the developer 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 developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

- a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
- b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
- c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
- d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
- 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.

Standard conditions of approval require that the applicant and construction contractor ensure that paleontological resources are not destroyed during project grading, the project proponent will include 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.

Human remains. A cemetery or known burial site does not exist on the property. If human remains are unexpectedly encountered during project grading, standard conditions of project approval require that the project contractor stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection and evaluation by the project archaeologists to 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).

Finding

For the "Cultural Resources" category, the thresholds of significance have been potentially exceeded regarding impacts to archaeological resources. The mitigation measure stated above will reduce potential impacts to these resources to a level of less than significant.

F. GEOLOGY AND SOILS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
a. 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 Mine and Geology Special Publication 42.	☐	☐	☐	☒
b. Strong seismic ground shaking?	☐	☐	☒	☐
c. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
d. Landslides?	☐	☐	☒	☐
2. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

F. GEOLOGY AND SOILS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
3. 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?	☐	☐	☒	☐
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
5. 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?	☐	☐	☐	☒

Data Sources: 1, 2, 4, 5, 10

Discussion

The development and use of 4 townhouse dwellings within a seismically active area will subject the dwellings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay Area.

General Plan map S-3 does not designate any portion of the site as having potential for liquefaction. No groundwater was encountered during test borings done as part of the geotechnical investigation. Therefore, it can be concluded that liquefaction should not occur during a seismic event.

Standard conditions of approval require building and grading permits for the project structures designed to Uniform Building Code standards for the design level earthquake for the area. The design details shall be provided on the building plans submitted to the City for a Building Permit for the townhouses. No further mitigation is required.

Erosion. During the construction period, however, grading will occur over at least 95% of the entire 18,231 sq. ft. project parcel as well as 1,360 sq. ft. of the Blake Lane right-of-way beyond the parcel.

Section 15.06.070 of the City's municipal code requires a Grading Permit for all land division projects of 4 lots or more and erosion control plans to be included with grading plans. Therefore, a plan showing temporary (during construction) and permanent erosion control measures is required for City Building Department review.

Standard conditions of approval require that the project proponent have a qualified professional prepare an erosion control plan and submit it to the City Building Department for review and approval as part of the engineered improvement plan for the subdivision. The approved plan shall be implemented with grading of the site. The erosion control measures should be functional prior, during and after construction. Specific measures shall be identified in the project plans and specifications should include the following features: use of silt fencing and straw bales to prevent sediments from leaving the site, erosion control seeding and mulching following construction and other measures as appropriate. No further mitigation is required because the project will comply with adopted City standards through the building and grading permit processes.

Finding

Compliance with standard conditions of approval will reduce all impacts to levels of less than significant.

G. GREENHOUSE GAS EMISSIONS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Data Sources: 3

Discussion

Significant changes to global climate have been attributed to the accumulation of greenhouse gases (GHG) in the atmosphere. The most common GHG is carbon dioxide (CO₂). The primary contributor to CO₂ emissions in the state is transportation (vehicle exhaust). California's Global Warming Solutions Act of 2006 (AB 32) and the Governor's Executive Order S-3-05 both require reductions in GHGs. Their statutory goals are to achieve 1990 GHG emission levels by 2020 and reduce emission levels to 80% of the 1990 levels by 2050. The California Air Resources Board (CARB) is the lead agency implementing AB 32. CARB has completed a statewide inventory of GHGs, which shows transportation contributes 38% of all CO₂ emissions. Industry is the second greatest source, contributing 21%. Other contributors are electric power generation, agriculture and various commercial and residential uses.

Generation of Greenhouse Gases. 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). The proposed project is for a 4-unit residential use. Locally, the Monterey Bay Air Resources District (MBARD), the County of Santa Cruz, or the City have not yet adopted a significance threshold for GHGs. MBARD is currently in the process of developing threshold standards for evaluating projects under CEQA. Currently, MBARD recommends using a threshold of 2,000 metric tons of CO₂/year for determining if a project GHGs are cumulatively considerable. A four-unit residential project will generate 38 average daily trips for residential use. The GHGs generated from this level of traffic is below 2,000 metric tons. Energy use of the four completed single family homes will 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 will not significantly contribute to a cumulative GHG impact.

Conflict with Plans. AMBAG has established a GHG reduction target of 0% by 2020 (i.e. no GHG increase) and 5% reduction by 2035. The proposed project would not conflict with this target. The project would not conflict with the State's Global Warming Solution Act or Executive Order S-3-05.

Finding

While some GHGs will be generated by the project, its contribution to GHGs will not be cumulatively considerable and there will not be any significant impacts associated with GHGs.

H. HAZARDS AND HAZARDOUS MATERIALS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
2. 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?	☐	☐	☒	☐
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
4. 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?	☐	☐	☐	☒

H. HAZARDS AND HAZARDOUS MATERIALS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
5. 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 for people residing or working in the project area?	☐	☐	☐	☒
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Data Sources: 1& 5

Discussion

The project proposes to construct four residential units and associated driveway pavement with these units. These uses do not involve the use or storage of hazardous/combustible materials. Therefore, the risk of accidental explosion and/or release of a hazardous substance are remote.

Residential uses, like that proposed for this project, are not generators of hazardous emissions. During the construction phase of this project dust will be generated and vehicle exhaust will be emitted. Compliance with best management practices through standard conditions of approval will reduce potential impacts to less than significant levels.

To prevent accidental discharge of construction related fuels, lubricants or other contaminants into the right-of-way, the project site or other properties, the project proponent shall have the construction contractor implement the approved erosion control plan and best management practices during the entire time construction activities are occurring. Standard conditions of approval require that a hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

1. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;
2. 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 and approved by the agencies that review this plan.

3. All activities of Mitigation Measure Air Quality-1 shall be implemented.

No further mitigation is required.

Release of Substances Near Schools. The closest school is the Scotts Valley Middle School located at 8 Bean Creek Road. The school property is located 500 feet southwest of the project site. Another street developed with dwellings is located between Blake Lane and the middle school. Any accidental release of hazardous construction related substances, could not reach the school due to the intervening distance and the numerous barriers formed by dwellings and outdoor yard improvements. However, implementation of Mitigation Measure Hazards-1 will ensure that accidental release of hazardous materials will not occur.

Located on a Hazardous Materials Site. The project property is not included on a list of sites where hazardous materials were previous used or stored.

Public Airport or Private Airstrip. There is no public air port or private airstrip in Scotts Valley or the nearby unincorporated portion of the County

Emergency Response Plan. Blake Lane is not an evacuation route but Scotts Valley Drive, which intersects with Blake Lane, is a primary evacuation route in the City's Emergency Response Plan. However, the project does not propose any changes to the Emergency Response Plan; nor will it generate a level of additional residents that would affect the functioning of Scotts Valley Drive for evacuation purposes.

Wildland Fires. There are no forested open spaces adjoining the site.

Existing Health Hazards. The subject parcel is not identified as a hazardous materials site, based on information provided by the state and county. The subject parcel is located a minimum of 2,860 feet from the closest, known hazardous materials site a propane storage yard at the intersection of Kings Village Drive and Mr. Hermon Road. However, this facility is planning to be relocated to a more distant location within the City.

Finding

For this "Hazards and Hazardous Substances" category, compliance with standard conditions of approval as discussed above will reduce potential impacts to less than insignificant levels.

I. HYDROLOGY AND WATER QUALITY				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
5. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
6. Otherwise substantially degrade water quality?	☐	☐	☐	☒
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
10. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Data Sources: 1, 4, 8 & 10

Discussion

Hydrology & Water Quality: The proposed project would not violate water quality standards or waste discharge requirements. The project site is served by existing connections to water supply by

the Scotts Valley Water District and wastewater conveyance and treatment connections by the City of Scotts Valley. Both utility providers have adequate access to accommodate demand from development on the project site. The project will result in approximately 11,340 square feet (0.26 acres) of impervious surfacing, not currently covered by impervious surfaces within the Santa Margarita aquifer.

The project drainage system is private and will not be maintained by the City. The private drainage system will not function adequately without proper maintenance and funding by project residents. The project proposes, and would require as a standard condition of approval, to establish a Homeowners Association, which establishes joint maintenance and shared financial responsibility for all drainage facilities associated with the four-lot development. Compliance with standard conditions of approval will reduce potential hydrology impacts to less than significant levels.

Water Quality And Waste Discharge Standards. No streams or other water bodies are located on or adjacent to the project site. Groundwater quality is discussed in the following subsection.

Groundwater Supply. The General Plan map OS-5 shows the entire site as within the high protection groundwater recharge zone. General Plan policy OSA-343 requires developers to mitigate for the loss of aquifer recharge areas. Policy OSA-344 requires a recharge plan to be evaluated by a qualified hydrological engineer to mitigate the loss of recharge.

Standard conditions of approval require that the project proponent shall have a detailed hydrological study prepared by a qualified hydrological engineer/geohydrologist showing how recharge or infiltration may occur to mitigate for the loss of 0.26 acre of infiltration area. This study shall be used to design the details/final design for aquifer recharge or infiltration facilities on the site. In addition, the project proponent shall:

- a) Base the detailed plan on the preliminary plan prepared for this project by RI Engineering revised date July 18, 2018;
- b) Include fossil filters or similar contaminant filtering device in the drainage system to ensure that recharged or infiltrated water has acceptable water quality prior to its percolation into the ground;
- c) Include the final design of the recharge or infiltration system as part of the engineered improvement plans submitted with the final subdivision for this project;
- d) Install the recharge or infiltration system as approved by City Public Works and Planning staffs as part on the on-site subdivision improvements;
- e) Submit a homeowner's maintenance agreement for perpetual maintenance of the drainage facilities, including the recharge or infiltration system, as specified in Mitigation Measure Hydrology and Water Quality-3, to City Planning staff and the City Attorney for review and approval prior to approval of the final subdivision map.

The site is served by the Scotts Valley Water District, which has adopted an impact fee to fund aquifer replenishment projects. Standard conditions of approval require payment of this fee to mitigate the cumulative impact of new homes procuring water from the public water system.

Alteration of Drainage Patterns and Erosion. Standard conditions of approval require compliance with the City’s storm water regulations, which specifies that a development shall not increase the rate (cubic feet per second) or velocity (feet per second) of storm runoff to any off-site drainage areas beyond the pre-project rate and velocity of runoff. A preliminary engineered drainage plan has been prepared for the project, which includes capturing and treating site runoff in bioretention swales and an underground storage pipe. Drainage from the subsurface pipes will be conveyed to the aquifer recharge or infiltration facility described above. All of these improvements are on the proposed within the development site.

Standard conditions of approval require that these facilities are maintained by the homeowners through a shared maintenance and homeowners funding agreement, which shall be submitted to the City Attorney and Planning staff for review and approval prior to approval and recordation of the final subdivision map that includes the following:

- a. Adequate funding by each homeowner on an equal basis for the regular maintenance of the drainage (and recharge or infiltration) improvements not owned by the City.
- b. Regular monitoring inspection by qualified professionals (e.g. civil engineer) to assess the functional capability of the drainage (and recharge or infiltration) improvements and provides recommendations for repairs and maintenance. This monitoring should occur at least annually in the spring or summer.
- c. Regular maintenance of the drainage facilities, including the devices used to filter contaminants (oil, grease and silt) from captured runoff, by a qualified professional in accordance with the recommendations of the monitoring inspections.
- d. Submittal of annual maintenance and monitoring reports to the City that describes the type of maintenance activities that occurred over the past year to ensure the drainage system and aquifer recharge or infiltration system are functioning adequately.

Runoff Exceeding Storm Drain Capacity. The project will be conditioned to require that the construction of storm drain facilities be in conformance with the City of Scotts Valley Storm Drain Master Plan, as required by the City Public Works Department.

Otherwise Degrade Water Quality. Surface water quality is discussed under “Water Quality And Waste Discharge Standards” subsection above. Groundwater quality is discussed under the “Groundwater Supply” subsection.

Floodplain and Housing. The project site not within a floodplain.

Flow Impedance in a Floodplain. The project site not within a floodplain.

Dam or Levee Failure. No dam or levee exists within the area.

Sieche, Tsunami and Mudflow Related Hazards. The site is not located on or near the ocean or a lake where a tsunami or sieche could occur. No natural surface drainage courses are near the property. Therefore there is no potential for a mudflow to affect or be affected by the project.

Finding

For this "Hydrology and Water Resources" category, compliance with standard conditions of approval will reduce impacts to less than significant levels.

J. LAND USE AND PLANNING				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?	☐	☐	☐	☒
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Data Sources: 1, 2 & 5

Discussion

Divide a Community. The 18,231 square foot project property is located at the central area of the Scotts Valley city limits. It is surrounding by urban residential development and therefore constitutes an urban infill project. No community will be physically divided by the project.

Conflict with Plans. The General Plan designates the property as "High Density Residential" land use with a density range of 9–15 dwelling units/acre and a zoning of "RH" (Residential High Density) with a density range of 3,000 sq. ft./dwelling. The four-unit project will result in a residential density equal to 9.5 dwellings units/acre consistent with the General Plan and the zoning designations.

Conflict with Conservation Plans. As discussed in the "Biological Resources" section above, a Draft Low-Effect HCP has been prepared for the project site and submitted for review by the USFWS as part of this project. An approved HCP is required prior to any development of the site.

Finding

The proposed project for a residential subdivision, including common open space is consistent with surrounding land uses and the land use designation of the City's General Plan. For this "Land Use" category, the project would have no impacts and therefore no mitigation is required.

K. MINERAL RESOURCES				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. 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?	☐	☐	☐	☒
2. 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?	☐	☐	☐	☒

Data Sources: 1 & 5

Discussion

Loss of Mineral Resource and Mineral Designation on the General Plan. The site has not been used for mining in the past. The Scotts Valley General Plan does not designate the site for mineral resource extraction. General Plan Figure OS-4, indicates that the site is in an area where mineral resources have not been determined.

Finding

For this "Mineral Resources" category, the project would have no impact and therefore no mitigation is required.

L. NOISE				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

L. NOISE				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
5. 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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Data Sources: 1, 2, 4 & 5

Discussion

Exposure to Noise Levels Exceeding Standards. The Noise Element of the Scotts Valley General Plan utilizes the 24 hour average day-night noise level (DNL) for defining community noise impacts. The maximum standard is 60 decibels (dB) DNL of exterior noise and 45 dB DNL for interior noise. The project site is located on a dead-end local street and is surrounded by other residential uses. There are no proximate uses that generate substantial noise that would affect the project site. The noise levels in the neighborhood comply with the General Plan noise standards.

Generate a Permanent Increase in Ambient Noise. The placement of 4 total dwellings (3 more than previously existing) on this property will not generate substantially greater human activity than previously occurring on the site. However, the residential activities that are expected to occur will be the same as those occurring at the existing residential neighborhood adjoining the southern edge of the property. This impact will be less than significant.

Generate a Temporary Increase in Ambient Noise. The grading and construction activities to build project improvements and dwellings will include large vehicles, heavy machinery and power tools; all of which will generate substantial noise that will travel beyond the boundaries of the property. Various residential uses surround the site including single and multi-family residential buildings. All surrounding properties will be potentially affected by this new source of noise. This is a temporary impact that will be limited to the construction phase of the project. This impact cannot be avoided but it can be minimized to reduce its affect to neighboring inhabitants to acceptable levels.

Standard conditions of approval require all contractors to limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturdays and no construction on Sundays as required by Section 17.46.160 of the Scotts Valley Municipal Code. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties south of the project site.

Further, to ensure any unanticipated construction noise problems are resolved immediately, conditions of approval require that the project proponent shall post the name and phone number of the construction disturbance coordinator on a sign that is easily readable from Blake Lane. The coordinator shall be the person responsible for receiving and resolving citizen complaints and inquiries about excessive noise generation. The coordinator shall be available to receive calls and respond to them each day grading and construction is occurring.

Located near an Airport or Private Airstrip. The project site is not located near an airport or a private airstrip.

Finding

As discussed above, the proposed project would exceed noise thresholds, but only during the construction phase. Standard conditions of approval reduce noise related impacts to a level of insignificance.

M. POPULATION AND HOUSING				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial 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)?	☐	☐	☒	☐
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Data Sources: 1& 4

Discussion

Population Growth. The project will provide four (three net new) dwellings. Project plans show these dwellings will have three bedrooms. This will generate a maximum population increase of about nine persons and a total maximum population on the site of 12 persons if each unit was occupied by three people (average household size of 2.5 persons - 2010 Census). This is not a significant increase in the population of the City.

Displace Existing People or Housing. The dwelling previously existing on site has been removed as part of a previous development proposal in 2008. No existing housing units or persons are displaced as a result of this proposal.

Finding

The amount of growth generated by this project will be minimal and anticipated by the General Plan. There is no potential for displacing housing or people either directly or indirectly. For this "Population and Housing" category, the project will have either a less than significant impact or no impact and therefore no mitigation is required.

N. PUBLIC SERVICES				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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:				
1. Fire protection?	☐	☐	☒	☐
2. Police protection?	☐	☐	☒	☐
3. Schools?	☐	☐	☒	☐
4. Parks?	☐	☐	☒	☐
5. Other Public Facilities?	☐	☐	☐	☒

Data Sources: 1, 4, 5 & 10

Discussion

Fire Services. The Scotts Valley Fire Protection District has reviewed the project and has requested that an adequate fire truck turn-around be provided to serve the development. The project proposes an on-site emergency vehicle turn-around and improving the segment of Blake Lane bordering the parcel to provide a minimum pavement width of 20-feet.

Police Services. The project will add new residents to the City who will occasionally need police services, but this additional service will not generate a demand beyond what the police department can accommodate. The Scotts Valley Police Department has reviewed the project and determined that it is in compliance with City police protection regulations.

Schools. The project will add new residents to the City, some of which may have children that will be students at schools within the Scotts Valley School District. However, these additional students will not generate educational demands beyond what the schools can accommodate.

Parks. The project will add new residents to the City who will occasionally utilize City parks and recreational programs, but this additional use will not generate a demand beyond what the City Parks Department can accommodate. This issue is also discussed in the following section.

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.

Finding

The project's generated need for additional services are negligible. For this "Public Service" category, the project's effects are limited to less than significant impacts and therefore no mitigation is required.

O. RECREATION				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. 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?	☐	☐	☐	☒
2. 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?	☐	☐	☐	☒

Data Sources: 1, 5 & 10

Discussion

Increased Use of Parks. Scotts Valley has a total of seven parks, ranging in size from a 0.5 acre to 7.5 acres. Recreational facilities and activities are also available at local schools, the Vine Hill Recreation Center, and the Scotts Valley Senior Center. The additional population generated by 3 new dwellings will be negligible compared to the existing user population of these facilities.

New Facilities that Could Affect the Environment. The project does not include recreational facilities. Due to the negligible population increase generated by the project, there will not be a need to construct or expand new City recreational facilities. The builders of the dwelling units will pay into a City parks impact fee fund at time of Building Permit issuance for their share of cumulative recreational needs.

Finding

For this "Recreation" category, the project would not have any significant impacts and therefore no mitigation is required.

P. TRANSPORTATION AND TRAFFIC				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
2. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
5. Result in inadequate emergency access?	☐	☐	☒	☐
6. Result in inadequate parking capacity?	☐	☐	☐	☒
7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Data Sources: 1, 2, 4, 9 & 10

Discussion

Increase in Traffic. The four-unit project is anticipated to generate an average of 38.28 trips/day (ADT) based on 9.57 ADT/dwelling. This traffic level is not substantial. The local street, Blake Lane, and its intersection with Scotts Valley Drive have adequate capacity to handle this minor increase in traffic. Most traffic to and from the site will also travel through the Scotts Valley Dr./Mt. Hermon Rd./Whispering Pines intersection. This intersection is signal controlled, operates at a Level of Service D during both peak hours and has adequate capacity to accommodate traffic generated by the project.

Level of Service. The project's contribution to City intersection traffic and peak hour traffic on Blake Lane and its intersections with Scotts Valley Drive will be less than significant.

Change in Traffic Patterns. Project traffic will follow the same traffic patterns as occur presently on Blake Lane and connecting streets. No impact is anticipated.

Traffic Hazards. The sight distance at the Blake Ln./Scotts Valley Dr. intersection is over 750 feet and is adequate for traffic speeds over 60 MPH. The speed limit on Scotts Valley Drive is 35 MPH.

Blake Lane is accessed only from Scotts Valley Drive, a four lane north-south arterial, which has a concrete and landscaping median barrier at the Blake Lane/Scotts Valley Drive intersection. Therefore, all vehicle movements out from Blake Lane are right turns to travel south. For northbound travel, motorists must perform a U-turn at the first opening in median barrier at the Scotts Valley Drive/Quien Sabe Road intersection. Motorists traveling north on Scotts Valley Drive wishing to enter Blake Lane must travel to median breaks north of Blake Lane and perform a U-turn to access southbound lanes of Scotts Valley Drive. Project traffic will not significantly impact intersections on U-turn areas on the street.

Emergency Access. The project is located at the terminus of a private dead-end street, Blake Lane. Shared vehicular access on Blake lane occurs through a series of private easements. At present, roadway improvements on Blake Lane are not standard and in varying states of pavement conditions. Curb, gutter and sidewalks are not present. The project will construct roadway improvements along the project sites frontage and will construct a new emergency vehicle "hammer head" on project site. As discussed in the "Public Services" section, the new roadway improvements will be constructed to Fire District standards and the segment of Blake Lane adjoining the site will be improved to provide adequate emergency access and a vehicle turn-around area, both of which are presently lacking in current roadway conditions.

Each of the four residential units will have a two-car garage with additional visitor parking in driveways. Parking that extends into the emergency vehicle turn-around area would result in a non-functional turn-around during the time that such parking occurred. To avoid obstructing the emergency vehicle turn-around area with parked vehicles, conditions of project approval require that the turnaround area shall be signed to state "no parking within emergency vehicle lane" and the concrete curb on both sides of the turn-around area shall be painted red to identify it as a circulation area where no parking is allowed. These features shall be shown on the final engineered improvement plans and shall be installed before final building inspection and clearance for occupancy.

Parking Capacity. The City's Parking Ordinance (Municipal Code Chapter 17.44) requires two covered on-site parking spaces for each single-family dwelling and one uncovered parking space. The project would provide a two-car garage for each unit and a minimum of one additional uncovered parking space in each of the four driveways in compliance with the City's parking standards.

Alternative Transportation Policies. The project is located on a private dead-end street, which is not a designated bus or bike route. General Plan Policy CP-201 requires new projects to provide bus transportation facilities where feasible. In this case, the dead-end street would not accommodate public buses or add to the city's bike system. Therefore, alternative transportation improvements would not be feasible or required as part of this project.

Q. TRIBAL CULTURAL RESOURCES				
Would the project 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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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), or	☐	☐	☐	☒
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.	☐	☐	☒	☐

Discussion

The project site is designated as having "Moderate Sensitivity" on the General Plan Cultural Resources map. Insofar as much of the land within the City of Scotts Valley is considered moderately sensitive with regards to cultural sensitivity, the City has adopted a standard development policy that requires archaeological monitoring during any earthwork activities. Standard conditions of approval for this project require archaeological monitoring during any earthwork activities as described in the Cultural Resources section of this document, therefore the project will not adversely impact any tribal cultural resources.

Finding

For this "Tribal Cultural Resources" category, the project would have no impacts and therefore no mitigation is required.

R. UTILITIES AND SERVICE SYSTEMS				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	☐	☐	☐	☒
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
5. 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?	☐	☐	☐	☒
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
7. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Data Sources: 1 & 10

Discussion

The proposed project does not have the potential to affect utility services, in excess of that previously considered by the General Plan. The Scotts Valley Water District has reviewed the application and has determined that existing water resources will support the proposed development. The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities will support the proposed development. The project will not generate solid waste in excess of that typically generated by four single-family homes.

Finding

For this "Utility and Service Systems" category, the project would have no impacts and therefore no mitigation is required.

S. MANDATORY FINDINGS OF SIGNIFICANCE				
Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Does the project have the potential to 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, 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?	☐	☒	☐	☐
2. 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)?	☐	☐	☒	☐
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The project will generate potentially significant impacts in the area of biological resources. The potential to significantly degrade the quality of the environment, including effects on animals or protected trees can be reduced or otherwise mitigated to levels of less than significant with the mitigation measures provided in this Initial Study.

III. DETERMINATION

Mitigated Negative Declaration:

On the basis of this initial evaluation, I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case as:

- a) All potentially significant effects have been avoided or mitigated, including revisions or mitigation measures that are imposed upon the proposed project;
- b) The above discussions do not identify any substantial adverse impacts to people as a result of the proposed project; and,
- c) This determination reflects the independent judgment of the City.

Scott Harriman, Contract Planner, City of Scotts Valley

11/08/2018
Date

IV. DATA SOURCES

- 1. City of Scotts Valley, General Plan 1994
- 2. City of Scotts Valley, Municipal Code
- 3. Monterey Bay Air Resources District, CEQA Air Quality Guidelines, 2000
- 4. Project plans, prepared by RI Engineering, Inc., dated September 2018; and Robin Alaga, Designer, dated August 15, 2018
- 5. Draft Habitat Conservation Plan prepared by Dr. Jodi McGraw, dated March, 2018
- 6. Tree Resource Evaluation Report prepared by Ruth Stiles, Horticultural Consultant, dated January 16, 2018
- 7. Geotechnical Report prepared by RI Engineering, Inc. dated September 2018
- 8. Comments from public agency representatives at the City's Project Review Committee meeting on February 19, 2018 and associated project review comment sheets

V. EXHIBITS

- A. Tentative map, grading and project plans, received date September 17, 2018
- B. Low-Effect Habitat Conservation Plan by Dr. Jodi McGraw, dated October 16, 2016
- C. Geotechnical Report prepared by Haro, Kasunich and Associates, dated August 29, 2016
- D. Stormwater Control Plan prepared by RI Engineering, revise dated July 18, 2018
- E. Arborist Report by Ruth Stiles, dated January 16, 2018

**Low-Effect Habitat Conservation Plan for the
Mount Hermon June Beetle at 22 Blake Lane (APN: 022-172-47)
Scotts Valley, Santa Cruz County, California**

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Contents

Executive Summary	1
Section 1 Introduction and Background	3
1.1 Overview and Background.....	3
1.2 Permit Holder/Permit Duration	3
1.3 Permit Boundary/Covered lands	3
1.4 Species to be Covered by Permit	5
1.5 Regulatory Framework	5
1.5.1 Federal Endangered Species Act	5
1.5.2 The Section 10(a)(1)(B) Process - Habitat Conservation Plan Requirements and Guidelines	7
1.5.3 National Environmental Policy Act	8
1.5.4 National Historic Preservation Act.....	8
1.5.5 California Endangered Species Act (CESA)	8
1.5.6 California Environmental Quality Act (CEQA)	9
1.5.7 City of Scotts Valley Tree Ordinance	9
Section 2 Project Description/Activities Covered by Permit	10
2.1 Project Description	10
2.2 Activities Covered by Permit.....	10
Section 3 Environmental Setting/Biological Resources	12
3.1 Environmental Setting	12
3.1.1 Climate	12
3.1.2 Topography/Geology	12
3.1.3 Hydrology/Streams, Rivers, Drainages	12
3.1.4 Existing Land Use.....	12
3.2 Covered Species	13

3.2.1 Mount Hermon June beetle (<i>Polyphylla barbata</i>)	13
3.3 Other Sandhills Endangered Species in Region	17
Section 4 Potential Biological Impacts/Take Assessment	19
4.1 Direct and Indirect Impacts	19
4.1.1 Direct Impacts	19
4.2.2 Indirect Effects.....	21
4.2 Anticipated Take of Covered Species	22
4.3 Effects on Critical Habitat (if applicable)	22
4.4 Anticipated Impacts of the Taking	22
4.5 Cumulative Impacts	23
Section 5 Conservation Program/Measures to Minimize and Mitigate for Impacts	24
5.1 Biological Goals and Objectives	24
5.2 Avoidance, Minimization, and Mitigation Measures.....	25
5.2.1 Measures to Minimize Impacts	25
5.2.2 Measure to Mitigate Unavoidable Impacts	27
5.4 MONITORING	28
5.4.1 Construction and Compliance Monitoring	29
5.4.2 Effects Monitoring.....	29
5.6 Reporting.....	29
Section 6 Plan Implementation	30
6.1 Plan Implementation.....	30
6.2 Changed Circumstances	30
6.2.1 Summary of Circumstances.....	30
6.2.2 Newly listed species	31
6.2.3 Discovery of other currently listed species at the project site ..	31
6.4 Amendments	32
6.4.1 Minor Amendments	32
6.4.2 Major Amendments	32
6.5 Suspension/Revocation	32
6.6 Permit Renewal	32

6.7 Permit Transfer.....	33
Section 7 Funding	34
7.1 Costs of HCP Implementation.....	34
7.2 Funding Source(s), Mechanism, and Management.....	34
Section 8 Alternatives	36
8.1 Summary.....	36
8.2 No Action Alternative	36
8.3 Alternative 2: Redesign Project (Reduce Take)	36
8.3 Alternative 3: Proposed Action (Permit Issuance).....	37
Literature Cited	38
Appendix A: Habitat Assessment	40

Tables

Table 1: Size of proposed residential development project components.	11
Table 2: Occurrence of special status species within the Santa Cruz Sandhills.	18
Table 3: Temporary and permanent impacts to Mount Hermon June beetle habitat	20
Table 4: Estimated costs to implement the conservation strategy described in this plan.	35

Figures

Figure 1: Location of the project site	4
Figure 2: Known occurrences of the Mount Hermon June beetle near the project site	14
Figure 3: Photographs of the Mount Hermon June beetle	17
Figure 4: Location of the project site with respect to the Ben Lomond Sandhills Preserve	28

Executive Summary

Executive Summary

Lantana, LLC is seeking an incidental take permit, under Section 10(a)(1)(B) of the Federal Endangered Species Act, to cover take of the Mount Hermon June beetle (*Polyphylla barbata*) associated with their proposed construction of two, duet homes within previously developed parcel located at 22 Blake Lane (APN: 022-172-47), in the City of Scotts Valley in Santa Cruz County, central coastal California.

A five-year permit term is requested to address incidental impacts to the federally endangered Mount Hermon June beetle associated with project construction. The impacts of the project are anticipated to include permanent impacts to Mount Hermon June beetles potentially living within the 14,031 ft² (0.32 acre) portion of the total 16,731 sf (0.384 acre) disturbance envelope that is not currently covered by existing improvements, which cover 2,700 ft² (0.06 acre). These impacts will result from demolition and grading of the site in preparation for construction as well as subsequent excavation to install improvements including retaining walls.

Of the 14,031 ft² (0.322 acre) area of habitat to be impacted by the project, 9,400 ft² (0.216 acre) will be permanently impacted through construction of the two, duet homes and associated hardscapes, which include patios, walkways, retaining walls, and a paved driveway. The remaining 4,631 ft² (0.106 acre) will be impacted through grading or excavation, which remove establish plant cover, but will be landscaped using elements designed to promote rather than deter use of habitat by Mount Hermon June beetle, such that the impacts on habitat are regarded as temporary.

The Mount Hermon June beetle is a fossorial insect that lives in Zayante soils, which support unique communities known as the Zayante (or Santa Cruz) Sandhills (Sandhills). Although several other special-status plants and animals are known to occur within the Sandhills, only the Mount Hermon June beetle will be impacted by this project. Due to the project's small size and occurrence within an area of high-density residential development that is of marginal long-term conservation value, the project is not anticipated to significantly impact persistence or recovery of the Mount Hermon June beetle.

This plan's conservation strategy includes the following measures designed to minimize the project's impacts on the Mount Hermon June beetle:

1. Locating the project on an already developed parcel already where habitat is more degraded relative to intact habitat;
2. Avoiding the flight season, if possible, and using plastic sheeting or other soil-covering material to prevent Mount Hermon June beetles from burrowing into exposed soil in the construction site when/if soil disturbing activities must occur between May and August;

3. Having a qualified biologist translocate any larval beetles unearthed during construction activities to a portion of the project site outside of the impact area that supports intact vegetation;
4. Minimizing hardscaping associated with the project, and using native Sandhills plants and non-invasive ornamental plants in landscape areas;
5. Minimizing removal of native trees on the site, including the ponderosa pines and coast live oaks; and
6. Revegetating areas of temporary habitat disturbance with native and non-invasive ornamental plants that do not degrade Mount Hermon June beetle habitat.

In addition, the applicant will mitigate the permanent impacts Mount Hermon June beetles potentially living in the 14,031 ft² (0.322 acre) disturbance envelope not currently covered by impervious surfaces, and the permanent and temporary loss of habitat resulting from the project, through off-site mitigation at a ratio of 1:1. To accomplish this, a total of 14,031 ft² of conservation credits will be purchased from the Zayante Sandhills Conservation Bank—a conservation bank that conserves, manages, and monitors high quality Sandhills habitat preserves that have high conservation value for the Mount Hermon June beetle and other Sandhills species. The conservation credits will be purchased following receipt of the incidental take permit and prior to the inception of any project activities that would cause take, including soil disturbance.

The applicant will fund all elements of the proposed conservation strategy. A receipt for the purchase of conservation credits, which will provide proof of the compensatory mitigation, will be provided to the U.S. Fish and Wildlife Service following issuance of the incidental take permit, and prior to conducting any activities that would cause take. A qualified biologist will periodically monitor project construction and upon completion of the project, conduct compliance monitoring and biological effects monitoring to evaluate success toward the biological goals and objectives, adherence to the proposed minimization measures, and the effects of the project on Mount Hermon June beetle individuals and habitat. Results of this monitoring will be provided to the U.S. Fish and Wildlife Service in annual project reports.

Section 1

Introduction and Background

1.1 Overview and Background

This Habitat Conservation Plan (HCP) for proposed construction of two duet homes at 22 Blake Lane, a 0.42-acre home site in the City of Scotts Valley, Santa Cruz County, California, has been prepared pursuant to the requirements of Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as amended (Act). The HCP is intended to provide the basis for issuance of a Section 10(a)(1)(B) permit to Lantana, LLC, the proposed developer, to authorize incidental take of the Mount Hermon June beetle (*Polyphylla barbata*), a federally-listed endangered species, that may result from redevelopment of the parcel. In October 2016, a qualified biologist determined that the project site contains Zayante soils, and therefore supports habitat for the federally endangered insect (Appendix A; McGraw 2016). A prior survey identified Mount Hermon June beetles emerging from the site (BUGGY 2004).

1.2 Permit Holder/Permit Duration

Lantana, LLC requests an incidental take permit to cover take of Mount Hermon June beetle for five years commencing on the date of permit approval. Project construction is anticipated to require less than one year. However, seasonal limitations on development may delay project inception following permit issuance. For this reason, a five-year permit duration is requested to ensure that the covered activities will be implemented during the term of the permit.

1.3 Permit Boundary/Covered lands

A permit is requested to authorize the incidental take of Mount Hermon June beetles within the project area on the 0.42-acre property (APN: 022-172-47), located at 22 Blake Lane in the City of Scotts Valley, Santa Cruz County, central coastal California (Figure 1). The project site is located within the Felton 7.5" United States Geological Survey (USGS) topographic quadrangle, in Township 10S and Range 2W of the Mount Diablo Meridian.

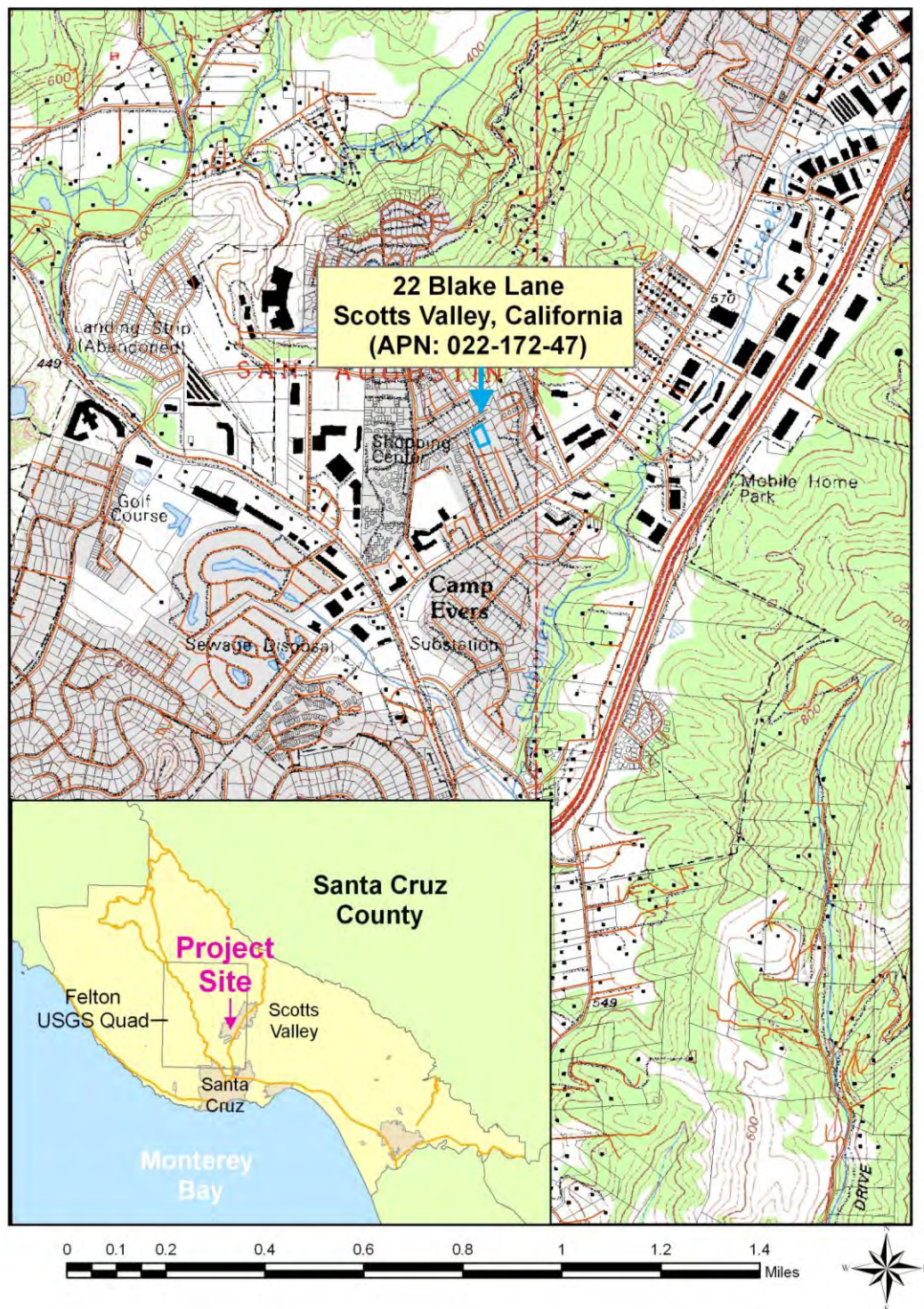


Figure 1: Location of proposed project site at 22 Blake Lane in the City of Scotts Valley, in Santa Cruz County, central coastal California. The project site is located within the Felton US Geological Survey Quadrangle. Map prepared by Jodi M. McGraw.

1.4 Species to be Covered by Permit

The following species is referred to as a "covered species" related to the Incidental Take Permit if it is issued.

<u>Covered Species</u>	<u>Federal Status/State Status</u>
Mount Hermon June beetle (<i>Polyphylla barbata</i>)	Federally Endangered

The following additional federally endangered species that occur with the Mount Hermon June beetle at other locations will not be addressed in this HCP or covered under the requested Incidental Take Permit as they do not occur at the project site due to a lack of suitable habitat (McGraw 2016; Appendix A):

<u>Additional Species</u>	<u>Federal Status/State Status</u>
Zayante band-winged grasshopper (<i>Trimerotropis infantilis</i>)	Federally Endangered
Ben Lomond spineflower (<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>)	Federally Endangered
Santa Cruz (Ben Lomond) wallflower (<i>Erysimum teretifolium</i>)	Federally Endangered/ CA State Endangered

1.5 Regulatory Framework

1.5.1 Federal Endangered Species Act

Section 9 of the Act and Federal regulation pursuant to section 4(d) of the Act prohibit the take of endangered and threatened species, respectively, without special exemption. Take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the U.S. Fish and Wildlife Service (Service) as an intentional or negligent act or omission that creates the likelihood of injury to listed species by annoying them to such an extent as to significantly disrupt

normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity.

Pursuant to section 11(a) and (b) of the Act, any person who knowingly violates section 9 of the Act or any permit, certificate, or regulation related to section 9, may be subject to civil penalties of up to \$25,000 for each violation or criminal penalties up to \$50,000 and/or imprisonment of up to one year.

Individuals and State and local agencies proposing an action that is expected to result in the incidental take of federally listed species are encouraged to apply for an incidental take permit under section 10(a)(1)(B) of the Act to be in compliance with the law. Such permits are issued by the Service when take is not the intention of and is incidental to otherwise legal activities. An application for an incidental take permit must be accompanied by a HCP. The regulatory standard under section 10 of the Act is that the effects of authorized incidental take must be minimized and mitigated to the maximum extent practicable. Under Act section 10, a proposed project also must not appreciably reduce the likelihood of the survival and recovery of the species in the wild, and adequate funding for a plan to minimize and mitigate impacts must be ensured.

Section 7 of the Act requires Federal agencies to ensure that their actions, including issuing permits, do not jeopardize the continued existence of listed species or destroy or adversely modify listed species' critical habitat. "Jeopardize the continued existence of..." pursuant to 50 CFR 402.2, means to engage in an action that reasonably would be expected, directly or indirectly, to reduce appreciably the likelihood of both the survival and recovery of a listed species in the wild by reducing the reproduction, numbers, or distribution of that species. Issuance of an incidental take permit under section 10(a)(1)(B) of the Act by the Service is a Federal action subject to section 7 of the Act. As a Federal agency issuing a discretionary permit, the Service is required to consult with itself (i.e., conduct an internal consultation). Delivery of the HCP and a section 10(a)(1)(B) permit application initiates the section 7 consultation process within the Service.

The requirements of section 7 and section 10 substantially overlap. Elements unique to section 7 include analyses of impacts on designated critical habitat, analyses of impacts on listed plant species, if any, and analyses of indirect and cumulative impacts on listed species. Cumulative effects are effects of future State, tribal, local or private actions that are reasonably certain to occur in the action area, pursuant to section 7(a)(2) of the Act. The action area is defined by the influence of direct and indirect impacts of covered activities. The action area may or may not be solely contained within the HCP boundary. These additional analyses are included in this HCP to meet the requirements of section 7 and to assist the Service with its internal consultation.

1.5.2 The Section 10(a)(1)(B) Process - Habitat Conservation Plan Requirements and Guidelines

The Section 10(a)(1)(B) process for obtaining an incidental take permit has three primary phases: (1) the HCP development phase; (2) the formal permit application processing phase; and (3) the post-issuance phase.

During the HCP development phase, the project applicant prepares a plan that integrates the proposed project or activity with the protection of listed species. An HCP submitted in support of an incidental take permit application must include the following information:

- impacts likely to result from the proposed taking of the species for which permit coverage is requested;
- measures that will be implemented to monitor, minimize, and mitigate impacts; funding that will be made available to undertake such measures; and procedures to deal with unforeseen circumstances;
- alternative actions considered that would not result in take; and
- additional measures USFWS may require as necessary or appropriate for purposes of the plan.

The HCP development phase concludes and the permit processing phase begins when a complete application package is submitted to the appropriate permit-issuing office. A complete application package consists of: 1) an HCP, 2) an Implementing Agreement (IA), 3) a permit application, and 4) a \$100 fee from the applicant. An implementing agreement is not required for an HCP that qualifies as a low-effect HCP. The Service prepares an Intra-Service Section 7 Biological Opinion; and also prepares a Set of Findings, which evaluates the Section 10(a)(1)(B) permit application in the context of permit issuance criteria (see below). An Environmental Action Statement, Environmental Assessment, or Environmental Impact Statement serves as the Service's record of compliance with the National Environmental Policy Act (NEPA). The Service must publish a Notice of Availability of the HCP package in the Federal Register to allow for public comment. The draft NEPA document, HCP, and IA (if applicable) are made available for public review during this 30-day to 90-day comment period. A Section 10(a)(1)(B) incidental take permit is granted upon a determination by that all requirements for permit issuance have been met. Statutory and regulatory criteria for issuance of the permit, pursuant to section 10(a)(2)(b) of the Act and 50 CFR 17.22 (b)(2) and 17.32 (b)(2) specify that:

- the taking will be incidental;
- the impacts of incidental take will be minimized and mitigated to the maximum extent practicable;

- adequate funding for the HCP and procedures to handle unforeseen circumstances will be provided;
- the taking will not appreciably reduce the likelihood of survival and recovery of the species in the wild;
- the applicant will provide additional measures that the Service requires as being necessary or appropriate; and
- the Service has received assurances, as may be required, that the HCP will be implemented.

During the post-issuance phase, the Permittee and other responsible entities implement the HCP, and USFWS monitors the Permittee's compliance with the HCP as well as the long-term progress and success of the HCP. The public is notified of permit issuance by means of the Federal Register.

1.5.3 National Environmental Policy Act

The purpose of the National Environmental Policy Act (NEPA) is two-fold: to ensure that Federal agencies examine environmental impacts of their actions (in this case deciding whether to issue an incidental take permit) and to utilize public participation. NEPA serves as an analytical tool on direct, indirect, and cumulative impacts of the proposed project alternatives to help the Service decide whether to issue an incidental take permit (ITP or section 10(a)(1)(B) permit). NEPA analysis must be done by the Service for each HCP as part of the incidental take permit application process.

1.5.4 National Historic Preservation Act

All Federal agencies are required to examine the cultural impacts of their actions (e.g. issuance of a permit). This may require consultation with the State Historic Preservation Office (SHPO) and appropriate American Indian tribes. All incidental take permit applicants are requested to submit a Request for Cultural Resources Compliance form to the Service. To complete compliance, the applicants may be required to contract for cultural resource surveys and possibly mitigation.

1.5.5 California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) provides for the designation of native species or subspecies of fish, wildlife, and plants as endangered or threatened (CESA Section 2062-2067). The Mount Hermon June beetle is not listed under CESA. Therefore, this HCP will not further address CESA permitting requirements.

1.5.6 California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) (Pub. Res. Code §21000 seq.) requires state and local governmental agencies to complete an environmental review of discretionary projects that could impact environmental resources. CEQA differs from NEPA in that it requires that significant environmental impacts of proposed projects be reduced to a less-than significant level through adoption of feasible avoidance, minimization, or mitigation measures unless overriding considerations are identified and documented.

1.5.7 City of Scotts Valley Tree Ordinance

In February 2002, the City of Scotts Valley updated an ordinance regarding tree protection regulations (City of Scotts Valley 2002). The purpose of the ordinance is to protect significant trees which are a valued resource to the community of Scotts Valley. Determination of which trees receive protection is based on 1) location, 2) size, 3) requirements of permits approved by the Planning Department or Planning Commission, and 4) status as a “heritage tree.” For example, the City’s tree ordinance may protect some ponderosa pine trees that are designated heritage trees, grow near roadways, grow on slopes, or are large in size.

Section 2

Project Description/Activities Covered by Permit

2.1 Project Description

This proposed project will construct two, duet homes and associated infrastructure on a 0.42-acre parcel located at 22 Blake Lane, in the City of Scotts Valley, which is in central Santa Cruz County, California (APN: 022-172-47). A duet house is where two houses share a wall (i.e., are connected) as in a duplex home, yet are separated by a parcel line, that runs down the center of the shared wall such that each house occurs on its own legal parcel. The parcel will be subdivided such that two, duet homes or four homes with four parcels, will be created.

The parcel previously featured a single-family home and associated improvements, including several sheds, paved walkways, and a driveway. Despite the pre-existing development, Mount Hermon June beetles were observed throughout the parcel during surveys conducted in June 2002 (BUGGY 2004).

2.2 Activities Covered by Permit

An incidental take permit is requested to cover impacts to the Mount Hermon June beetle that will result from construction of the homes and associated improvements to the parcel, which will include:

- grading and excavation of the site;
- installation of the two, duet homes, which are prefabricated structures that will be assembled on site; and
- installation of patios, paved walkways, retaining walls, and the circular driveway; and
- installation of landscaping which will be designed to promote Mount Hermon June beetle (Section 5.2.2).

Table 1: Size of proposed residential development project components.

Project Component	Area	
	square feet	Acres
Houses	4,800	0.110
Retaining Wall	300	0.007
Hardscapes (driveway, walkways, patios, porches, etc.)	7,000	0.161
Additional Landscaping ¹	1,731	0.040
Total¹	13,831	0.318

¹ Total area of project components does not include adjacent disturbance areas which are identified in Table 3.

Construction would begin with grading and excavation of the site, which is anticipated to require approximately five days. This may entail removal of up to three locust trees adjacent to the driveway.

Once the site is leveled, construction will begin immediately with installation of the foundations, which is anticipated to require approximately two weeks. The pre-fabricated houses would subsequently be installed over a period of two days, followed by approximately 10 days of work to connect the buildings and install their utilities.

Work to install the patios, driveway, retaining walls, and decks would require approximately 20 days; landscaping will require five days and may occur concurrently with the hardscaping. In total, construction at the site is likely to only require six months, though project delays could result in an extended period of construction and thus take.

A more detailed description of the covered activities is provided in Section 4.1, which also assess their direct and indirect impacts on the covered species.

Section 3

Environmental Setting/Biological Resources

3.1 Environmental Setting

3.1.1 Climate

Located in central Santa Cruz County, the project area experiences a Mediterranean climate, characterized by cool, wet winters and hot, dry summers. Summer temperatures range from 45°F to 95°F, with an average of 68°F. Winter temperatures range from 36°F to 65°F, with an average of 51°F.

Annual precipitation is 44 inches, with most falling as rain. The rainy season is from October to May, with the majority of the rainfall occurring between December and March.

3.1.2 Topography/Geology

The project site is located in a valley at an elevation of 633 feet above sea level. The soil in the area of the proposed project is a light brown, loose sand soil characteristic of the Zayante series (McGraw 2016; Appendix A), which is an excessively well drained, low nutrient soil derived from the weathering of marine sediments and sandstones of the Santa Margarita Formation (U.S. Department of Agriculture 1980).

3.1.3 Hydrology/Streams, Rivers, Drainages

The project site is located within the San Lorenzo River Watershed. Carbonera Creek, a tributary to the San Lorenzo River that runs through Scotts Valley, is located 0.3 mile southeast of the project site.

The project area is within upland habitat and not within a flood zone or alluvial fan.

3.1.4 Existing Land Use

The proposed project will occur on a 0.42-acre home site located within a high-density residential development within the City of Scotts Valley. Developed beginning in the mid-1900s, this area consists of a mix of single-family and multifamily homes. Of the 637 parcels located within a 109-acre area around the project parcel, the median parcel size is 0.09 acres, and 97% of the parcels are already developed (USFWS et al. 2011).

The proposed project parcel is surrounded on three sides by developed parcels less than 0.5 acres (Figure 2). The nearest patch of intact Sandhills habitat is located 0.5 miles north of the proposed project site, between Bean Creek and Bean Creek Road (McGraw 2004b; Figure 2).

3.2 Covered Species

3.2.1 Mount Hermon June beetle (*Polyphylla barbata*)

Status and Distribution

The Mount Hermon June beetle is a member of the family Scarabaeidae (Insecta: Coleoptera; Figure 3). The Mount Hermon June beetle was listed as federally endangered on January 24, 1997 (USFWS 1997). Critical habitat has not been designated for this species.

The Mount Hermon June beetle occurs in association with Zayante sand soil in central Santa Cruz County. Outcroppings of Zayante soils support a unique ecosystem known as the Zayante (or Santa Cruz) Sandhills (Sandhills). Within the Sandhills, the Mount Hermon June beetle has been recorded from approximately 150 locations in the vicinity of Mount Hermon, Felton, Ben Lomond, Zayante, Scotts Valley, and Bonny Doon (Arnold 2004, USFWS et al. 2011).

While the entire known range of the Mount Hermon June beetle encompasses 10,000 acres, suitable habitat for the endangered insect is only known to occur within approximately 2,800 acres (McGraw 2004b) of that area. The amount of habitat which is presently occupied by the Mount Hermon June beetle is unknown.

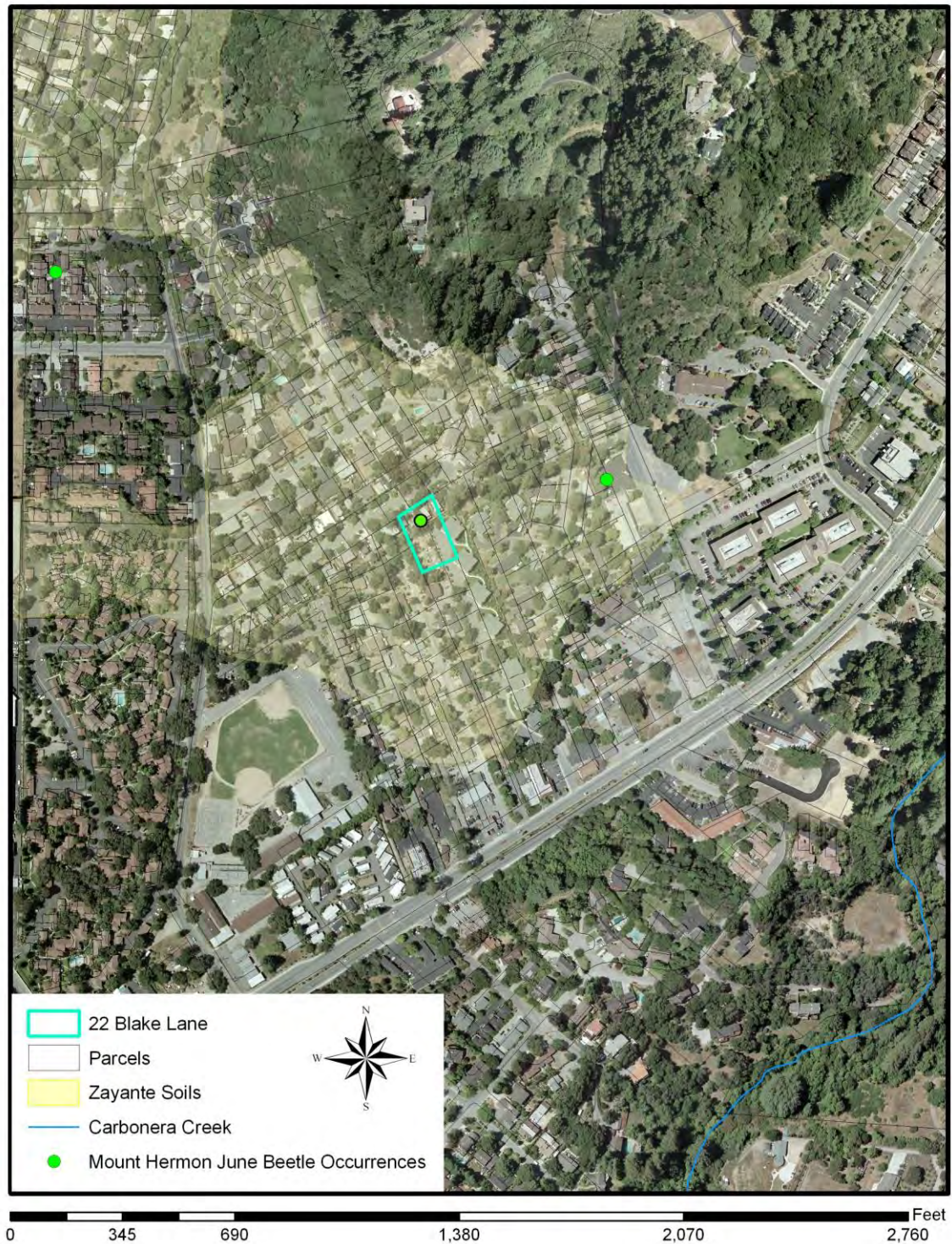


Figure 2: Location of proposed project site at 22 Blake Lane within the City of Scotts Valley, showing known occurrences of the Mount Hermon June beetle and (BUGGY 2004). Map prepared by Jodi M. McGraw.

Habitat Characteristics

The Mount Hermon June beetle occurs in the various plant assemblages or communities of the Sandhills, including those broadly categorized as coast range ponderosa pine forest and northern maritime chaparral. The endangered beetle has also been observed in areas where native Sandhills plant species have been removed, including those that are disturbed through development or feature ornamental or other non-native plant species (Arnold 2004). Mount Hermon June beetle also inhabits ecotones between Sandhills communities and non-Sandhills vegetation, including coast live oak woodland and mixed evergreen forests (J. McGraw pers. obs.).

Occurrences within the Project Area

In June 2002, a presence/absence survey documented the occurrence of Mount Hermon June beetles within the project parcel. Mount Hermon June beetles are also known to occur on sites located 450 feet east, 1,360 feet northwest, 1,810 feet southwest, and 2,600 feet north of the project parcel (BUGGY 2004; Figure 2).

The project parcel supports habitat suitable for Mount Hermon June beetle except where the ground was covered by impermeable surfaces including the house, sheds, and retaining wall. The remainder of the parcel contains degraded habitat for the Mount Hermon June beetle. Approximately 3,000 ft² consists of an unpaved driveway and parking area which completely lack plants. Much of the remainder of the parcel supports landscaping with plant species that are not native to the Sandhills. The exception is the narrow strip (approximately 10 feet wide) along the northern and eastern parcel border, which features native trees including ponderosa pine (*Pinus ponderosa*) and coast live oak (*Quercus agrifolia*).

Life History

The Mount Hermon June beetle is univoltine (i.e., has only one generation per year). The majority of the life cycle of the Mount Hermon June beetle occurs beneath the soil surface. Though little research has been conducted on below-ground stages of the life cycle of the Mount Hermon June beetle (e.g., eggs, larvae, pupae, and portions of the adult stage), information can be cautiously inferred from other species of *Polyphylla* that are well-studied, including the ten-lined June beetle (*Polyphylla decemlineata*).

The life cycle of the Mount Hermon June beetle is estimated to require two to three years. After mating during the summer, adult females lay eggs beneath the soil surface on, or in close proximity to, host plant roots. Eggs hatch into larvae that feed on roots of host plants. As the larvae grow, they molt from first to second, and finally third instars.

Third instar larvae pupate below the soil surface, and eventually male and female adults emerge from pupae. Adult emergence and seasonal activity often begins in May and continues through about mid-August (activity period). However, seasonal activity may vary from year to year depending on weather conditions (Arnold 2004).

Mount Hermon June beetles are polyphagous, or generalist feeders. Frass pellets of *Polyphylla* larva obtained from Mount Hermon June beetle mating locations contained tissue from flowering plants, ferns, and fungi (Hill and O'Malley 2009).

During the summer, adult Mount Hermon June beetles are active between approximately 7:00 p.m. and 10:00 p.m., with peak activity usually between 8:45 p.m. and 9:30 p.m. At dusk, adult males emerge from the soil, fly up through herbs and shrubs, and then fly low to the ground in search of flightless females, which emerge from the soil but remain on the surface of the ground and can be found by males which sense their pheromones. After mating occurs on the soil surface, females burrow underground where they presumably lay eggs.

A seasonal capture-recapture study suggested that adult males live no longer than eight days and that most males have home ranges of less than a few acres (Arnold 2001). The maximum dispersal distance documented for adult male Mount Hermon June beetles is 923 feet (Arnold 2000). Similar data on lifespan and dispersal of females are lacking at this time because they are so infrequently observed.

The Mount Hermon June beetle can be distinguished from three congeners (species of the same genus) which also occur in central Santa Cruz County by the presence of relatively dense, long, erect hairs that are scattered over the elytra (leathery forewings), and short erect hairs on the pygidium (last abdominal segment) (Young 1967, 1988). Adult males are typically 20 millimeters (mm) long and 9.7 mm wide, while the slightly larger females are approximately 22 mm long and 12 mm wide (Hill and O'Malley 2009).



Figure 3: Mount Hermon June beetle adult male (left) and larva (right). Photographs by Jodi McGraw.

3.3 Other Sandhills Endangered Species in Region

The Sandhills communities support other special-status plant and animal species (Table 2), including three other federally endangered species.

The project parcel does not feature habitat for the Zayante band-winged grasshopper, Ben Lomond wallflower, and Ben Lomond spineflower (McGraw 2016; Appendix A). The Zayante band-winged grasshopper occurs in Sandhills habitat characterized by loose sand soil that is covered with sparse herbaceous plant cover, with low tree canopy and thus high-light conditions (Chu 2002, Arnold 2004). The proposed project site contains a relatively dense canopy of locust (*Robinia* sp.), which create low-light conditions that are not conducive to the Zayante band-winged grasshopper. In addition, herbaceous plant cover within the site is limited. The nearest known location of the endangered grasshopper is located 1.2 miles west of the proposed project site at the Hanson Quarry (McGraw 2016; Appendix A).

Ben Lomond spineflower, Ben Lomond wallflower, and silverleaf manzanita were not observed at the site during recent surveys. These species are likely excluded from the site historic land uses including vegetation clearing and landscaping, and ongoing soil disturbance associated with use of the parcel as a home site; in addition, the tree canopy may limit these shade-intolerant species. Though the Ben Lomond buckwheat can occur under lower-light conditions, it similarly was not observed on the proposed project site, likely due to human disturbance.

Table 2: Occurrence of special status species within the Santa Cruz Sandhills.

Common Name	Scientific Name	Status	Within Site
Mount Hermon June beetle	<i>Polyphylla barbata</i>	Federally Endangered	Present
Zayante band-winged grasshopper	<i>Trimerotropis infantilis</i>	Federally Endangered	No suitable habitat present
Ben Lomond spineflower	<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Federally Endangered; CRPR 1B.1 (most rare, threatened, or endangered)	Absent
Santa Cruz wallflower	<i>Erysimum teretifolium</i>	Federally Endangered; California Endangered; CRPR 1B.1	Absent
silverleaf manzanita	<i>Arctostaphylos silvicola</i>	CRPR 1B.2	Absent
Ben Lomond buckwheat	<i>Eriogonum nudum</i> var. <i>decurrens</i>	CRPR 1B.1	Absent

¹ California Native Plant Society *Inventory of Rare and Endangered Plants of California* (CNPS 2016)

Section 4

Potential Biological Impacts/Take Assessment

4.1 Direct and Indirect Impacts

4.1.1 Direct Impacts

The proposed project has the potential to directly negatively impact Mount Hermon June beetle by causing mortality of individuals which likely occur in areas lacking impervious surface within the project footprint, and by causing permanent and temporary loss of habitat.

Impacts to Individuals

Grading and excavation to level the project site and install improvements will disturb the soil within an estimated 14,031 sf (0.322 acres). An estimated five-foot wide strip of habitat along the northern and southern border of the property, and a two-foot string along the eastern border, which collectively total 1,500 sf (0.034 acres) will not be disturbed through project improvements. The remaining 16,731 sf (0.384 acres) of the 18,231 sf (0.419 acre) parcel will be disturbed. Of this area, 2,700 ft² (0.062 acre) does not constitute habitat for the Mount Hermon June beetle, and instead featured impermeable surfaces associated with prior development (Table 3). As a result, this proposed project could kill the fossorial larva of the Mount Hermon June beetles living within the 14,031 (0.322 acre) of open soil within the proposed project parcel through the process of grading the site in preparation for building.

Permanent Habitat Loss

This project will permanently remove 9,400 ft² (0.216 acre) of habitat for the Mount Hermon June beetle. The homes, driveways, walkways, porches, decks, and retaining walls will cover a total of 12,100 ft² (0.278 acre), of which 2,700 ft² (0.062 acre) does not constitute habitat for the Mount Hermon June beetle, and instead consists of existing impermeable surfaces associated with prior development (Table 3); as a result, the permanent habitat lost resulting from this project would be 9,400 ft² (0.216 acre).

The 9,400 ft² (0.216 acre) of habitat to be permanently covered as part of this project is highly degraded. An estimated 2,500 ft² has been historically as driveway and parking area. Though this area is not paved, and thus could be used by emerging Mount Hermon June beetles, their

Table 3: Size (square feet) of temporary and permanent impacts to Mount Hermon June beetle habitat resulting from components of the proposed project. The habitat disturbed is the total disturbance envelope minus the area of non-habitat (e.g. existing impervious surfaces) within the project's total disturbance envelope. Habitat area disturbed that will ultimately be covered by impervious surfaces constitute permanent habitat removal, while adjacent areas of soil disturbance are temporary.

Column Identifier	Project Area (Square feet)			4	Habitat Disturbed (square feet)		
	1	2	3		5	6	7
Project Component	Footprint	Adjacent Disturbance	Total Disturbance Envelope (1+2)	Non-Habitat within Disturbance Envelope	Total (3-4)	Temporary	Permanent (5-6)
Homes	4,800	1,200	6,000	1,173	4,827	1,200	3,627
Retaining Walls	300	1,200	1,500	80	1,420	1,200	220
Hardscapes	7,000	500	7,500	1,447	6,053	500	5,553
Additional Landscaping Areas	1,731	0	1,731	0	1,731	1,731	0
Total	13,831	2,900	16,731	2,700	14,031	4,631	9,400

abundance in this area is likely very low, owing to the low plant cover and the occurrence of scattered rock on the soil surface. Much of the uncovered portion of the parcel that is not driven over regularly consists of sparse, non-native plants including locust (*Robinia* sp.).

The northern and eastern perimeters of the parcel support a large ponderosa pine (DBH= approx. 24') as well as several mature coast live oaks. These trees are located immediately adjacent to an existing fence and many are anticipated to be retained during the development. Construction of the adjacent retaining wall may impact roots and ultimately cause mortality.

Temporary Habitat Loss

Of the 14,031 ft² (0.322 acre) of habitat impacts, 4,631 ft² (0.106 acre) will be temporary. These areas will be subject to soil disturbing activities, including vegetation removal, grading, excavation, and compaction, but they will not be permanently covered with impervious surfaces. Instead, these open space areas will be landscaped with native and non-invasive ornamental plant species. Landscaping elements that deter use of habitat by Mount Hermon June beetles including turf grass, mulch, aggregate, and weed matting, as well as other elements that could constrain emergence of adult beetles, will be avoided. The CC & Rs recorded for the property will preclude use of these elements on the property. As a result, habitat loss within 4,631 ft² (0.106 acre) of the proposed project parcel will be temporary.

4.2.2 Indirect Effects

Indirect impacts are those effects caused by covered activities that may occur at a different time or in a different place than the direct impacts. The project could indirectly affect Mount Hermon June beetles through the installation of new outdoor lighting, which can reduce reproductive success of the species. Adult male beetles are attracted to lights and may remain on them, rather than searching for females, during the breeding season. Lights installed in the proposed project parcel could attract beetles from adjacent parcels. To minimize the likelihood of these impacts, lights installed on the outside of the houses will utilize LED bulbs, which emit light in wavelengths that are less attractive to nocturnal insects than other bulbs. The lights will be outfitted with motion detectors that enable them to just turn on when needed. They will also be installed so that they illuminate the designated area (e.g. driveway).

The proposed project has the potential to affect male Mount Hermon June beetles that might disperse into the project area from adjacent parcels and then burrow into open soil during construction, perhaps being killed by construction activities before they re-emerge. To avoid this impact, any exposed soil that was previously covered by impervious surfaces (Table 3) will be covered before 7 p.m. each night with plastic sheeting to preclude dispersing males from burrowing into soil within the project area and being impacted by ongoing construction.

4.2 Anticipated Take of Covered Species

The proposed project could cause mortality of Mount Hermon June beetles that might occur within the 14,031 ft² (0.322 acre) of soil that is not currently covered by impervious surfaces and that will be disturbed during grading to construct the houses and associated improvements. Of this area, 9,400 ft² (0.216 acre) would be permanently covered with impervious surfaces and thus unavailable to Mount Hermon June beetles, thus representing permanent habitat loss. The remaining 4,631 ft² (0.106 acre) will feature open soil following construction, and will be landscaped using materials designed to promote use by Mount Hermon June beetles; as a result, this area represents temporary habitat loss.

4.3 Effects on Critical Habitat (if applicable)

Critical habitat has not been designated for the Mount Hermon June beetle. In designating critical habitat for the Zayante band-winged grasshopper, the Service included 10,560 acres of land in central Santa Cruz County. This area represents the boundaries of the known distribution of the endangered insect. The primary constituent elements of critical habitat for the Zayante band-winged grasshopper are the presence of Zayante soils, the occurrence of Zayante Sandhills habitat and the associated plant species, and certain microhabitat conditions, including areas that receive large amounts of sunlight, widely scattered tree and shrub cover, bare or sparsely vegetated ground, and loose sand (USFWS 2001).

This proposed project occurs within the boundaries of the Zayante band-winged grasshopper critical habitat designation. However, because the site is well-shaded by exotic and native trees and thus receives minimal direct sunlight and lacks herbaceous plant species, the site does not contain the primary constituent elements for the Zayante band-winged grasshopper. Therefore, the proposed project activities would not impact the endangered insect's critical habitat.

4.4 Anticipated Impacts of the Taking

Neither the mortality of Mount Hermon June beetles potentially occupying the 14,031 ft² of intact soil proposed to be disturbed during project destruction, nor the permanent removal of 9,400 ft² of habitat due to the construction of the houses and associated improvements, are anticipated to affect persistence of the Mount Hermon June beetle in the Scotts Valley region or throughout the species' range. The project impacts are extremely unlikely to influence successful recovery of the endangered species. This assessment is made based on several factors including:

1. The small area of habitat that will be removed;
2. The degraded nature of the habitat that will be lost; and
3. The high-density residential development surrounding the project area.

Within this residential area within the City of Scotts Valley, the Mount Hermon June beetle population faces numerous threats from on-going activities associated with existing residential development, including but not limited to: irrigation, installation of non-native landscaping, fire suppression, night lighting, existing buildings, walls, fences and swimming pools, native plant removal, and digging by pets (USFWS et al. 2011).

As a result of historic residential development, the Mount Hermon June beetle population within this area is likely unnaturally small and as a result, may be susceptible to extirpation from random genetic, demographic, or environmental events. The small size of the project parcel, as well as the low number of undeveloped parcels within the neighborhood, greatly limits opportunities for permanent conservation through acquisition or conservation easements. Given the ongoing threats and lack of conservation opportunities for Mount Hermon June beetle, remaining habitat in the project area and vicinity is considered degraded and suboptimal (USFWS et al. 2011).

Habitat within this Scotts Valley residential neighborhood could provide some long-term conservation value for Mount Hermon June Beetle. Though degraded, fragmented, and reduced in size, the habitat may support persisting populations of the endangered insect. The Mount Hermon June Beetle lives 99% of its life belowground. Therefore, it is possible that development, at least at the current level, might not cause extirpation (population extinction). Indeed, the fact that Mount Hermon June Beetles, which have a two-to-three-year life cycle, still inhabits this area that began to be developed several decades ago, suggests that populations could persist here despite the current level of development.

4.5 Cumulative Impacts

In contrast with the analysis of cumulative impacts under section 7, section 10 of the Act and HCPs analyze cumulative impacts as incremental impacts of the action on the environment when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. The geographic area for analysis should be defined by the manifestation of direct or indirect impacts as a result of covered activities. Cumulative impacts under section 10 of the Act can result from individually minor but collectively significant actions taking place over a period of time.

The impacts of this project on the persistence of the endangered Mount Hermon June beetle are low, owing not only to the small size of the project, but also its occurrence in an already developed and therefore both degraded and fragmented habitat area. Redevelopment to increase the number of units on small parcels such as this will continue to reduce the amount of open sand habitat available for the species. It is possible that, over time, this development will result in the extirpation of the Mount Hermon June beetle from this developed area. Such infill development is unlikely to impact populations that persist at presumably higher densities within the intact habitat that is being protected to the west of this project (Figure 2; McGraw 2004b). As a result, the cumulative impacts of this project on the persistence of the Mount Hermon June beetle are anticipated to be very small.

Section 5

Conservation Program/Measures to Minimize and Mitigate for Impacts

5.1 Biological Goals and Objectives

Section 10(a)(2)(A) of the Act requires that an HCP specify the measures that the permittee will take to minimize and mitigate to the maximum extent practicable the impacts of the taking of any federally listed animal species as a result of activities addressed by the plan.

As part of the “Five Point” Policy adopted by the Services in 2000, HCPs must establish biological goals and objectives (65 *Federal Register* 35242, June 1, 2000). The purpose of the biological goals is to ensure that the operating conservation program in the HCP is consistent with the conservation and recovery goals established for the species. The goals are also intended to provide to the applicant an understanding of why these actions are necessary.

These goals were developed based upon the species’ biology, threats to the species, the potential effects of the Covered Activities, and the scope of the HCP.

Goal 1: Avoid and minimize take of the Mount Hermon June beetle within the project site.

Objective 1.1: Conduct the project in an area of degraded habitat for the Mount Hermon June beetle.

Objective 1.2: During any portion of construction occurring during the flight season of the Mount Hermon June beetle, use plastic to cover exposed soil in areas that previously were covered with impervious surfaces to prevent dispersing males from burrowing into these areas and being impacted by construction

Objective 1.3: Landscape with native Sandhills plants and non-invasive ornamental plant species, and avoid landscaping with turf grass, weed matting, aggregate, and mulch.

Objective 1.4: Minimize night lighting during the flight season of the Mount Hermon June beetle.

Objective 1.5: Minimize loss of native trees including ponderosa pine and coast live oak.

Goal 2: Protect habitat for the Mount Hermon June beetle at an off-site location of high long-term conservation value to the species.

Objective 2.1: Provide funds to protect, manage, and monitor habitat for the Mount Hermon June beetle at a conservation bank.

5.2 Avoidance, Minimization, and Mitigation Measures

Section 10 of the Act requires that all applicants submit HCPs that “minimize and mitigate” the impacts of take authorized by an incidental take permit, and that issuance of the permit will not “appreciably reduce the likelihood of the survival and recovery of the species in the wild.” In general, HCPs should include mitigation programs that are based on sound biological rationale, practicable, and commensurate with the impacts of the project on species for which take is requested. Additionally, the Service encourages applicants to develop HCPs that contribute to the recovery of a listed species. If the proposed project is expected to result in permanent habitat loss, then the mitigation strategy must include compensatory mitigation consisting of the permanent preservation of suitable habitat or similar measures.

In accordance with these guidelines and the requirements of the Endangered Species Act, the Conservation Program of this HCP is intended to achieve its biological goals and objectives and to ensure that the impacts of Covered Activities on the Mount Hermon June beetle are minimized and mitigated to the maximum extent practicable.

5.2.1 Measures to Minimize Impacts

The following measures are designed to minimize the direct effects of the covered activities on the Mount Hermon June beetle by reducing incidental take of individuals and the degradation of habitat adjacent to the project area and existing development.

5.2.1.1: Locate project on and adjacent to current development.

The project will occur in an already-developed parcel. New buildings will be constructed either on areas that either do not provide habitat due to prior development, or that have highly degraded habitat as a result of chronic soil disturbance and removal of native plant species associated with long-term use of the project parcel as a home site.

5.2.1.2: Fence the perimeter of the project footprint to prevent inadvertent impacts to adjacent habitat.

Prior to initiation of ground-disturbing activities, the perimeter of the project footprint will be fenced using orange construction fencing, in order to ensure that all ground-disturbance is confined to the impact area. The site will be monitored to ensure that the fence remains intact and that crews are limiting project activities to the project disturbance envelope.

5.2.1.3: If ground disturbing activities are conducted during the flight season of the adult Mount Hermon June beetle, plastic will be placed over exposed soil each night, to avoid impacts to dispersing males.

Adult male Mount Hermon June beetles actively search for mates and breed during the evenings for approximately 12-14 weeks primarily between May 15 and August 15. During this period, males and females may burrow into duff and soils at relatively shallow depths for protection during the daytime hours.

To minimize impacts of construction on dispersing beetles, every attempt will be made to conduct soil-disturbing aspects of the project outside of the adult flight season. If construction occurs during any part of the flight season, plastic will be used to cover open soil that was previously covered with impervious surfaces each night by 7 p.m. to prevent adult males from burrowing into the area and later being impacted by subsequent soil disturbance (digging, grading, or covering).

5.2.1.4: The area of temporary habitat disturbance will be revegetated with native and non-invasive ornamental plants, and no additional landscaping elements that degrade Mount Hermon June beetle habitat will be installed as part of this project.

Adult Mount Hermon June beetles emerge from under the soil surface to attract and locate mates. Turf grass, dense ground cover plants (e.g., ivy), weed matting, aggregate, and mulch can degrade habitat for this endangered insect, and will not be used in this project. Instead, the open space areas will be planted with native and non-invasive ornamental plant species; soil amendments and surface treatments will be limited to that which is necessary to promote growth of plants that are adapted to sandy, droughty, low nutrient soils. The CC & Rs recorded for the property will preclude use of landscape elements that deter use by Mount Hermon June beetle.

5.2.1.5: Any potential larva or adult of the Mount Hermon June beetle (Figure 3) encountered in an area to be impacted by Covered Activities will be relocated in the intact habitat on the perimeter of the parcel, which will not be disturbed, and re-buried at the approximate depth at which it was unearthed. If the Mount Hermon June beetle is found on the soil surface, then it will be relocated to this area and left on the soil surface in a location protected by vegetation.

A biologist approved by the US Fish and Wildlife Service will periodically monitor activities when Mount Hermon June beetles could be encountered (e.g., excavation). In addition, the Service-approved biologist will conduct a training for work crews that implement soil-disturbing activities, to facilitate their efforts to detect Mount Hermon June beetles in each of three life stages (larva, pupa, and adult). Crews who encounter potential Mount Hermon June beetles will stop work in

the area and call the biologist, who will relocate the endangered insect out of harm's way. This measure will minimize take of the Mount Hermon June beetle by reducing the number of larvae, pupae, and adults that could be injured or killed as a result of project-related activities.

5.2.1.6: Avoid outdoor lighting.

Adult Mount Hermon June beetles are distracted by light during the night, which can disrupt breeding activity. To minimize this impact, outdoor lights will feature LED bulbs, which emit light in wavelengths that are less attractive to nocturnal insects. Outdoor lights will be focused on the areas they need to illuminate (e.g. driveways and walkways) and feature motion detection devices that enable the light to be present only when needed.

5.2.2 Measure to Mitigate Unavoidable Impacts

The proposed project will cause mortality to Mount Hermon June beetles within 14,031 ft² (0.322 acres) of potential habitat within the 18,231-ft² (0.419-acre) parcel. The remaining 2,700 ft² is covered by existing impervious surfaces and therefore does not constitute habitat.

To mitigate these impacts, the applicant will secure 14,031 square-foot conservation credits at the Zayante Sandhills Conservation Bank. The conservation credits will be purchased following receipt of the incidental take permit and prior to the inception of any project activities that would cause take, including soil disturbance.

The 1:1 ratio of impacts to mitigation is appropriate, given that the habitat impacted is highly degraded due to historical residential uses, and the habitat to protected and managed by the Zayante Sandhills Conservation Bank is of exceptionally high conservation value for the Mount Hermon June beetle.

The Zayante Sandhills Conservation Bank was established to provide mitigation for impacts to Mount Hermon June beetle and other special-status Sandhills species that might result from development projects, such as this project. Presently, the Zayante Sandhills Conservation Bank is selling credits for the Ben Lomond Sandhills Preserve, a 23-acre Sandhills preserve located in Ben Lomond, California, approximately 3.2 miles northwest of the project site (Figure 4).

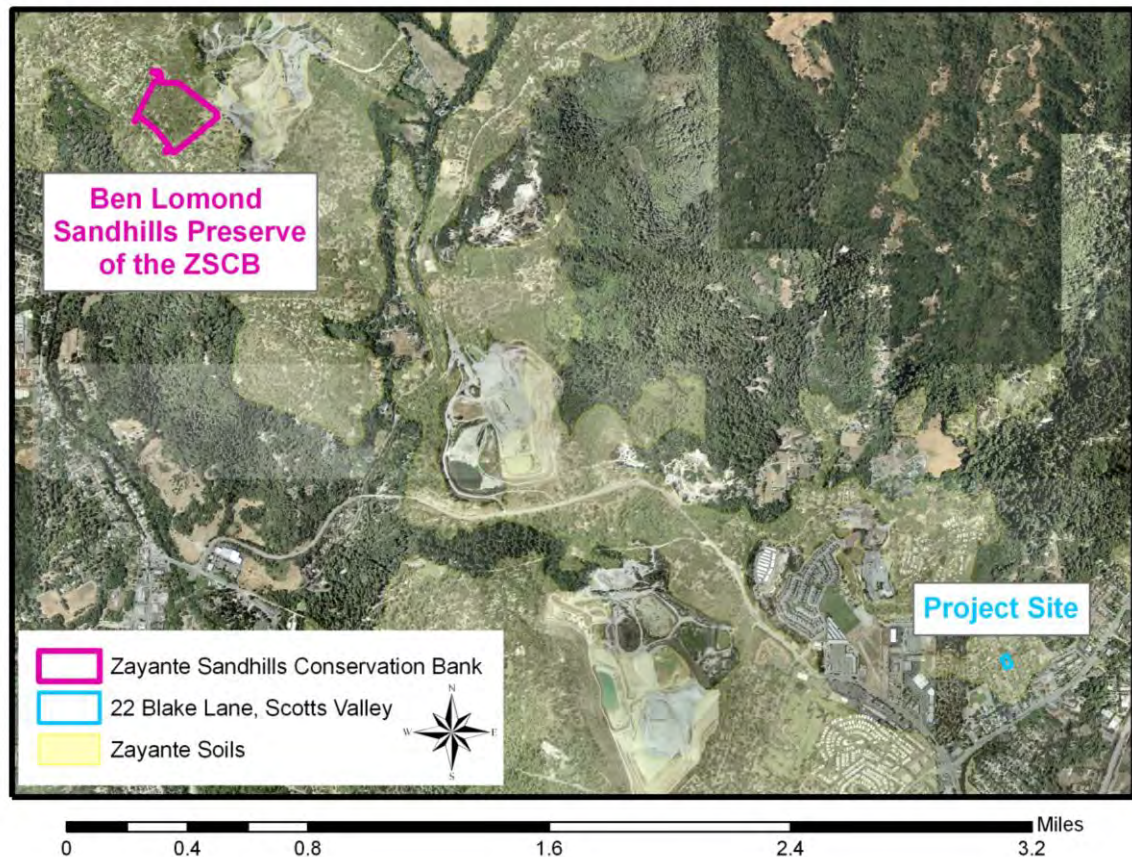


Figure 4: Location of the proposed project site at 22 Blake Lane, Scotts Valley, California, with respect to the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank: the location of the off-site mitigation proposed in this plan. Map prepared by Jodi McGraw.

5.4 Monitoring

Monitoring tracks compliance with the terms and conditions of the HCP and permit. Biological effectiveness monitoring will be conducted at the Zayante Sandhills Conservation Bank Preserves, where the mitigation for the project's impacts on Mount Hermon June beetle will occur. This monitoring will be the responsibility of the bank operator.

Construction and compliance monitoring to track the permit holder's compliance with the requirements specified in the HCP and permit, while effects monitoring will be used to document the project's impacts on the covered species. A biologist approved by the US Fish and Wildlife Service will conduct the following monitoring activities.

5.4.1 Construction and Compliance Monitoring

Pre-construction Orientation: Prior to construction, the biologist will conduct a construction crew training, in which individuals involved in construction will be provided a brief presentation about the biology of the Mount Hermon June beetle, and will be shown pictures of both adults and larva, to aid their identification during construction (Section 5.2.1.5).

Construction Monitoring: The biologist will conduct regular inspections of the project site during initial grading and excavation to salvage and relocate any larva, ensure the exclusionary fence remains intact, and ensure that the plastic is being used to cover areas of open soil nightly during the flight season to prevent Mount Hermon June beetles entering the soil and later being impacted.

The permit holder shall allow representatives from the Service access to the project site to monitoring compliance with the terms and conditions of the HCP, and the effects of the project.

5.4.2 Effects Monitoring

To quantify the incidental take, the biologist will calculate the area of soil disturbance and thus incidental take, and count the number of larval and adult Mount Hermon June beetles that were found and removed during the construction monitoring.

5.6 Reporting

A qualified biologist will submit a report to the US Fish and Wildlife Service in order to document the status of the project. The report will include:

1. A brief summary of project activities accomplished during the reporting year (e.g. this includes development/construction activities, and other covered activities)
2. Effects monitoring results describing the amount of incidental take, in terms of number of Mount Hermon June beetle adults and larva observed and the area of soil disturbed.
3. Construction and compliance monitoring results
4. Brief description of the aspects of the conservation strategy implemented
5. Description of any changed or unforeseen circumstances that occurred and how they were dealt with
6. Funding expenditures, balance, and accrual
7. Description of any minor or major amendments.

The report will be submitted to the Service by January 31 of each year of the project.

Section 6

Plan Implementation

6.1 Plan Implementation

The project will be implemented by the applicants, Lantana, LLC, and their contractors. Precise timing of the project will depend on the timing of the incidental take permit and efforts will be made to minimize ground disturbing activities during the flight season (Section 5.2.1).

6.2 Changed Circumstances

6.2.1 Summary of Circumstances

Section 10 regulations (69 *Federal Register* 71723, December 10, 2004 as codified in 50 Code of Federal Regulations (C.F.R.), Sections 17.22(b)(2) and 17.32(b)(2)) require that an HCP specify the procedures to be used for dealing with changed and unforeseen circumstances that may arise during the implementation of the HCP. In addition, the HCP No Surprises Rule [50 CFR 17.22 (b)(5) and 17.32 (b)(5)] describes the obligations of the permittee and the Service. The purpose of the No Surprises Rule is to provide assurance to the non-Federal landowners participating in habitat conservation planning under the ESA that no additional land restrictions or financial compensation will be required for species adequately covered by a properly implemented HCP, in light of unforeseen circumstances, without the consent of the permittee.

Changed circumstances are defined in 50 CFR 17.3 as changes in circumstances affecting a species or geographic area covered by an HCP that can reasonably be anticipated by plan developers and the Service and for which contingency plans can be prepared (e.g., the new listing of species, a fire, or other natural catastrophic event in areas prone to such event). If additional conservation and mitigation measures are deemed necessary to respond to changed circumstances and these additional measures were already provided for in the plan's operating conservation program (e.g., the conservation management activities or mitigation measures expressly agreed to in the HCP), then the permittee will implement those measures as specified in the plan. However, if additional conservation management and mitigation measures are deemed necessary to respond to changed circumstances and such measures were not provided for in the plan's operating conservation program, the Service will not require these additional measures absent the consent of the permittee, provided that the HCP is being "properly implement" (properly implemented means the commitments and the provisions of the HCP and the IA have been or are fully implemented).

Foreseeable changed circumstances within the project area of this HCP include:

- the new listing of a species; and
- the discovery of the Zayante band-winged grasshopper, Santa Cruz wallflower, or Ben Lomond spineflower at the project site.

6.2.2 Newly listed species

If a new species that is not covered by the HCP but that may be affected by activities covered by the HCP is listed under the Federal ESA during the term of the section 10 permit, the section 10 permit will be reevaluated by the Service and the HCP covered activities may be modified, as necessary, to ensure that the activities covered under the HCP are not likely to jeopardize or result in the take of the newly listed species or adverse modification of any newly designated critical habitat. The applicant, Lantana, LLC, shall implement the modifications to the HCP covered activities identified by the Service as necessary to avoid the likelihood of jeopardy to or take of the newly listed species or adverse modification of newly designated critical habitat. The property owners shall continue to implement such modifications until such time as the Permittee has applied for and the Service has approved an amendment of the Section 10(a)(1)(B) permit, in accordance with applicable statutory and regulatory requirements, to cover the newly listed species or until the Service notifies representatives of Lantana, LLC in writing that the modifications to the HCP covered activities are no longer required to avoid the likelihood of jeopardy of the newly listed species or adverse modification of newly designated critical habitat.

The occurrence of a newly listed species at the project site during the course of the requested 5-year permit is highly unlikely due to the small size of the project site, the degraded nature of the habitat, which is already developed, and the short duration of the permit.

6.2.3 Discovery of other currently listed species at the project site

In the event that one or more other already listed endangered species are found at the site, the applicant will cease project activities that would likely result in incidental take of newly-discovered listed species, and apply for a permit amendment. It is unlikely that other listed species will be discovered at the project site, due to the degraded nature of the habitat, the distance to nearest other populations, and the short duration of the project permit, among other factors.

6.4 Amendments

6.4.1 Minor Amendments

Minor amendments are changes that do not affect the scope of the HCP's impact and conservation strategy, change amount of take, add new species, and change significantly the boundaries of the HCP. Examples of minor amendments include correction of spelling errors or minor corrections in boundary descriptions. The minor amendment process is accomplished through an exchange of letters between the permit holder and the Service's Field Office.

6.4.2 Major Amendments

Major amendments to the HCP and permit are changes that do affect the scope of the HCP and conservation strategy, increase the amount of take, add new species, and change significantly the boundaries of the HCP. Major amendments often require amendments to the Service's decision documents, including the NEPA document, the biological opinion, and findings and recommendations document. Major amendments will often require additional public review and comment.

6.5 Suspension/Revocation

The Service may suspend or revoke their respective permits if fails to implement the HCP in accordance with the terms and conditions of the permits or if suspension or revocation is otherwise required by law. Suspension or revocation of the Section 10(a)(1)(B) permit, in whole or in part, by the Service shall be in accordance with 50 CFR 13.27-29, 17.32 (b)(8).

6.6 Permit Renewal

The applicant requests a 5-year permit, to ensure that the covered activities can be completed prior to permit expiration.

Upon expiration, the Section 10(a)(1)(B) permit may be renewed without the issuance of a new permit, provided that the permit is renewable, and that biological circumstances and other pertinent factors affecting covered species are not significantly different than those described in the original HCP. To renew the permit, the property owners shall submit to the Service, in writing:

- a request to renew the permit; reference to the original permit number;
- certification that all statements and information provided in the original HCP and permit application, together with any approved HCP amendments, are still true

and correct, and inclusion of a list of changes;

- a description of any take that has occurred under the existing permit; and
- a description of any portions of the project still to be completed, if applicable, or what activities under the original permit the renewal is intended to cover.

If the Service concurs with the information provided in the request, it shall renew the permit consistent with permit renewal procedures required by Federal regulation (50 CFR 13.22). If the applicants file a renewal request and the request is on file with the issuing Service office at least 30 days prior to the permits expiration, the permit shall remain valid while the renewal is being processed, provided the existing permit is renewable. However, the applicant may not take listed species beyond the quantity authorized by the original permit. If the applicant fails to file a renewal request within 30 days prior to permit expiration, the permit shall become invalid upon expiration. The applicant and the mitigation bank operator must have complied with all annual reporting requirements to qualify for a permit renewal.

6.7 Permit Transfer

If the proposed permit holders, Lantana, LLC, transfer the property to another party during the period of the permit and that party agrees to implement the project and comply with the terms of the HCP, the permit can be transferred to the new party.

In the event of sale or transfer of ownership of the property during the life of the permit, a new permit application, permit fee, and an Assumption Agreement will be submitted to the Service by the new owner(s). The new owner(s) will commit to all requirements regarding the take authorization and mitigation obligations of this HCP unless otherwise specified in the Assumption Agreement and agreed to in advance with the Service.

Section 7 Funding

7.1 Costs of HCP Implementation

The estimated costs to implement the conservation strategy described in this plan are listed in Table 4.

7.2 Funding Source(s), Mechanism, and Management

The applicant will provide all funds required to implement the conservation strategy (Table 4). The applicant understands that failure to provide adequate funding and consequent failure to implement the terms of this HCP in full could result in temporary permit suspension or permit revocation.

The conservation credits, which provide the compensation in this conservation strategy and represent the bulk of the costs of its implementation, will be purchased in advance of project implementation. A copy of the receipt documenting the sale will be provided as proof to the Service upon project permitting and prior to implementation of the project. The applicant will fund all other costs associated with implementing the terms of the HCP as needed.

Table 4: Estimated costs to implement the conservation strategy described in this plan.

Element	Strategy	Units Type	Costs (\$)		
			Number	Per Unit	Total
Minimization Measure 5.2.1.2	Fence the perimeter of the project footprint to prevent inadvertent impacts to adjacent habitat.	Rolls of Construction/ESA Fencing	5	65	325
Minimization Measure 5.2.1.3	Cover open soil in previously impervious portion(s) of project area with tarps to prevent burrowing during flight season	plastic sheeting (20' x 100')	8	94	752
Compensation	Purchase 14,031 square foot conservation credits at the Zayante Sandhills Conservation Bank	conservation credits	14,031	8.44	118,422
Compliance Monitoring	Hire biologist to conduct pre-construction training and compliance monitoring	labor hours	40	115	4,600
Effects Monitoring	Hire biologist to conduct biological effects monitoring	labor hours	8	115	920
Reporting	Hire biologist to complete annual project reports to USFWS	labor hours	16	115	1,840
Total					126,859

Section 8 Alternatives

8.1 Summary

Section 10(a)(2)(A)(iii) of the Endangered Species Act of 1973, as amended, [and 50 CFR 17.22(b)(1)(iii) and 17.32(b)(1)(iii)] requires that alternatives to the taking of species be considered and reasons why such alternatives are not implemented be discussed.

8.2 No Action Alternative

Under the No Action Alternative, the proposed project parcel would not be redeveloped to create six condominiums in a site currently supporting a single family residence, and an incidental take permit would not be requested or issued. The applicant would not be able to increase the value of the property or provide additional housing to the community. The exposed soil within the parcel would remain as degraded habitat for the Mount Hermon June beetle.

Under the No Action Alternative, the conservation measures proposed in this HCP would not be implemented, and the 14,031 ft² of conservation credits would not be protected at the Zayante Sandhills Conservation Bank. This would reduce funds available for preservation, management, and monitoring of the high-quality preserve established to protect the Mount Hermon June beetle. Because the benefits of the HCP conservation measures outweigh the impacts of the project on the Mount Hermon June beetle, the No Action alternative has been rejected.

8.3 Alternative 2: Redesign Project (Reduce Take)

Under this alternative, the development would be limited to one duet home located in a single building, rather two homes in two buildings. The single building would be sited in the location of the prior residential structures on the southern half of the parcel, and the current driveway and parking area on the northern portion of the parcel would not be altered. This would reduce the area of impervious surfaces and thus permanent habitat loss by an estimated 6,900 ft²: half of the homes, hardscapes, and driveway. Though some grading in the northern portion would likely still be required for construction of the homes and retaining walls, such that not all impacts to Mount Hermon June beetle could be avoided in the northern half of the property.

Given the small size of the area on site that would be protected and its degraded nature, it is not clear whether Mount Hermon June beetle would persist within the project parcel if this alternative project were implemented. This redesign would decrease the value of the property relative to the proposed action, and thus the ability of the applicant to fund the conservation strategy, which is designed to have a net benefit to the Mount Hermon June beetle by preserving high quality habitat to replace the degraded habitat within the project site. For these reasons, this redesign alternative has been rejected.

8.3 Alternative 3: Proposed Action (Permit Issuance)

Under the proposed action alternative, Lantana, LLC would construct two duet homes and associated improvements as described in Section 2 of this plan. The proposed action will require the issuance of a Section 10(a)(1)(B) permit in order that the project be implemented in compliance with the federal Endangered Species Act. The project will result in the impact to Mount Hermon June beetle within the 14,031 ft² of open soil to be graded in preparation for construction, and cause the permanent loss of 9,400 ft² of degraded habitat where impervious surfaces will be installed over currently open habitat.

However, the conservation measures proposed in the HCP would provide greater conservation benefit to the Mount Hermon June beetle than the No Action alternative. Specifically, under the Proposed Action, the applicants will secure 14,031 square-foot conservation credits in the Zayante Sandhills Conservation Bank, thus ensuring the preservation, management, and monitoring of Mount Hermon June beetle habitat in a relatively large, contiguous, and high-quality habitat preserve, in perpetuity. The Proposed Action thus provides greater conservation benefits than the No Action and Redesigned Project alternative, while best meeting the needs of the applicant. Therefore, the Proposed Action is the preferred alternative.

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Appendix A

Habitat Assessment of the Project Parcel



Jodi McGraw Consulting
www.jodimcgrawconsulting.com
PO Box 221 • Freedom, CA • 95019
phone/fax: (831) 768-6988
jodi@jodimcgrawconsulting.com

October 7, 2016

Maria Jenson
Lantana, LLC
18 Morton Way
Palo Alto, CA 94303

RE: Biotic Assessment of 22 Blake Lane, Scotts Valley, CA (APN 022-172-47)

Dear Ms. Jenson:

I am writing to provide you with results of the habitat assessment that I conducted on October 3, 2016 on a 0.42-acre home site¹ located at 22 Blake Lane in the City of Scotts Valley, California (APN 022-172-47). Where relevant, this assessment also integrates results of a habitat assessment that I conducted on this parcel in 2006 for a prior landowner (McGraw 2006).

Purpose

I understand you are seeking to redevelop the property to feature two, duet homes and associated infrastructure including decks and a driveway.

The purpose of my assessment was to evaluate whether the parcel supports habitat for, or occurrences of, special status plants and animals including: Ben Lomond spineflower (*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*) or the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*). These species occur within Sandhills communities found on Zayante coarse sand soil in central Santa Cruz County (McGraw 2004).

Existing Development and Land Use

At the time of my assessment, the site featured remnant elements of a prior single-family house that was located in the southern portion of the parcel, but was demolished in August 2016. These include an unpaved but graveled loop driveway, retaining walls on the eastern and western borders, and a ponderosa pine tree in a ringed landscape bed.

Soils

As mapped by the Soil Conservation Service, the 0.42-acre parcel contains Zayante soils, which are poorly developed, deep, coarse, sand soils derived from the weathering of uplifted marine sediments

¹ The Santa Cruz County Assessor's parcel database indicates that the parcel is 0.52-acres; however, this appears to be in error as the southern portion of the parcel boundary features the buildings located on the adjacent parcel to the south. The 0.42-acre size is what you reported to me as the actual parcel area.

and sandstones (USDA 1980). My examination of the soils on the central and northern portions of the parcel revealed the occurrence of light grey brown, loose sand soil characteristic of the Zayante series. This soil type supports endemic Sandhills communities and species within Scotts Valley and central Santa Cruz County.

Native vegetation on the site has been greatly altered as a result of historic land use. The northern and eastern perimeters of the parcel feature mature Ponderosa pines (*Pinus ponderosa*) and coast live oak (*Quercus agrifolia*)—two tree species that are native to the sandhills communities in the region. The western border features several ornamental, deciduous trees that appear to be *Robinia* species, as well as a planted yucca (*Yucca* sp.).

Special-Status Plants

I did not observe any special-status plants during my assessment this week, nor were any observed during a prior assessment in August 2006. Ben Lomond spineflower, Ben Lomond wallflower, and silverleaf manzanita are likely excluded from the site due to low light conditions, historic landscaping, and persistent soil disturbance associated with use of the parcel as a homesite. Though the Ben Lomond buckwheat can occur under lower-light conditions, it similarly was not observed on the proposed project site.

Special-Status Animals

The project parcel does not feature suitable habitat for the Zayante band-winged grasshopper, which occurs in Sandhills habitat characterized by loose sand soil that is covered with sparse herbaceous plant cover, with low tree canopy and thus high light conditions (Chu 2002, Arnold 2004a). The proposed project site contains a relatively dense canopy of trees that create low light conditions that are not conducive to the Zayante band-winged grasshopper, which is also not typically observed in residentially developed areas.

The property provides suitable, albeit degraded, habitat for the Mount Hermon June beetle—a largely fossorial insect that feeds on plant roots and associated mycorrhizae, and then emerges as an adult in late spring and summer in order to mate. Mount Hermon June beetle occurs in areas with Zayante soils that feature a variety of vegetation, including areas that have been landscaped and feature ornamental vegetation.

In June 2002, a presence/absence survey documented the occurrence of Mount Hermon June beetles within the project parcel. A total of five Mount Hermon June beetles were trapped within four black light traps located in the four corners of the project parcel, and individuals of the species were also observed emerging within the center of the project parcel. Mount Hermon June beetles are also known to occur on sites located 450 feet east, 1,360 feet northwest, 1,810 feet southwest, and 2,600 feet north of the project parcel (BUGGY 2004).

Based on these observations of habitat and individuals within the property, it is likely that the proposed redevelopment project would negatively impact Mount Hermon June beetle by removing habitat and/or causing mortality of individuals living below the soil surface.

Implications

The Mount Hermon June beetle has been listed by the United States Fish and Wildlife Service (USFWS) as a Federally Endangered Species under the federal Endangered Species Act (ESA). The ESA makes it illegal to 'take' (kill, harm, harass, etc.) endangered species such as the MHJB. However, the USFWS can permit take of MHJB that occurs incidentally during the course of otherwise lawful projects, such as development, but issuing what is known as an 'incidental take permit' (ITP).

In order to receive an incidental take permit, project proponents must complete a Habitat Conservation Plan (HCP), which outlines how they will mitigate the project's negative effects on the endangered species. Mitigation can and should include steps to avoid, minimize, and repair impacts at the project site, as well as efforts to compensate for them by benefiting similar habitat elsewhere.

The US Fish and Wildlife Service, City of Scotts Valley, and County of Santa Cruz developed an Interim Programmatic HCP (IPHCP) for the Mount Hermon June beetle and Ben Lomond spineflower (USFWS et al. 2011). To be eligible for take coverage under this existing HCP, projects must be residential in nature, occur on a parcel of less than 1.5 acres, be located within one of the IPHCP Project Units, and impact no more than 15,000 square feet (USFWS et al. 2011). Although the subject parcel is within one of the IPHCP Project Units, and is less than 1.5 acres in size, the proposed development activities do not meet the IPHCP eligibility criteria, which do not allow subdivision.

Therefore, to receive an ITP, you will need to submit an HCP for your own project. Projects that are deemed to have minimal impacts on the endangered species, environment in general, and public health and safety, such as yours, can receive an ITP through completion of a Low-Effect HCP, which requires fewer documents be prepared by the applicant and is designed to reduce both the costs and time required to obtain an ITP.

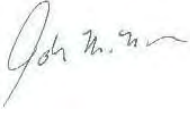
This information is provided to aid evaluation of the parcel and not to regulate its use. I recommend that you or others interested in developing the parcel contact the City of Scotts Valley and the U.S. Fish and Wildlife Service to discuss the project and permitting requirements. The following is some contact information you might find helpful.

Contact information for agency representatives knowledgeable about regulations influencing development of Sandhills habitat

U.S. Fish and Wildlife Service	City of Scotts Valley
Chad Mitcham	Taylor Bateman
Biologist	Acting Community Development Director
US Fish and Wildlife Service	City of Scotts Valley
2493 Portola Road, Suite B	One Civic Center Drive
Ventura, CA 93003	Scotts Valley, CA 95066
(831) 768-7794	(831) 440-5633
Chad_Mitcham@fws.gov	tbateman@scottsvally.org

Please do not hesitate to contact me if you have any questions regarding the habitat assessment, or processes for obtaining an incidental take permit to cover your project.

Sincerely,



Jodi M. McGraw

References

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Project No. SC11097
29 August 2016

MS. MARIA JENSON
Lantana, L.L.C.
18 Morton Way
Palo Alto, California 94303

Subject: Report Update

Reference: Two Multi-Unit Building Project
22 Blake Lane
Scotts Valley, California

Dear Ms. Jenson:

At your request, we have reviewed two prior geotechnical related reports for the reference property APN 022-902-16 located 22 Blake Lane in Scotts Valley, California. The project though remains as a multi-unit development, it has changed in the number of units, now two duplex structures with at-grade garages. The Units setting are depicted on an overlay upon the Surveyor's Map, Figure 3 in Appendix A.

Historical Geotechnical Information

Two technical reports of the property for different project concepts were reviewed and are as follows:

1. Haro, Kasunich and Associates, Inc., Geotechnical Investigation Report, Single Family Residence, dated August 2001.
2. Haro, Kasunich and Associates, Inc., Geotechnical Investigation Report for Multi-Unit Single Family Project, dated September 2007.

Project and Site Description

Figure 3, the Surveyor's Map with building overlay depicts two structures on the western half of the property. Conceptually, access is from Blake Lane via a driveway leading up to the garage(s) landing area.

Though architectural renderings are not available at this time, our understanding is the units are to be two-story wood frame structures at-grade. No basements are being proposed.

The site was occupied by a single family residence and small sheds that recently were demolished and removed from the site. A rock retaining wall along the driveway supports a bank cut. There is a tire faced cut bank on the second driveway to the north. To the southeastern corner of the property there is a short failing concrete retaining wall. A water

meter lies within the cut bank of the second driveway. The western, southern and eastern perimeters of the property are shown to range in slope from 30 to over 40 percent. Two Photos are attached that depict existing surficial site conditions.

Subsurface Conditions

On the basis of the prior field explorations, the site is overlain by loose soil and unclassified man-made fill ranging from 1 to 3 feet. The greater fill is greatest along the western and southern perimeter of the property. It has been noted the property was graded likely as part of the existing single family residence development. At the north-eastern corner of the property there are several mounds 3 to 4 feet high. Underlying these man-made fill and loose in-situ soil is medium dense to very dense Santa Margarita Sandstone. The Santa Margarita Sandstone is generally a friable slightly cemented silty sand to fine to medium grain sand with a small percentage of fines. We note, along the perimeter the outboard slopes are composed of loose earth materials in the order of 9 feet.

No mention of ground water was indicated to have been encountered within the depths explored.

Seismic Coefficient

The coordinates for evaluation of the seismic coefficient were taken from approximately the middle of the property:

Longitude: -122.02187; Latitude: 37.04814

The coordinates were obtained using Google Earth mapping and were used as inputs in the Java Ground Motion Parameters Calculator created by USGS to determine the ground motion associated with the maximum considered earthquake (MCE) and SM the reduced ground motion for design SD. The results are as follows:

Site Class: C

$SM_s = 1.538g$
 $SM_1 = 0.798g$
 $SD_s = 1.026g$
 $SD_1 = 0.532g$

A minimum considered earthquake geometric mean (MCE_G) peak ground acceleration (PGA) was estimated using the Figure 22 – 7 of the ASCE Standard 7 -10. The mapped PGA was determined to be 0.582g and for the selected Site Class (C), the site coefficient F_{PGA} is 1.0. The MCE_G peak ground acceleration adjusted for Site Class effects is:
 $PGA_M = F_{PGA}, PGA, \text{ or } PGA_M = 1.0 * 0.582g = 0.582g.$

Onsite Storm Water Retention

Under the previous proposed project (2007), HKA did not recommend on-site storm water retention for this property. The reasons behind this recommendation are size of the parcel and the potential of perched water moving laterally and downslope to the adjoining development and bank (south) that could result in bank instability and moisture problems of the structures surrounding and down grade of this project. As an alternative, we recommended onsite storm water detention system that meters the collected water at a predevelopment runoff rate onto Blake Lane.

Design Considerations for Site Grading

Given the loose soil conditions encountered, the building envelopes plus at least 5 feet beyond should be subexcavated. Given the proposed building locations, the depth of excavation may be less than what was recommended in the 2007 report. We recommend that when the site is cleared of existing soil mounds and the building corners of the southern Unit are located, additional test borings be drilled to determine the thickness of loose soil.

In regard to the driveway/garage landing area and other flat work, the subexcavation could be reduced to 2 feet acting only to support the pavement/flatwork. Note, any underlying loose soils could compress (settle) over time. On the basis of the current soil characterization taking into account the 2 foot soil modification, the potential settlement may be in the order of 1-inch or less.

The findings of the HKA 2007 report were used for this update report and the recommendations herein this update report. We refer you to the September 2007 (Project No. SC9489) report attached under Appendix B for geotechnical design criteria and, foundation and grading recommendations. In regard to subexcavation if the additional exploration is performed to define the subsurface earth materials and their consistency, the amount of excavation conceivably can be reduced. Otherwise the more stringent recommendations of the 2007 report applies.

The recommendations and design criteria of the HKA 2007 report should be followed by the designers. As stated above the additional opportunity to perform further exploratory borings at the southern building corner locations will allow us to compare subsurface conditions with those of the prior studies.

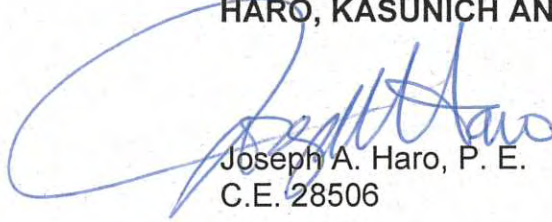
Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to review the project, plans and specifications and provide geotechnical-related observation and testing services during construction. We will be glad to discuss these additional services with you as the project design progresses.

Ms. Maria Jenson
Project No. SC11097
22 Blake Lane
29 August 2016
Page 4

We appreciate this opportunity to be of service. If you have any questions, please call our office.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC.



Joseph A. Haro, P. E.
C.E. 28506

JAH/sr
Attachments
Copies: 3 to Addressee + electronic copy

APPENDIX A

Site Vicinity Map (Figure 1)

Regional Geologic Map (Figure 2)

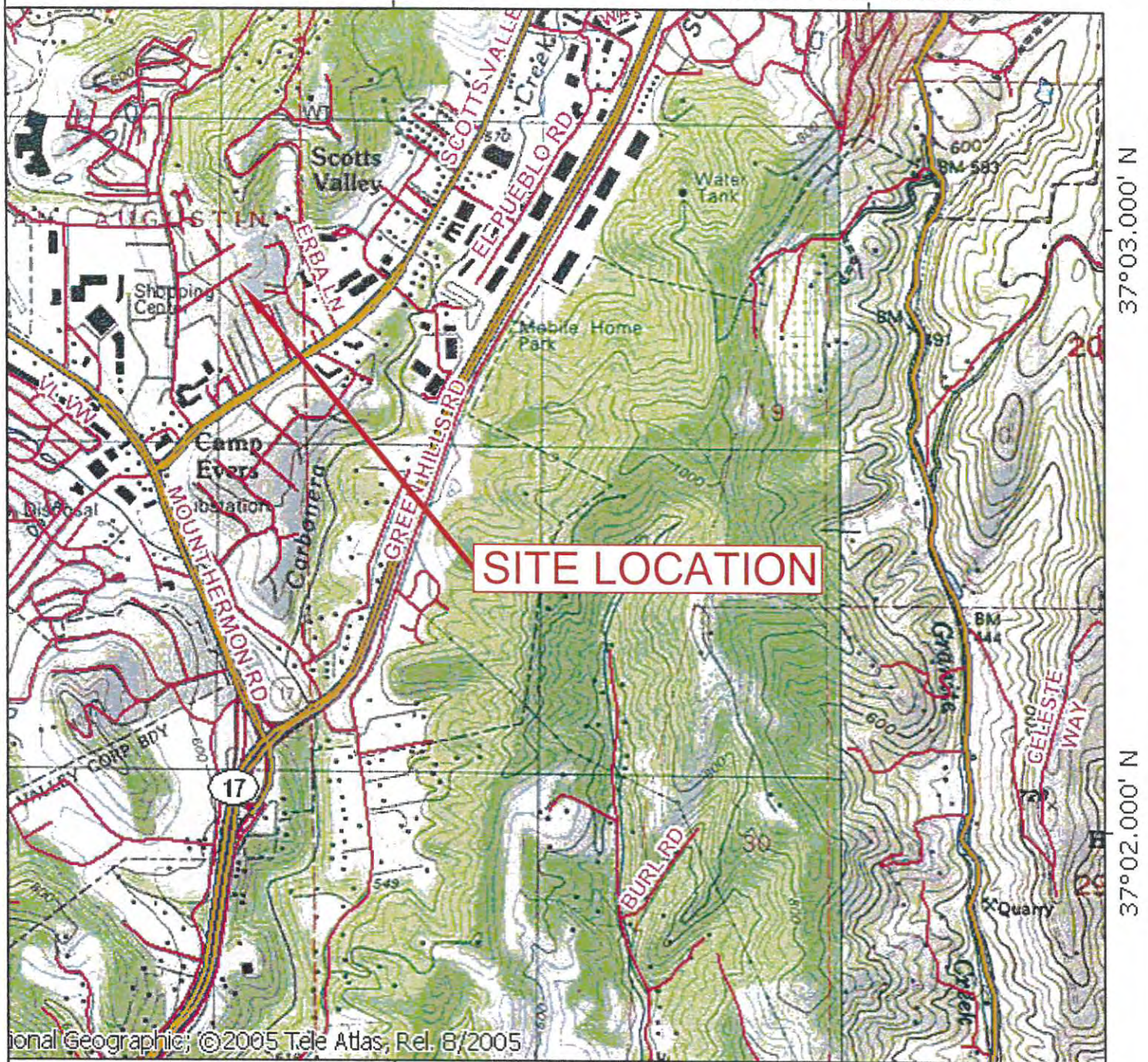
Site Plan Showing Proposed Improvements (Figure 3)

Site Photos on 24 August 2016 (Figure 4)

Site Photos on 24 August 2016 (Figure 5)

122°01.000' W

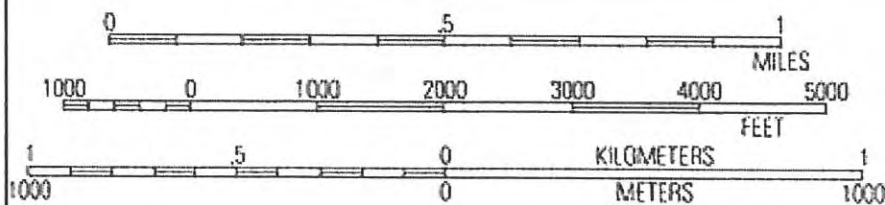
WGS84 122°00.000' W



National Geographic; ©2005 Tele Atlas, Rel. 8/2005

122°01.000' W

WGS84 122°00.000' W



TN ↑ MN
14½°

04/06/10

SITE VICINITY MAP

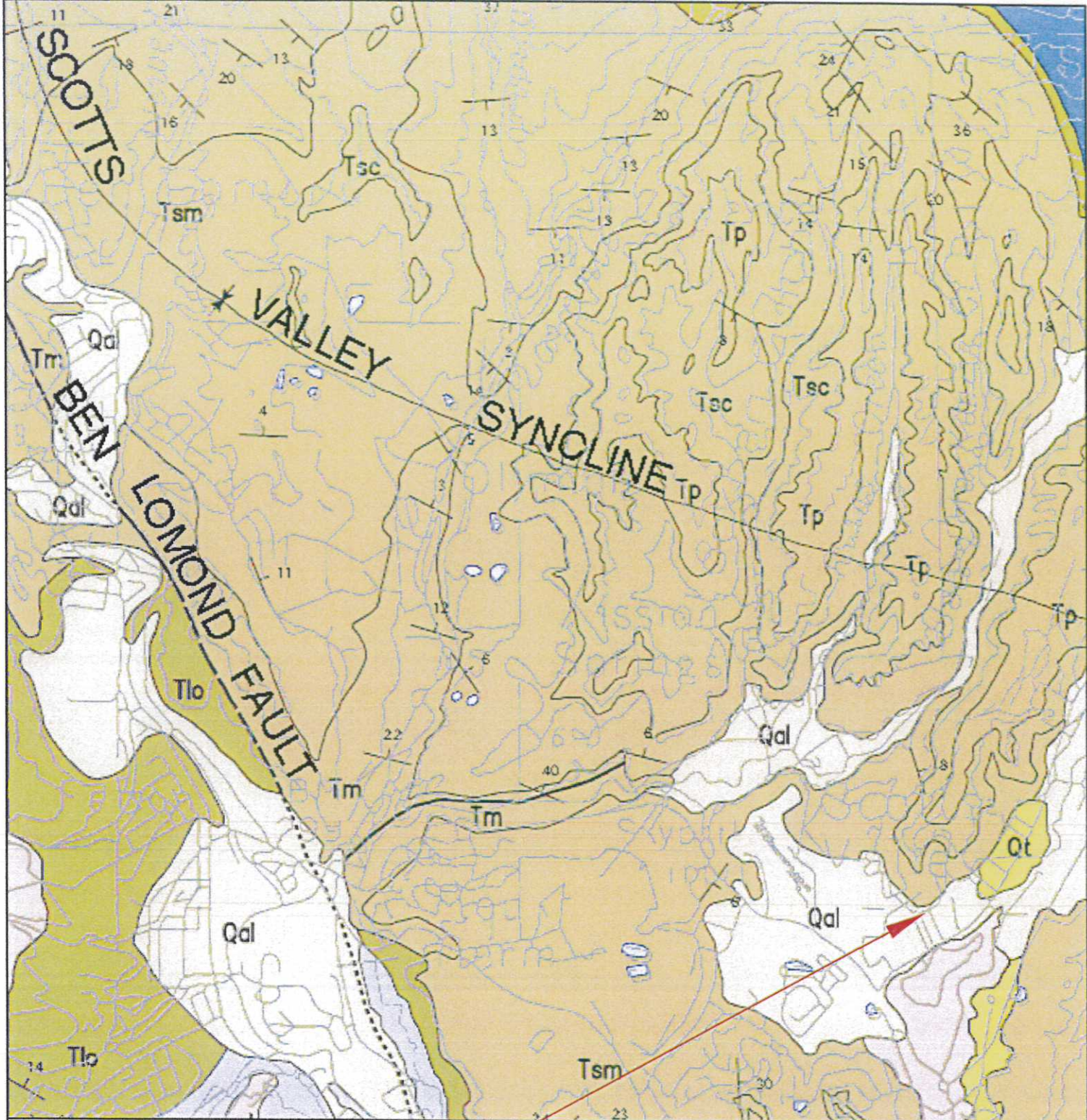
APN 022-902-16
22 Blake Lane, Scotts Valley
Santa Cruz County, California

SCALE: AS SHOWN
DRAWN BY: JD
DATE: August 2016
REVISED:
JOB NO: SC11097

HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
110 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

FIGURE NO. 1

191 SHEET NO



SITE LOCATION

GEOLOGIC MAP OF SANTA CRUZ COUNTY, CALIFORNIA

Compiled by
Earl E. Brabb

Digital Database Prepared by S. Graham, C. Wentworth, D. Knifong, R. Graymer and J. Blissenbach
1997

KEY:

FROM:

- Qal** Alluvial deposits, undifferentiated (Holocene)—Unconsolidated, heterogeneous, moderately sorted silt and sand containing discontinuous lenses of clay and silty clay. Locally includes large amounts of gravel. May include deposits equivalent to both younger (Qyt) and older (Qol) flood-plain deposits in areas where these were not differentiated. Thickness highly variable; may be more than 100 ft thick near coast
- Tsm** Santa Margarita Sandstone (upper Miocene)—Very thick bedded to massive thickly crossbedded yellowish-gray to white friable granular medium-to fine-grained arkosic sandstone; locally calcareous and locally bituminous. Thickness 430 ft along Scotts Valley syndine (Clark, 1981, p. 25)
- Tm** Monterey Formation (middle Miocene)—Medium-to thick-bedded and laminated olive-gray to light-gray semisiliceous organic mudstone and sandy siltstone. Includes a few thick dolomite interbeds. Thickness about 2,675 ft on north limb of Scotts Valley syndine (Clark, 1981, p. 21)



REGIONAL GEOLOGIC MAP

APN 022-902-16
22 Blake Lane, Scotts Valley
Santa Cruz County, California

SCALE: AS SHOWN

DRAWN BY: JD

DATE: August 2016

REVISED:

JOB NO. SC11097

HARO, KASUNICH & ASSOCIATES, INC.

GEOTECHNICAL AND COASTAL ENGINEERS

116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

FIGURE NO.2

192

SHEET NO.



B L A K E L A N E

Drivewa

- L E G E N D

	0% - 25%	=	13,800 S.F. (75.7%)
	25.01% - 30%	=	800 S.F. (4.4%)
	30.01% - 39.99%	=	630 S.F. (3.5%)
	40% & UP	=	3,000 S.F. (16.4%)

TOTAL PARCEL AREA = 18,230 S.F. (100.0%)

ANGELO SEGRETTO III
APRIL SEGRETTO
2004-0069330
A.P.N. 022-741-10

ALEX MORARU
LILIANA MORARU
TRUSTEES
2004-0009427
A.P.N. 022-741-09



SURVEYOR'S MAP
SHOWING SLOPE DISTRIBUTION ON
LANDS DESCRIBED IN THE DEED TO
DIVIDEND FINANCIAL L.L.C.
AND K3HB L.L.C.

BY RECORDER'S DOCUMENT No. 2006-0041748
WITHIN THE CITY OF SCOTTS VALLEY
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8' NOVEMBER 2006

BY: MICHAEL F. BEAUTZ, C.E.
A.P.N. 022-172-47 SHEE

SITE PLAN SHOWING PROPOSED IMPROVEMENTS

APN 022-902-16

22 Blake Lane, Scotts Valley
Santa Cruz County, California

SCALE:	AS SHOWN	Site plan from Michael Beautz, dated Nov. 2006
DRAWN BY:		

DATE: August 2016

REVISION: _____ GEOTECHNICAL AND COASTAL ENGINEERS

JOB NO. SC11097

FIGURE NO. 3

REF NO



SITE PHOTOS ON 24 AUGUST 2016

APN 022-902-16

22 Blake Lane, Scotts Valley
Santa Cruz County, California

SCALE: NO SCALE

DRAWN BY: JD

DATE: August 2016

REVISED:

JOB NO. SC11097

HARO, KASUNICH & ASSOCIATES, INC.

GEOTECHNICAL AND COASTAL ENGINEERS

116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

FIGURE NO.4

SHEET NO.



SITE PHOTOS ON 24 AUGUST 2016

APN 022-902-16
22 Blake Lane, Scotts Valley
Santa Cruz County, California

SCALE: AS SHOWN
DRAWN BY: JD
DATE: August 2016
REVISED:
JOB NO: SC11097

HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

FIGURE NO. 5

195

SHEET NO

APPENDIX B

HKA Report Dated Sept. 2007 (Project No. SC9489)

**GEOTECHNICAL INVESTIGATION
for
Multi-Unit Single Family
APN 022-172-47
22 Blake Lane
Scotts Valley, California**

**Prepared For
Jim Sisk
Santa Cruz, California**

**Prepared By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9489
September 2007**

Project No. SC9489
4 September 2007

MR. JIM SISK
230 Villa Mar Vista
Santa Cruz, California 95060

Subject: Geotechnical Investigation

Reference: Two Multi, Single-Family Unit Structures
APN 022-172-47
22 Blake Lane
Scotts Valley, California

Dear Mr. Sisk:

In accordance with your authorization, we have performed a Geotechnical Investigation for the referenced project in Scotts Valley, California.

The results of our investigation indicate the proposed construction of two multi, single-family unit's structures on the parcel is feasible from a geotechnical standpoint provided the geotechnical criteria and recommendations presented in this report are closely followed during project design and construction.

Conventional spread footing foundation systems are recommended for the dwellings provided all of the loose soil and unclassified fill below building footprints are redensified as engineered fill.

The accompanying report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based.

If you have questions concerning this report, please contact our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Vicki Odello
C.E. 52651

Moses E. Cuprill
Staff Engineer

MC/dk

Copies: 5 to Addressee

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

GEOTECHNICAL INVESTIGATION 1

Introduction	1
Purpose and Scope	1
Site Location and Description	2
Project Description	2
Field Exploration	3
Laboratory Testing	4
Subsurface Conditions	4
Site Geology	5
Groundwater	6
Seismicity	7

DISCUSSIONS, CONCLUSIONS and RECOMMENDATIONS 10

Site Grading	12
Fill Slopes	15
Utility Trenches	16
UBC Criteria	17
Conventional Spread Footings	18
Retaining Wall Lateral Pressures	20
Concrete Slabs-on-Grade	22
Surface Drainage	23
Pavement Sections	25
Plan Review	26

LIMITATIONS AND UNIFORMITY OF CONDITIONS 27

APPENDIX A 28

Site Vicinity Map	29
Boring Site Plan	30
Key to Logs	31
Log of Test Boring	32
Grain Size Analysis	35
Cross Section A-A'	39
Cross Section B-B'	40

GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for a multi-unit residential type project located at 22 Blake Lane in Scotts Valley, California. The project will consist of the construction of two multi unit buildings with a total of six single family dwellings. An existing residence, which is presently located on the southeastern side of the parcel is to be demolished. An access driveway to the proposed dwellings will be constructed off Blake Lane.

A Preliminary Development Plan for the project, not dated was prepared by Thatcher and Thompson Architects. Our Boring Site Plan, Figure 2, is based on a copy of the Preliminary Plan.

Purpose and Scope

The purpose of our investigation was to explore and evaluate the soil conditions at the site. We have provided geotechnical criteria and recommendations for design and construction of the proposed project. The specific scope of our services was as follows:

1. Review the available data in our files pertinent to the site.
2. Explore the subsurface conditions at the site with three (3) exploratory borings from 6 ½ to 21 ½ feet deep.

3. Perform laboratory testing of select samples to evaluate pertinent soil engineering properties.
4. Engineering analysis and evaluation of the resulting field data. Based on our findings, we developed geotechnical design criteria and recommendations for site grading, building foundations, slabs-on-grade, retaining walls, site drainage and erosion control.
5. Present the results of our investigation in a report.

Site Location and Conditions

The proposed project is constructed upon an existing graded bench. This bench lies above Blake Lane some 5 to 10 feet. The ascending bank is lined with a tire erosion retention-type structure. The 0.4 (+/-) acre parcel generally slopes to the southeast. Slope gradients range from near flat to over 50 percent in the cut banks.

Vegetation on the site consists of sparse growth of mature oak trees, and fruit trees. A portion of the property around the existing house has a lawn and garden.

Project Description

The proposed project will include the construction of multi-unit residences and access driveway. We understand the garages will be daylight basements with access from a proposed access driveway that will be cut in between the multi-unit dwellings. Foundations

will generally consist of shallow conventional spread footing supported by either medium dense sand or engineered fill compacted to 95 percent relative compaction.

Field Exploration

Subsurface conditions were investigated 14 June 2007. The approximate location of the test borings are indicated on the Boring Site Plan, (See Figure 2 in the Appendix). The test borings were advanced with 5 inch diameter continuous flight auger equipment mounted on a truck and portable access drilling equipment (Boring 3). The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2488, Visual-Manual Procedure). The Logs of Test Borings are included as part of the Appendix.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch outside diameter (O.D.) California Sampler (L) or the 2.0 inch O.D. Standard Terzaghi Sampler (T).

The penetration resistance blow counts noted on the boring logs were obtained as the sampler was dynamically driven into the in-situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required

to drive the sampler the last 12 inches. The Boring Logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and engineering properties of the soil at the site influenced by the anticipated foundation construction and project development.

The natural moisture contents were determined on selected samples and are recorded on the boring logs at the appropriate depths. Since water has a significant influence on soil, the natural moisture content provides a rough indicator of the soil's compressibility, strength, and potential expansion characteristics. Four grain size analysis tests were performed to aid in soil classification.

The strength parameters of the underlying earth materials were determined from field test values derived from penetration resistance of the in situ soils. On this basis, an average effective soil strength was used for our analysis.

Subsurface Conditions

During the field investigation, we encountered loose soils and unclassified fill over medium dense to very dense Santa Margarita Sandstone. The depth of the loose soil and

unclassified fill varied across the existing graded pad with as much as 9 feet along the outboard sides of the property and as little as 1 foot on the inboard side. It will be assumed that all unclassified fill along the outboard sides of the property are sliver fills without keys and benches. The unclassified fills are believed to be silty sand, most likely derived from on-site soils during the grading operations.

Detailed descriptions of the materials encountered in the exploratory borings are presented on the Logs of Test Borings in the Appendix. It should be noted that these descriptions and related information depict subsurface conditions only at the specific locations indicated on the Boring Site Plan and on the particular day noted on the logs. Subsurface conditions at other locations may differ from the conditions observed at these locations. Also, the passage of time may yield a change in the subsurface conditions at the explored locations due to environmental changes.

Site Geology

A review of the Preliminary Geologic Map of Santa Cruz County and our interpretation of the soil encountered in our exploratory test borings indicate Qcl: Colluvium over Tsm: Santa Margarita sandstone. Colluvial deposits are common in the hillside areas, especially in topographic swales. These deposits are up to tens of meters wide, hundreds of meters long, and are as much as 7 meters thick. Colluvium consists of a variable mixture of unconsolidated, heterogeneous deposits of moderately to poorly sorted silt, sand, and gravel, deposited by slope wash and mass movement. Some deposits have undergone

minor fluvial reworking. Locally they include numerous landslides and small alluvial fans; contacts with alluvial deposits are generally gradational. Dating of the colluvium in the study area has yielded five ^{14}C ages ranging from 1,880 to 7,780 yr B.P. (Rogers E. Johnson & Associates, 1985; Rosenberg and Clark, 1994). The Santa Margarita Sandstone is composed of very thick bedded to massive thickly cross-bedded yellowish-gray to white friable granular medium to fine-grained arkosic sandstone. The unit is locally calcareous and locally bituminous. The unit thickness is typically 430 feet along Scotts Valley syncline (Clark, 1981, p.25).

The loose silty and poorly sorted sand from the surface to depths of 1 to 9 feet appeared to be colluvial deposits likely from erosional slope wash of local hillside areas containing Santa Margarita sandstone. Some of the loose soils particularly in the upper 3 feet along the outboard sides of the graded pad are likely unclassified fill comprised of the colluvial deposits. Below the loose zone we encountered medium dense to very dense silty and poorly sorted sand we interpret as Santa Margarita Sandstone.

Groundwater

Free groundwater was not encountered in any borings. It should be noted that groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation.

Seismicity

The following is a general discussion of seismic considerations affecting the project area. Detailed study of seismicity and geologic hazards is beyond the scope of this report. A review of the Active Fault Near-Source zones published by the California Department of Conservation Division of Mines and Geology indicates earthquake faults in the vicinity of the proposed project include the active San Andreas Fault (Type A) and the potentially active Zayante Fault (Type B), located 11.7 miles and 6.2 miles from the project site, respectively.

The San Andreas Fault is a major fault zone of active displacement which extends from the Gulf of California to the vicinity of Point Arena, where the fault leaves the California coastline. Between these points, the fault is about 700 miles long. The fault zone is a break or series of breaks along the earth's crust, where shearing movement has taken place. This fault movement is primarily horizontal.

Historically, the San Andreas Fault has been the site of large earthquakes. The largest earthquake in Northern California in the last 50 years was the great San Francisco earthquake on 18 April 1906 (Magnitude 8.3+ on the Richter scale). The major Loma Prieta earthquake on 17 October 1989 (M7.1) was the second largest earthquake in Northern California last century. Both of these earthquakes are considered to have been caused by movement on the San Andreas Fault and caused significant damage in the San Francisco Bay area and Santa Cruz County. The San Andreas Fault has a high potential

for surface rupture, with a reoccurrence interval of 50 to 1,000 years (Hall and Others, 1974). The Working Group on California Earthquakes, 1990, estimates there is a 67 percent chance a large magnitude earthquake (7.0 or greater) will be experienced in the Bay Area within the next 30 years.

Potential seismic hazards include surface ground rupture, liquefaction, landsliding and strong seismic shaking. Since no known faults cross the project site, the potential for surface ground rupture is low. Because groundwater was not encountered in any of our borings, the potential for seismic induced liquefaction at the site is considered low. The potential for landsliding at the level site is very low.

There is a high potential for strong seismic shaking at the site. However, experience following the Loma Prieta earthquake indicates that the quality of construction is a primary factor affecting the amount of earthquake damage sustained by wood frame residential structures. Most structural damage caused by the Loma Prieta earthquake was sustained in homes where the foundations were not adequately embedded into firm materials, where the wood frame was not well braced for lateral shear and/or where the wood frame was not securely tied to the building foundations. Conversely, where wood frame structures were supported on foundations embedded into firm material, well-braced for lateral shear and securely tied to the foundation, structural damage was generally minor. Even in areas quite close to the epicenter, where homes sustained very strong to severe ground shaking, well constructed homes experienced little damage.

Based on these considerations, the risk of substantial structural damage from earthquakes appears relatively low for well-built homes which incorporate lateral shear bracing and modern building code requirements into their design and construction. Structures designed in conformance with the most current Uniform Building Code (UBC) seismic design standards should perform well during strong seismic shaking.

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

The results of our investigation indicate that the proposed development is feasible from a geotechnical standpoint provided the criteria and recommendations presented in this report are followed during design and construction of the project.

Geotechnical considerations at the referenced site include the loose condition and compressible nature of the near surface soil (about 1 to 9 feet deep), the potential for strong seismic shaking, and providing adequate site drainage.

During the field investigation, we encountered about up to 9 feet of loose soils and unclassified fill along the outboard side of the existing graded pad. The amount of loose soil decreased to 1 foot along the inboard side of the graded pad. The loose soil and unclassified fill encountered are inadequate for foundation support in their present condition. Below the loose soils we encountered medium dense to very dense poorly sorted sands adequate for foundation support.

To reduce the potential for settlement and provide uniform bearing support for the proposed new dwellings and flatwork, we recommend the loose soil and unclassified fill below the dwelling building pads be removed and redensified as engineered fill compacted to a minimum of 95 percent relative compaction, about up to 9 feet below original grade.

Grading for basement garages may cut out a significant amount of the loose soil. Based on a finished floor elevation of 615 feet we anticipate the redensified zone to extend 5 feet below the bottom of the footings along the outboard sides of the existing graded pad. The redensified zone should taper down to 24 inches approximately mid-way to the inboard side. We anticipate that half to two-thirds the way to the inboard side of the graded pad footing can be embedded into medium dense native sands.

Provided the soil below the bottom of footings, slabs and pavements is redensified as recommended or embedded into medium dense native sands conventional spread footing foundations are recommended for the new dwellings.

The zone of redensified soil should extend 5 feet beyond building footprints and 3 feet beyond exterior slabs and pavements.

The geotechnical engineer or representative should be present during grading to confirm anticipated conditions and provide observation and testing services to allow us to provide an opinion concerning the geotechnical aspects of the project. If unforeseen conditions are observed, supplemental recommendations may be presented.

The project site will most likely experience strong seismic shaking in the design life of the commercial structures. We recommend the buildings be designed and constructed in conformance with the most recent Uniform Building Code (UBC) seismic design standards.

Site drainage is important to the long term performance of the project. There should be a minimum of 2 percent slope away from foundations so that water does not pond adjacent to footings.

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading operation so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation services can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-01.

3. Areas to be graded should be cleared of all obstructions including loose fill, building foundations, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 4 to 6 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscape areas if desired.
5. After the site has been cleared and stripped, loose soil within the dwelling building pads, slab and pavement areas should be excavated and redensified as engineered fill compacted to a minimum 95 percent relative compaction. In basement areas, we estimate the top 3 to 5 feet of soil on the building pads will need to be redensified from the outboard sides to approximately midway across the graded pad (deeper in non-basement areas nearer to outboard edge).
6. The excavation should extend a minimum of 5 feet beyond the building perimeters and 3 feet beyond flatwork.
7. The maximum differential fill thickness beneath footings across the building should be 5 feet. Footings may need to be deepened to accommodate this.

8. In areas to receive engineered fill, the exposed subgrade should be scarified 8 inches, moisture conditioned to slightly above optimum water content, and compacted to the requirements for engineered fill. Fill layers can then be compacted in thin lifts to meet proposed finished subgrade elevations.

9. The material to be used for engineered fill should be free from organic matter and other deleterious materials. Most of the on-site soils appear suitable for use as engineered fill. Import fill materials should not contain rocks or lumps larger than 4 inches in greatest dimension, with no more than 15 percent being larger than 2.5 inches. The import fill should be predominantly granular and have a plasticity index of 15 or less. Import fill materials should be tested by the geotechnical engineer prior to delivery at the site.

10. The grading contractor may encounter compaction difficulty (i.e. pumping action and/or the bringing of free water to the surface) in subgrade preparation in the upper surface silty sands, if grading is performed during or shortly after the inclement weather season. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to stabilize the subgrade soil with angular crushed rock. The bridging material should be a coarse granular mixture of rock having a maximum size of about 3 inches. It is anticipated that quarry run or crusher run materials will be satisfactory. The material should be well graded between the largest and smallest particle size, with no more than 12 percent passing the # 200 sieve.

11. Engineered fill should be placed in thin lifts not to exceed 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to 95 percent relative compaction.

12. We estimate shrinkage factors of 20 to 25 percent for the on-site materials when used in engineered fills.

Fill Slopes

13. Fill slopes are anticipated along the outboard side of the existing graded pad. These fills are anticipated to be less than 10 feet in height. Compacted fill slopes should be constructed at a slope inclination not steeper than 3:1 horizontal to vertical. Fill slopes with these recommended gradients may require periodic maintenance to remove minor soil sloughing.

14. All fill slopes with gradients in excess of 5:1 (horizontal to vertical) must be adequately keyed and benched into competent material. The toe key should be at least 8 feet wide and should extend at least 2 feet into medium dense sand or Santa Margarita Sandstone. The bottom of the toe key should be sloped downward at about 2 percent toward the back of the key.

15. There should be a minimum of 5 feet horizontal separation between the bottom of all footing elements and the base of a cut slope. Also, there should be at least 10 horizontal feet between the bottom of foundations and the daylight of the adjacent slope.

16. In order to maintain stable slopes at the recommended gradients, it is important that seepage forces and accompanying hydrostatic pressure be relieved by adequate drainage. Adequate backdrains in keyways and benches should be provided. The locations of backdrains and outlets will be determined by the geotechnical engineer in the field during grading.

17. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

18. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

Utility Trenches

19. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

20. Utility trenches that are parallel to the sides of buildings should be placed so that they do not extend below an imaginary line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.
21. Trenches should be backfilled with granular-type material and uniformly compacted by mechanical means to the relative compaction as required by county specifications, but not less than 95 percent. The relative compaction will be based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-01.
22. We strongly recommend placing a three-foot (3') concrete plug in each trench where it passes under the exterior foundations. Care should be taken not to damage utility lines.
23. Trenches should be capped with 1.5 feet of relatively impermeable soil.

UBC Design Criteria

24. Based on standard penetration test (SPT) data obtained from our borings and our observations of the native subsurface soil conditions, we have classified the site soil profile as Soil Type S_D as defined in Table 16-J of the 1997 UBC. The following table indicates the 1997 UBC Seismic Coefficients appropriate for this site. These are minimum values;

the project designer or structural designer may utilize more conservative values at his or her discretion.

FAULT NAME	DISTANCE TO SITE	R.I. (yr)	Mmax (Mw)	SLIP RATE (mm/yr)	UBC FAULT TYPE	Na	Nv	Ca	Cv
San Andreas	11.7 km 7.2 miles	400	7.9	241	A	1.0	1.13	0.44	0.72
Sargent	12.3 km 7.6 miles	N/A	6.8	3.0	B	1.0	1.00	0.44	0.64
Zayante/ Vergeles	6.2 km 3.9 miles	10,000	6.8	0.1	B	1.0	1.15	0.44	0.74

Conventional Spread Footing Foundations

25. Provided the building pads are prepared in accordance with our recommendations, the proposed dwellings may be supported on conventional spread footing foundations embedded into engineered fill compacted to 95 percent relative compaction or medium dense to very dense Sands where encountered. Refer to Grading Section of this report regarding removal of up to approximately 9 feet of old loose soil and fill.

26. One story footings should be founded a minimum of 12 inches below the lowest adjacent grade and 15 inches wide. Two-story footing should be a minimum of 18 inches deep and 15 inches wide. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The continuous footings should have a

minimum of four (4) No. 4 reinforcement bars, two in the bottom and two in the top. Continuous footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

27. Footings may need to be deepened to accommodate at least 10 horizontal feet between the base of the footing and the daylight of the adjacent slope.

28. Footings may need to be deepened to accommodate a maximum engineered fill differential beneath footings across the structures of 5 feet.

29. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

30. Lateral load resistance for structures supported on spread footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.32 is considered applicable.

31. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 2:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

32. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and ½ inch respectively.

33. All footing excavations should be thoroughly cleaned and observed by the geotechnical engineer prior to placing forms and steel. Observation of foundation excavations allows anticipated soil conditions to be correlated to those inferred from our investigation and to verify that the footings are in accordance with our recommendations

Retaining Wall Lateral Pressures

34. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. For design of fully drained retaining walls up to 10 feet high, the following design criteria may be used:

- A. Active earth pressure on fully drained walls allowed to yield (½ percent of wall height) is that exerted by an equivalent fluid weighing 36 pcf for a level backslope gradient; and 55 pcf for a 3:1 (horizontal to vertical) backslope gradient.
- B. Where walls are restrained from moving at the top, as in the case for basement walls, design for a uniform rectangular distribution equivalent to 25H psf per foot of wall height for a level backslope, and 38H psf per foot of wall height for a 3:1 backslope (where H is the height of the wall).
- C. For passive resistance of wall keys use 300 pcf for level front slopes and 150 pcf for 3:1 (horizontal to vertical) front slope gradients. Friction and passive

resistance may not be used together in design of a wall key.

- D. In addition, the walls should be designed for any adjacent live or dead loads which will exert a force on the wall (garage and/or auto traffic).
- E. Retaining walls used as interior living space should be thoroughly waterproofed.

35. For seismic design of interior retaining walls, a dynamic surcharge load equal to $10H$ psf, where H is the height of the wall, should be added to the above active lateral earth pressures.

36. Fully drained walls should be backfilled with drainage materials consisting of Class 1, Type A permeable material complying with Section 68-1.025 of Caltrans Standard Specifications, latest edition.

37. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated, rigid pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. The base of the drain should be made impermeable. Wall backdrains should be capped at the surface with clayey material to prevent infiltration of surface runoff into the backdrains. A layer of filter fabric (Mirafi 140N or equivalent) should separate the subdrain material from the overlying soil cap.

Concrete Slabs-on-Grade

38. Building floor slabs and exterior slabs should be constructed on properly water conditioned and compacted soil subgrades. Soil subgrades should be prepared and compacted as recommended in the section entitled "Site Grading". Soil moisture should be consistently maintained at 4 to 5 percent over optimum until the slab is poured. If the subgrade is allowed to dry out, it should be adequately pre-moistened for at least 48 hours prior to pouring concrete.

39. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab, however we recommend a minimum reinforcement of #4 bars spaced 16 inches on-center in both directions. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

40. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 6 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane at least 10 mil in thickness. A layer of sand about 2 inches thick should be placed between the vapor retarder and the floor slab to protect the

membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete. Refer to flooring manufacturer waterproofing suggestions.

41. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground as delineated above. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Surface Drainage

42. Proper control of surface drainage will be essential to the project. Runoff will be increased due to the increase of impermeable surfaces such as roofs and paved areas.

43. The site should be graded to promote positive runoff towards an approved discharge point offsite in a way so as not to cause erosion.

44. All exposed soil should be landscaped and permanently protected against erosion as soon as possible after grading.

45. We recommend that full gutters be used along all roof down eaves to collect storm

runoff water and channel it through closed rigid conduits to a suitable discharge point away from all structural improvements.

46. Surface runoff should **not** be allowed to flow onto graded or natural slopes. Consideration should be given to catch basins, berms, concrete v-ditches, or drainage swales at the top of all slopes to intercept runoff and direct it to a suitable discharge point.

47. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and on pavements. Surface drainage should be directed away from the building foundations, on a minimum gradient of 2 percent for a distance of at least 5 feet to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

48. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.

49. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

50. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

Pavement Sections

51. In addition to pavements being supported on engineered fill or firm native as per the grading section of this report, to have the selected pavement sections perform to their greatest efficiency, it is important that the following items be considered:

- A. Scarify and moisture condition the top eight inches (8") of subgrade and compact to a minimum relative compaction of 95 percent, at a moisture content which is about 4 percent above laboratory optimum value.
- B. Provide sufficient gradient to prevent ponding of water.
- C. Use only quality materials of the type and thickness (minimum) specified. All baserock (R=78 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Base (Section 26). All subbase (R=50 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase, (Section 25).
- D. Compact the baserock and subbase uniformly to a minimum relative compaction of 95 percent.

- E. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- F. Maintenance should be undertaken on a routine basis.

Plan Review, Construction Observation and Testing

52. Haro, Kasunich and Associates must be provided an opportunity to review project plans prior to construction to evaluate if our recommendations have been properly interpreted and implemented. We should also provide foundation excavation observations and earthwork observations and testing during construction. This allows us to confirm anticipated soil conditions and evaluate conformance with our recommendations and project plans. If we do not review the plans or provide observation and testing services during the earthwork phase of the project, we assume no responsibility for misinterpretation of our recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
 2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
 3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.
-

APPENDIX A

Site Vicinity Map

Boring Site Plan

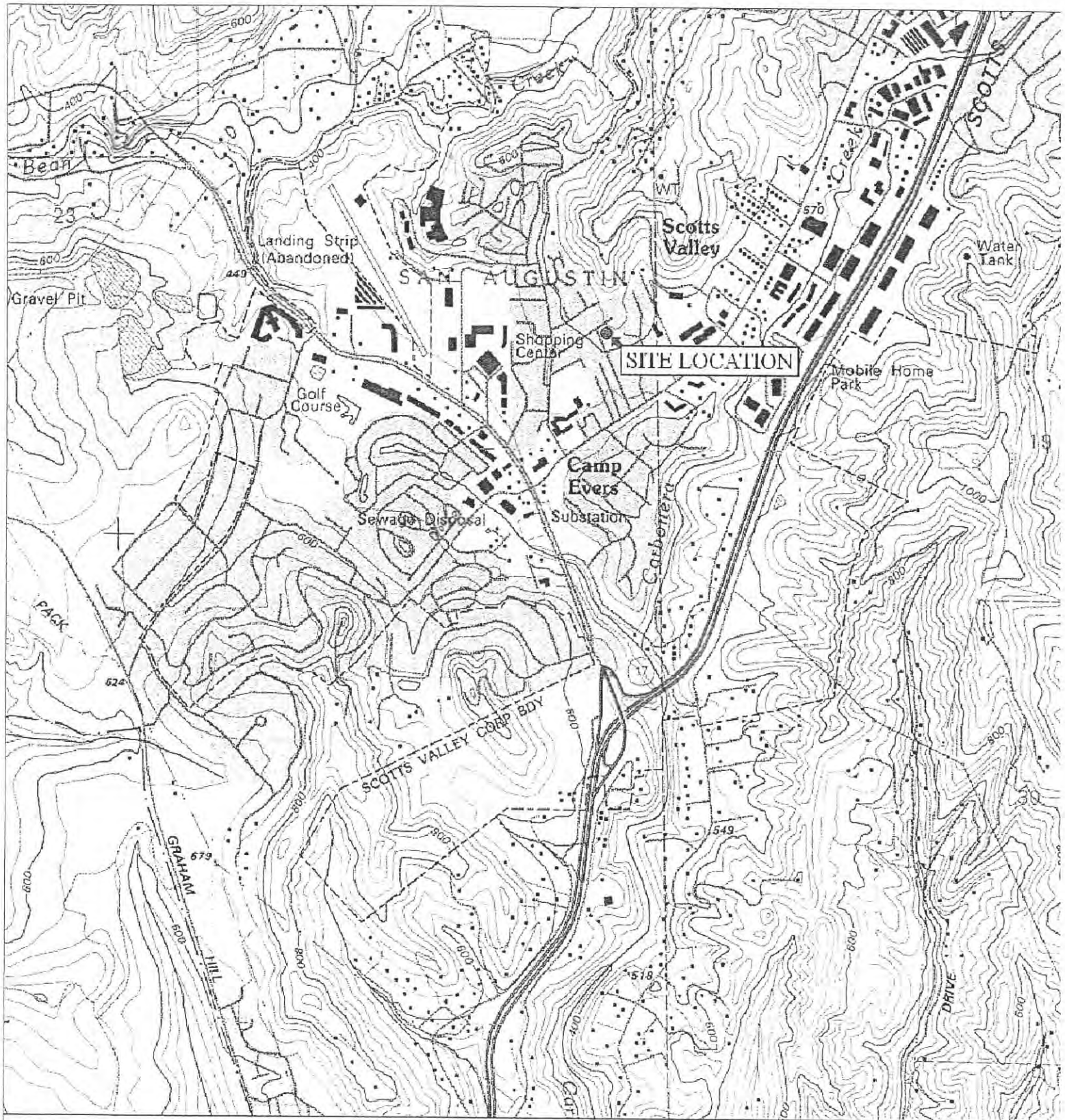
Key to Logs

Log of Test Boring

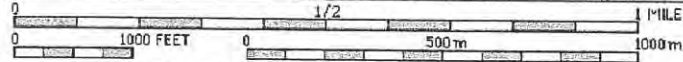
Grain Size Analysis

Cross Section A-A'

Cross Section B-B'



TN* / MN
13°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

SITE VICINITY MAP

22 Blake Lane
APN 022-172-047
Scotts Valley, California

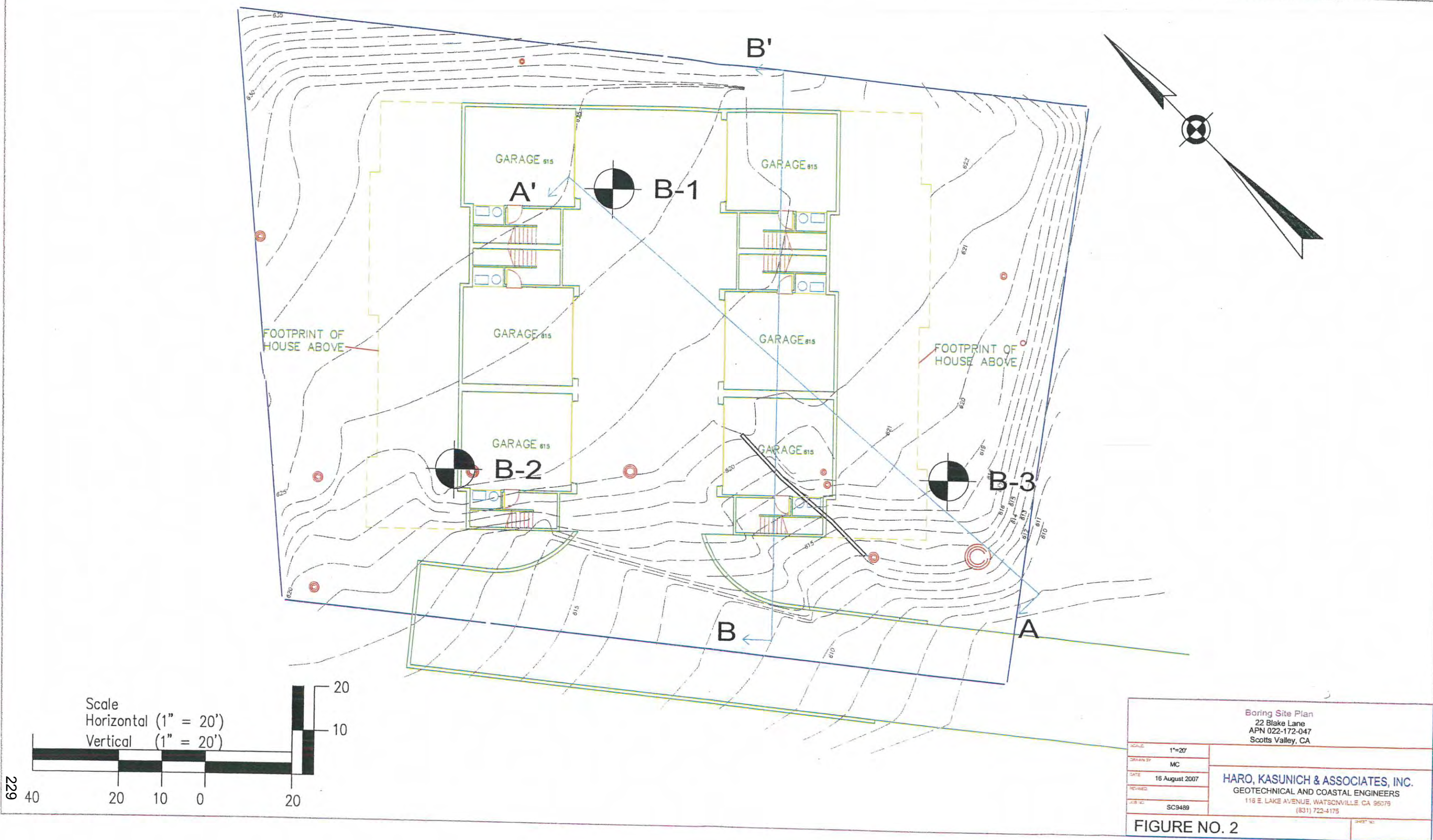
SCALE: As Shown
DRAWN BY: MC
DATE: 16 August 2007
REVIEWED:
JOB NO: SC9489

HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

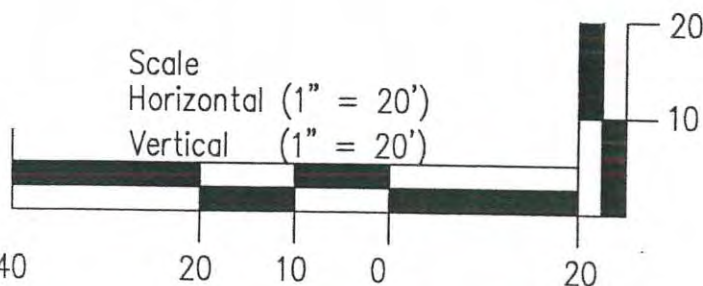
FIGURE NO. 1

228

SHEET NO.



Scale
Horizontal (1" = 20')
Vertical (1" = 20')



Boring Site Plan 22 Blake Lane APN 022-172-047 Scotts Valley, CA	
SCALE 1"=20'	HARO, KASUNICH & ASSOCIATES, INC. GEOTECHNICAL AND COASTAL ENGINEERS 116 E. LAKE AVENUE, WATSONVILLE, CA 95075 (831) 722-4175
DRAWN BY MC	
DATE 16 August 2007	
REVISIONS	
PROJECT NO. SC9489	FIGURE NO. 2

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
			HIGHLY ORGANIC SOILS	

GRAIN SIZES

U.S. STANDARD SERIES SIEVE					CLEAR SQUARE SIEVE OPENINGS		
200	40	10	4		3/4"	3"	12"
SILTS AND CLAYS		SAND			GRAVEL		BOULDERS
		FINE	MEDIUM	COARSE	FINE	COARSE	
					COBBLES		

RELATIVE DENSITY		CONSISTENCY			SAMPLING METHOD			H ₂ O
SANDS AND GRAVELS	BLOWS PER FOOT*	SILTS AND CLAYS	STRENGTH (TSF)**	BLOWS PER FOOT*	STANDARD PENETRATION TEST	T		Final
VERY LOOSE	0 - 4	VERY SOFT	0 - 1/4	0 - 2	MODIFIED CALIFORNIA	L or M		Initial
LOOSE	4 - 10	SOFT	1/4 - 1/2	2 - 4	PITCHER BARREL	P		Water level designation
MEDIUM DENSE	10 - 30	FIRM	1/2 - 1	4 - 8	SHELBY TUBE	S		
DENSE	30 - 50	STIFF	1 - 2	8 - 16	BULK	B		
VERY DENSE	OVER 50	VERY STIFF	2 - 4	16 - 32				
		HARD	OVER 4	OVER 32				

*Number of blows of 140 lb hammer falling 30 inches to drive a 2" O.D. (1 3/4" I.D.) split spoon sampler (ASTM D-1586)

**Unconfined compressive strength in tons/ft² as determined by laboratory testing or approximated by the Standard Penetration Test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

Haro Kasunich & Associates

KEY TO LOGS
22 Blake Lane
APN 022-172-047

Project No.
SC9489
August 2007

Figure No.3

LOGGED BY MC DATE DRILLED June 14, 2007 BORING DIAMETER 4" BORING NO. B-1

SuperLog CivilTech Software, USA www.civiltech.com File: C:\SuperLog4\HKALOGS\SC9489.log Date: 8/21/2007

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0			Brown Silty SAND, fine grain, dry, loose	SM					
1-1 (T)			Yellow/white clean SAND, fine to medium grain, medium dense to dense	SP	29			2.2	% Passing #200 Sieve = 3.5
5	1-2 (T)		Very dense		50/6"			3.2	
			Boring terminated at 6.5 feet						
10									
15									
20									
25									
30									
35									

HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 1

LOGGED BY MC DATE DRILLED June 14, 2007 BORING DIAMETER 4" BORING NO. B-2

SuperLog CivilTech Software, USA www.civiltech.com File: C:\Superlog4\HKALOGS\SC9489.log Date: 8/21/2007

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0			Brown Silty SAND fine grain, dry, loose	SM					
2-1	(T)				5			3.6	% Passing #200 Sieve = 6.2
5	2-2	(T)	Tan/yellow SAND, fine grain, damp, loose	SP	7			4.6	% Passing #200 Sieve = 5.2
10	2-3	(T)	Dense, damp, weakly cemented		35			5.3	
15	2-4	(T)	Very dense, moderately cemented Sandstone		50/6"			5.1	
20	2-5	(T)	Yellow-white cemented SAND fine-medium grain, damp, very dense		50/5"			5.6	
			Boring terminated at 21.5 feet						

HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 2

LOGGED BY MC DATE DRILLED June 14, 2007 BORING DIAMETER 4" BORING NO. B-3

SuperLog CivilTech Software, USA www.civiltech.com File: C:\Superlog4\HAROKALOGS\SC9489.log Date: 8/21/2007

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0			Brown Silty SAND, fine grain, dry, loose	SM					
3-1	(T)		Tan fine to medium SAND, damp-moist, loose	SP	4			6.4	
5	3-2	(T)	Brown fine SAND, dry, loose		6			3.4	% Passing #200 Sieve = 5.6
10	3-3	(T)	Yellow/white fine-medium grain SAND, medium dense		19			3.6	
13.5	3-4	(T)	Moist, dense Boring terminated at 13.5 feet		37			7.0	

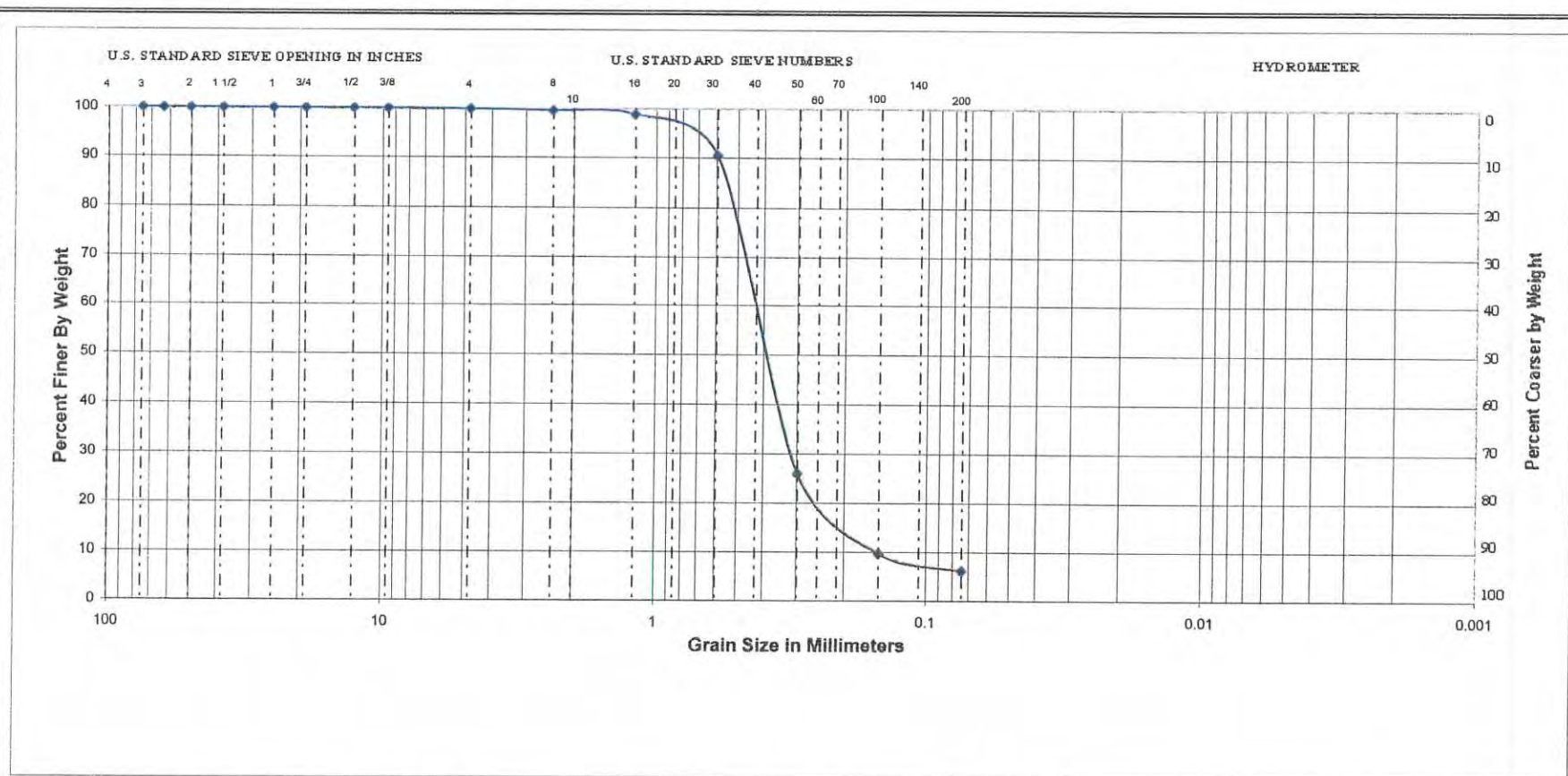
HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 3



Figure No.



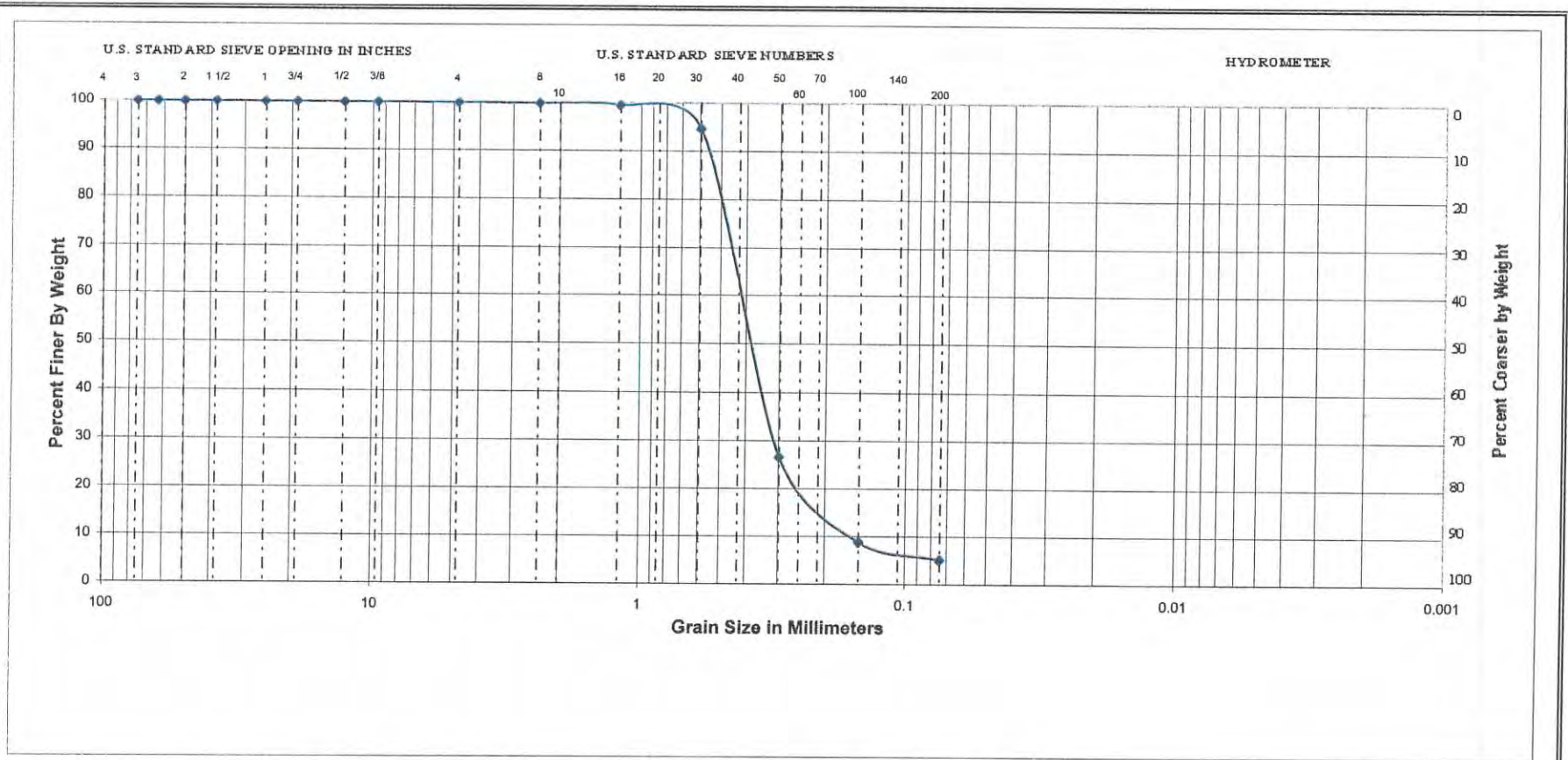
Gravel Content:	0.1%
Sand Content:	93.7%
Fines Content:	6.2%

Sample Description: Brown Silty Fine Sand w/organics
Group Symbol: SM



116 East Lake Avenue, Watsonville, California
(831) 722-4175 ~ Fax (831) 722-3202

HKA Project No: SC9489	GRAIN SIZE DISTRIBUTION 22 Blake Lane Figure No.
Sample No: 2-1	
Date: June 28, 2007	



Gravel Content: 0.1%
 Sand Content: 94.8%
 Fines Content: 5.2%

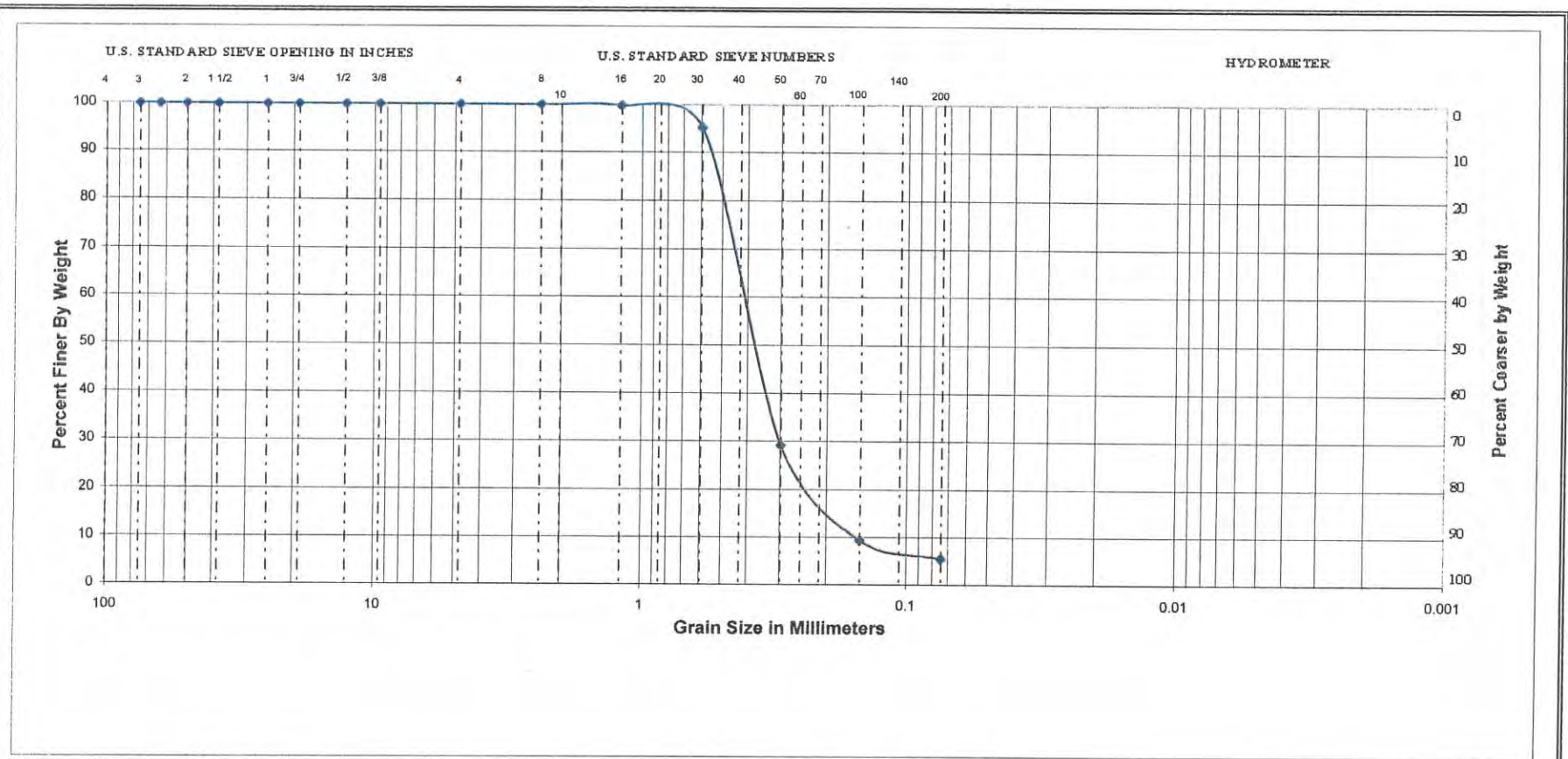
Sample Description: Tan/Yellow Fine Sand
 Group Symbol: SP



116 East Lake Avenue, Watsonville, California
 (831) 722-4175 ~ Fax (831) 722-3202

HKA Project No: SC9489	GRAIN SIZE DISTRIBUTION 22 Blake Lane Figure No.
Sample No: 2-2	
Date: June 28, 2007	

38



Gravel Content: 0.0%
 Sand Content: 94.4%
 Fines Content: 5.6%

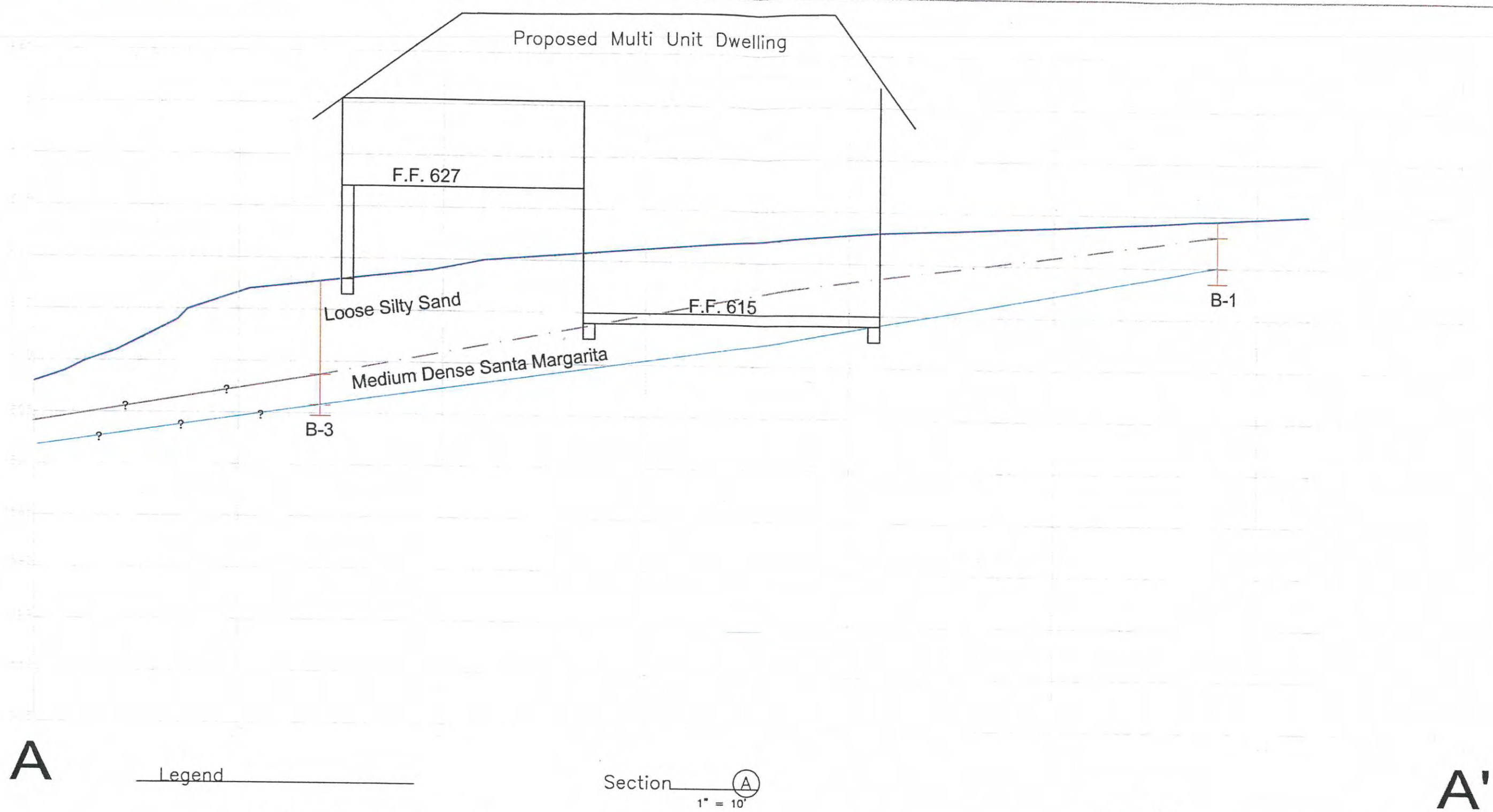
Sample Description: Brown Fine Sand
 Group Symbol: SP



116 East Lake Avenue, Watsonville, California
 (831) 722-4175 ~ Fax (831) 722-3202

HKA Project No: SC9489	GRAIN SIZE DISTRIBUTION 22 Blake Lane Figure No.
Sample No: 3-2	
Date: June 28, 2007	

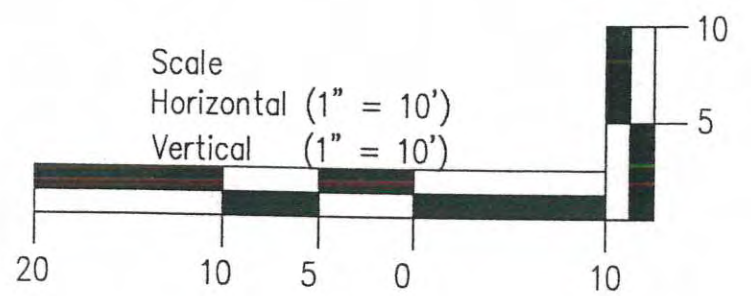
237



A

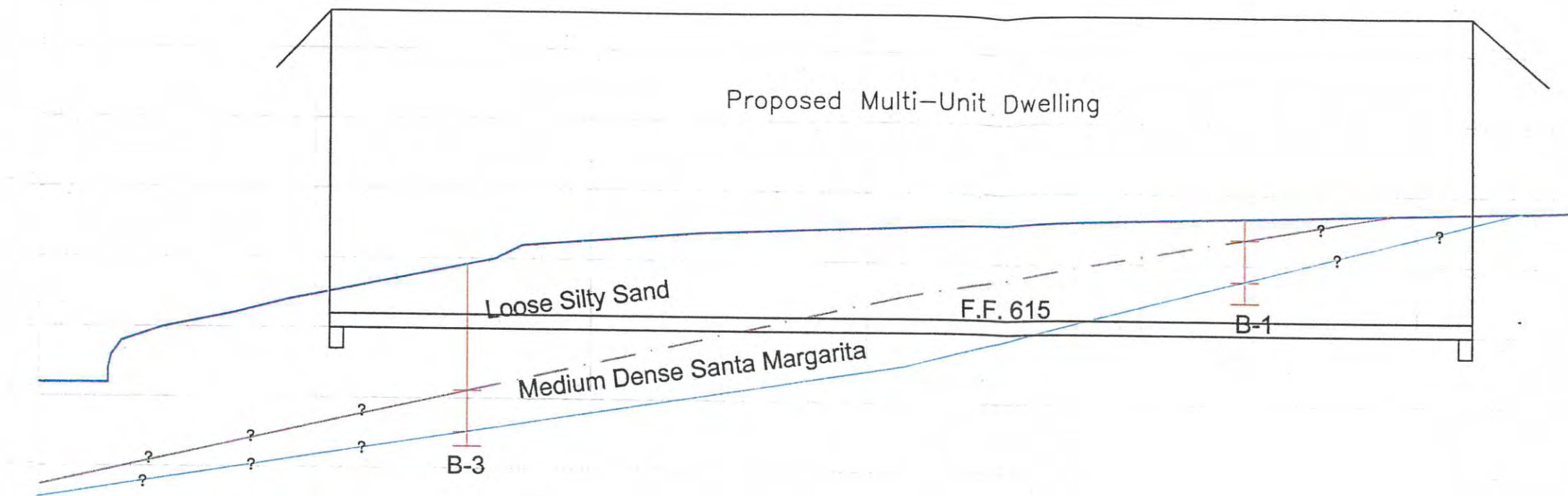
- Legend
- Bottom of Loose Silty Sand Strata
 - Bottom of Medium Dense Santa Margarita
 - Where Uncertain

Section A
1" = 10'



A'

Cross Section A-A'	
22 Blake Lane	
Scotts Valley, California	
SCALE	1"=10'
DRAWN BY	MC
DATE	August 2006
REVISED	
JOB NO.	SC9489
HARO, KASUNICH & ASSOCIATES, INC.	
GEOTECHNICAL AND COASTAL ENGINEERS	
118 E LAKE AVENUE, WATSONVILLE, CA 95076	
(831) 722-4175	
FIGURE NO. 11	

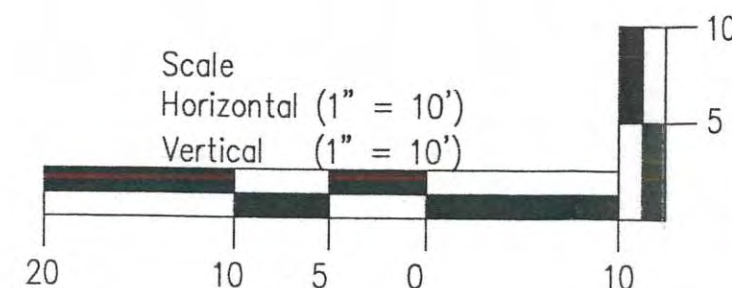


B

Legend

- Bottom of Loose Silty Sand Strata
- Bottom of Medium Dense Santa Margarita
- Where Uncertain

Section B
1" = 10'



B'

Cross Section B 22 Blake Lane Scotts Valley, California	
SCALE 1"=10'	HARO, KASUNICH & ASSOCIATES, INC. GEOTECHNICAL AND COASTAL ENGINEERS 116 E LAKE AVENUE, WATSONVILLE, CA 95076 (831) 722-4175
DRAWN BY MC	
DATE 16 August 2007	
REVISED	
JOB NO SC9489	
FIGURE NO. 12	

Stormwater Control Plan
for
BLAKE LANE MLD

12/23/2016

Revised July 18, 2018

Lantana LLC
Maria Jenson
18 Morton Way
Palo Alto, CA 94303
(612) 669-0732

prepared by:

Mark Grofcsik
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303 Potrero Street Suite 42-202
Santa Cruz, CA 95060
(831) 425-3901

Table of Contents

I.#	Project Data	1 #
II.	Setting	1
II.A.#	Project Location and Description	1#
II.B.#	Existing Site Features and Conditions.....	1#
II.C.#	Opportunities and Constraints for Stormwater Control.....	2#
III.#	Low Impact Development Design Strategies.....	2#
III.A.#	Optimization of Site Layout	2#
III.A.1.#	Limitation of development envelope	2#
III.A.2.#	Preservation of natural drainage features	2#
III.A.3.#	Setbacks from creeks, wetlands, and riparian habitats	2#
III.A.4.#	Minimization of imperviousness	2#
III.A.5.#	Use of drainage as a design element	2#
III.B.#	Use of Permeable Pavements.....	2#
III.C.#	Dispersal of Runoff to Pervious Areas	2#
III.D.#	Stormwater Control Measures	3#
IV.#	Documentation of Drainage Design	3#
IV.A.#	Descriptions of each Drainage Management Area	3#
IV.A.1.#	Table of Drainage Management Areas	3#
IV.A.2.#	Drainage Management Area Descriptions	3#
IV.B.#	Tabulation and Sizing Calculations	3#
IV.B.1.#	Information Summary for LID Facility Design	3#
IV.B.2.#	Self-Treating Areas	3#
IV.B.3.#	Self-Retaining Areas	Error! Bookmark not defined.#
IV.B.4.#	Areas Draining to Self-Retaining Areas	Error! Bookmark not defined.#
IV.B.5.#	Areas Draining to Bioretention Facilities (Tier 2 Projects)	4#
V.#	Source Control Measures	5#
V.A.#	Site activities and potential sources of pollutants.....	5#
V.B.#	Source Control Table	5#
V.C.#	Features, Materials, and Methods of Construction of Source Control BMPs.....	5#
VI.#	Stormwater Facility Maintenance	5#
VI.A.#	Ownership and Responsibility for Maintenance in Perpetuity.....	5#
VI.B.#	Summary of Maintenance Requirements for Each Stormwater Facility	Error! Bookmark not defined.#
VII.#	Construction Checklist.....	6#
VIII.#	Certifications	6#

Tables

Table 1. Project Data

Table 2 Drainage Management Areas

Table 3 LID Facility Sizing Calculations

Table 4 Areas Draining to Bioretention Facilities

Table 5 Sources and Source Control Measures

Table 6 Operations and Maintenance schedule

Table 7 Construction Plan C.3 Checklist

Attachments

Post Development Drainage Map

Stormwater Control Measures Sizing Calculator

Web Soil Survey Hydraulic Soil Group

Appendices

This Stormwater Control Plan was prepared using the template dated 18 February 2014 [draft].

I. Project Data

Table 1. Project Data

Project Name/Number	Blake Lane MLD
Application Submittal Date	TBD
Project Location	22 Blake Lane Scotts Valley, CA
Project Phase No.	NA
Project Type and Description	Division of a single parcel to 4 plus a common remainder lot. Construction of two duet houses with a 0 setback between the shared walls of the houses. Construction of an asphalt driveway and retaining walls.
Total Project Site Area (acres)	0.419 Acres
Total New Impervious Surface Area	8,133 SF
Total Replaced Impervious Surface Area	1,161 SF
Total Pre-Project Impervious Surface Area	1,545 SF
Total Post-Project Impervious Surface Area	9,294 SF
Net Impervious Area	9,294 SF
Watershed Management Zone(s)	9
Design Storm Frequency and Depth	NA
Urban Sustainability Area	NA

II. Setting

II.A. Project Location and Description

The site is located at the end of Blake Lane in Scotts Valley. The project proposes to subdivide a 0.4 Acre parcel into four single family home parcels with a common remainder lot for access and drainage improvements. The parcel is zoned R-H (Residential High Density). One exterior parking space is required for each lot to be created.

II.B. Existing Site Features and Conditions

The parcel is rectangular and slopes from the northwest corner to the southeast corner. A portion of the site's natural drainage flow is to sheet to the neighboring property to the south. The majority of the site's drainage flows to the existing drainage path of Blake Lane. There was previously a single family residence on the property. Grading for the previous property involved raising the eastern side

with unclassified fill material. This project will remove the previous fill and replace it with engineered fill. The surface of the site is mostly bare soil. There is an existing asphalt driveway leading up to the site.

II.C. Opportunities and Constraints for Stormwater Control

Opportunities: The site is naturally sloped towards the access road. The natural soil is well draining sand which will allow for percolation beneath the biofiltration facilities. Site retaining walls act as natural drainage channels for a grass lined swale to act as a BMP.

Constraints: No public storm drain system to outlet to. Site grades will require retaining walls and will need to be outlet in a controlled manner.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

Grading of the proposed driveways has controlled much of the design factors on the site. Maximum allowable slopes have been designed and drainage requirements have been retrofit to the driveways.

III.A.2. Preservation of natural drainage features

There are no established drainage ways on this site. The basic pattern of sheet flow to the roadside drainage of Blake Lane has been preserved.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats

N/A. site retaining walls were designed to minimize impacts to a Ponderosa Pine tree on the property line.

III.A.4. Minimization of imperviousness

The steep grades of the driveway has created the requirement that the driveway be constructed of asphalt or concrete. The current design proposes asphalt. There is no extensive impervious area beyond the driveway and the house.

III.A.5. Use of drainage as a design element

For the water quality treatment requirement, bio-filtration facilities are specified. They will be incorporated into the site as a landscape feature.

III.B. Use of Permeable Pavements

N/A

III.C. Dispersal of Runoff to Pervious Areas

All proposed roof drainage is hard piped to bio-filtration facilities. All asphalt parking areas are drained to a bio-filtration facility.

III.D. Stormwater Control Measures

Bio-filtration facilities located on parcels 2 and 3 and in the common driveway at the bottom of the retaining wall. All are sized according to their tributary drainage area.

IV. Documentation of Drainage Design

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table 2. Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA 1	Roof	2,104 SF
DMA 2	Roof	2,104 SF
DMA 3	Parking/Driveway	5,086 SF

IV.A.2. Drainage Management Area Descriptions

DMA 1, totaling 2,104 square feet, drains the duet house located on Parcels 1 and 2. DMA 1 drains to SCM 1. Biofiltration system located on Parcel 2.

DMA 2, totaling 2,104 square feet, drains the duet house located on Parcels 3 and 4. DMA 2 drains to SCM 2. Biofiltration system located on Parcel 3.

DMA 3, totaling 5,086 square feet, drains Parking areas for all four parcels. DMA 3 drains to SCM 3. SCM 3 is a biofiltration system located next to the access driveway for Parcels 1 and 2.

Tabulation and Sizing Calculations

IV.A.3. Table 3. Information Summary for LID Facility Design

Total Project Area (Square Feet)	18,231
Design Storm Depth	N/A
Applicable Requirements	Tier 2

IV.A.4. Self-Treating Areas

All remaining land on the parcel is to be landscaped and quantified as self-treating.

IV.A.5. Table 4. Areas Draining to Bioretention Facilities (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					SCM-1		
1	2104	Roof	1.0	2104	SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
Total>				2104	0.04	84	110

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					SCM-2		
2	2104	Roof	1.0	2104	SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
Total>				2104	0.04	84	95

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					SCM-3		
3.a	2708	AC	1.0	2708	SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
3.b	2378	AC	1.0	2378			
Total>				5086	0.04	203	210

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

V.B. Table 5. Source Control Measures

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
Storm drain inlets	Marked "No dumping flows to bay"	Maintenance of marking
Interior Parking	Plans state that interior drains will be plumbed to sanitary sewer.	

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

"The applicant accepts responsibility for the operation and maintenance of stormwater treatment and flow control facilities for the life of the project. Any future change or alteration, or the failure to maintain any feature described herein can result in penalties including but not limited to fines, property liens, and other actions for enforcement of a civil judgment."

VI.B. Table 6. Operation and Maintenance Schedule

ITEM	INTERVAL	INSPECTION	REPAIR
GRASS LINED SWALES	ANNUAL	1. OBSTRUCTIVE VEGETATION 2. ACCUMULATION OF TRASH AND DEBRIS	1. REPAIR STRUCTURAL DEFICIENCIES 2. REMOVE TRASH AND DEBRIS
INLETS	ANNUAL	1. "NO DUMING..." MARKING 2. ACCUMULATED TRASH AND DEBRIS 3. ACCUMULATED SEDIMENT	1. REPLACE/CLEAN MARKINGS 2. REMOVE TRASH AND DEBRIS 3 REMOVE SEDIMENT

BIO-RETENTION FACILITIES	ANNUAL	1. ACCUMULATED TRASH OR DEBRIS 2. EXCESSIVE/ INVASE PLANTS 3. CLOGGED SUBDRAIN	1. REMOVE TRASH 2. REMOVE/MOW AND REPLACE PLANTS 3. CLEAN THROUGH OVERFLOW STRUCTURE.

VII. Construction Checklist

Table 7 Construction Plan C.3 Checklist

Stormwater Control Page #	Plan BMP Description	See Plan Sheet #s
4 OF 6	Grass lined swale	C-1
4 OF 6	Bioretention facilities	C-1

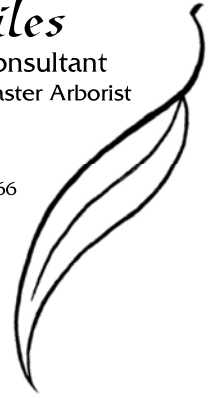
VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Santa Barbara County Project Clean Water's Stormwater Technical Guide.

Ruth Stiles

Horticultural Consultant
Board Certified Master Arborist
#WE-6613B

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Arborist's Report
22 Blake Lane, Scotts Valley, CA
APN 022-172-47

Prepared for Maria Jenson, Lantana LLC
January 16, 2018

Summary

Lantana LLC and T. Miller Construction are proposing to build two duplexes at 22 Blake Lane, Scotts Valley, CA. The site is in the Santa Cruz Sandhills and it is possible that there are protected species present. The exceedingly sandy soil presents challenges for the growth of plants.

I have inventoried 15 trees on the site. Thirteen of those trees are in direct contact with the proposed development and are proposed for removal. One black locust (*Robinia pseudoacacia*) is scheduled for retention, but is not a good candidate due to a substantial lean and support roots would be damaged by the grading.

There is a weak ponderosa pine (*Pinus ponderosa*) on the north-west property line. This tree is proposed to be retained. However, roots would be cut very close to the tree, compromising its health and stability and making it unlikely that the tree would live long. I recommend removal of this tree too.

There is a young ponderosa pine sapling in the central area of the property. This is not a designated protected tree. I propose that this tree be held in a nursery during construction, and returned to the site during the landscaping phase. This would have a much better chance of success than the weak pine on the northwest property line.

I have included tree protection specifications for use if any of the existing trees are retained.

I have made suggestions for types of trees that could be successful in these challenging conditions. The exact species should be selected during the development of the landscape plan.

Introduction

Background

Lantana LLC is proposing to build two duplexes at 22 Blake Lane, Scotts Valley, CA (APN 022-172-47) in conjunction with T. Miller Construction. Ms. Maria Jenson asked me to prepare an arborist's report as part of their submittal to the city.

Assignment

My assignment is to document the trees on the site and evaluate their suitability for preservation. I am to make recommendations for tree removal as needed, and to recommend techniques to reduce the effects of construction on the trees that are retained.

Limitations

At this time, I am only offering general recommendations for replacement trees. Final selection can be done during the landscape design phase. Detailed landscape maintenance guidelines are recommended due to the difficult growing conditions on this site, but are not a part of this report.

If there is a need for tree appraisal, I am available to add it to this report.

No tree risk assessments were performed.

This report is based on site visits to the property in November of 2016 and January of 2018, and preliminary civil engineering plans by R.I. Engineering, Inc, dated December 2017. I confirmed and updated the tree details found on those plans. I added tree locations along the back fence and the small ponderosa pine. I am not a surveyor, locations should be confirmed in the field.

Observations

The Site

The site is at the dead end of Blake Lane, a private street. There is a steep driveway to reach the flattened central area of the property. A residence was previously at this site, and there are still some retaining walls and other remaining improvements.

The area is within the Santa Cruz Sandhills, and sensitive species may inhabit the property. More detailed information can be found in the Habitat Conservation Plan developed for this property by Jodi McGraw, dated October 2016.

As the name implies, the soil is exceptionally sandy, with very little silt, clay or organic matter. Consequently, the soil has very limited fertility or water holding capacity. Plant growth will be slow, and some plants will die unless special attention is given to plant selection, installation, and follow-up care.

The Trees

I evaluated all the trees on the property greater than five inches in diameter at 54 inches above grade (diameter at breast height or DBH). Numbered aluminum tags were attached to the trunks of the trees. Thirteen of the fifteen trees on the site are "protected trees" under Scotts Valley's regulations. A detailed listing of all the trees is in Appendix A.



There is an informal row of trees along the back property line (northeast side). They appear to be natural seedling oaks and root sprouts from the locusts. These trees were, or are, supported by retaining walls. Now that some walls have fallen or been removed, many of these trees have slumped to the southwest and root systems have been exposed.

There are seven black locust trees on the property and a myriad of suckers grow from the roots, appearing far from the original trees. The suckers have grown aggressively and have abundant sharp thorns.

Adjacent Trees

There is a large Monterey cypress tree (*Hesperocyparis macrocarpa*) about three feet from the northwest property line. The branches extend approximately 30 feet over the subject property.

Just to the northeast of the northern corner of the property is a very old coast live oak. Its exposed roots reach under the fence and onto the subject property. The tree is in very poor condition, with decaying branches and a root infected with fungus (possibly *Oxyporus latemarginatus*).

There are several deciduous landscape trees a few feet on the opposite side of the northeast fence line. At least one tree has exposed structural roots growing on the subject property.

Discussion

Thirteen of the existing trees are in direct conflict with the proposed development plans. Lantana LLC has proposed that two trees be retained. Those trees are Tree 713; a 24-inch diameter ponderosa pine, and Tree 721, a multi-trunk black locust.

Black Locust Trees

Black locust trees are famous for their ability to grow on inhospitable sites, but they are also known for their penchant for aggressive growth. New trees sprout prolifically from their widespread roots. Their sharp thorns can injure passers-by and unwary arborists.

Black locust trees have brittle wood that frequently leads to branch failures. Oddly, the seasoned wood is famous for its strength and resistance to decay. Black locusts frequently have poor structure and weak branch attachments, leading to even more breakage.

Tree 721 is a triple-trunk black locust that leans toward the southwest. Part of the tree is starting to get close to the adjacent apartment building. The tree shows only a slight bit of upright growth, leading me to conclude that there is active or recent movement. Given the severity of the lean, the apartments nearby, and the extent of the proposed grading (which would damage anchoring roots), I believe that this is a poor candidate for retention and should be removed.

Ponderosa Pines

Ponderosa pines are very important trees in the sandhills, and are often linked to the rare Mount Hermon June beetle (*Polyphylla barbata*). Thus, there is a strong desire to protect the tree.

In Santa Cruz County, ponderosa pines are generally confined to the sandhills, though they are widespread in other parts of the state. Some authors have proposed that the Santa Cruz ponderosa pines are a separate species (*P. benthamiana*) or a separate subspecies (*P. ponderosa* subsp. *benthamiana*), but that has not received wide acceptance. Still, they are an isolated population, with genetic adaptation to the sandhills.



Tree 713 is a struggling ponderosa pine. The tree's foliage is extremely thin, with scattered dead and dying branches. When I examined the subject tree, I saw evidence of Western gall rust (*Endocronartium harknessii*) and possibly pitch canker (*Fusarium circinatum*). This tree is not strong enough to be a good candidate for retention. I expect it would decline severely once construction starts, and die within a few years.

Even if the tree were strong and healthy, the construction impacts on the tree would be severe. For optimal protection, there would be no construction within 24 feet of the trunk. However, the Limit of Grading line is just three to four feet away. With this amount of root loss, the tree would have difficulty accessing sufficient water and nutrients. In addition, the extreme root loss could also seriously destabilize the tree.

While I recommend removal of this tree, if it is to be retained, tree protection measures must be adhered to strictly.

If the tree dies or is removed, there may be some benefit to the June beetle if the stump is retained. In a report dated September 21, 2007, Certified Arborist Christine-Sara Bosinger writes:

"I recommend that the tree is removed but that the stump of the tree is left at a height of 12". This will preserve the habitat of the June Beetle, which makes its home at the base of Ponderosas."

There is a healthy young ponderosa pine that has the potential to grow into a strong replacement tree if treated carefully. I will discuss this tree in the following section.

Recommendations

Replacement trees

I recommend that tree selection be a part of the overall landscape plan, rather than done far in advance. That way, the best tree can be chosen for each individual planting site, rather than be jammed in because they were specified early in the process. In addition, trees can be selected based on what is currently available in the trade.

If there are not enough good locations for replacement trees, I recommend that funds be contributed to the City's tree replacement fund.

I recommend that replacement trees be 24" or 36" box size. Normally, I recommend smaller trees for their greater vigor and adaptability, but in this case the harsh site requires more established trees.

Oaks, pines and ceanothus are not suitable for this site unless can be proven that they are grown from seed collected from trees in the sandhills. The pollen from non-local trees can contaminate the gene pool of the highly specialized trees found in the sandhills, making future generations of weak and poorly adapted. The California Native Plant Society discusses this issue in detail in their Policies, Positions and Guidelines. (www.cnps.org/cnps/archive/landscaping.pdf and www.cnps.org/cnps/archive/trees.pdf).

Due to the sandy soils that are deficient in nutrients and don't retain water, new trees (and other plants) should be chosen carefully. All replacement trees must be highly drought tolerant. Trees that produce their own nitrogen (nitrogen-fixing) are good choices, although trees with low nutrient demands would work well too.



Nitrogen-fixing trees include those in the pea family, such as locusts, honeylocusts, silk trees, and red-buds. Alders also fix nitrogen, but use too much water for this site. Many acacias have an undeserved bad reputation, most are both drought tolerant and nitrogen-fixing. Acacias include beautiful non-invasive varieties, as well as the despised invasive species. Care shall be taken to avoid planting *any* invasive species.

Some trees thrive in low nutrient soils and are also drought tolerant. Some examples are banksia, leucadendron, grevillea, and California pepper tree.

The trees mentioned above are just examples, they should not be taken as specific suggestions.

Preservation of the small pine tree

The small ponderosa pine tree (Tree D) in the central part of the property (photo xxx) would make an excellent replacement tree. It is young, healthy, and is genetically adapted to the local conditions. In five or ten years it would probably outgrow the existing pine tree on the site.

Before any site work starts, this tree shall be transplanted into a 36" box (or larger) and moved to an off-site nursery. This work shall be done by a professional tree moving company or native plant nursery approved by the project arborist. The tree shall be maintained and protected during the construction period.

The tree shall be returned to the site and replanted during the landscaping phase of the project.

Tree Protection for Adjacent Trees

Tree roots don't respect property lines. Roots from several adjacent trees are exposed on the subject property, and it can be assumed that many more lie underground.

Construction is very near some of the property lines and will impact the neighboring trees. Good tree protection measures can reduce those impacts, but some impacts are inevitable. Tree decline or death could occur. Representatives of Lantana LLC may want to talk with adjacent property owners and give them suggestions about how they can protect the health of their trees.

Before grading begins, tree roots shall be cut along the Limits of Grading line on the northeast and northwest sides of the property. (See Appendix xxx). This is only necessary within 30 feet of a tree to be preserved (on either side of the fence). See Section 4 below for more details.

The cypress tree (Tree A) near the northwest property line overhangs the property by approximately 30 feet. Clearance pruning may be needed. If required, it shall be done by an International Society of Arboriculture (ISA) Certified Arborist under the direction of the project arborist. Under no circumstances shall unqualified persons do *any* pruning on the site.

Tree B is a very old, and very weak, coast live oak next to the northern corner of the property. Tree protection fencing and chips shall be installed as in Section 3 below. Still that may not be enough protection for this elderly tree.

There are several landscape trees on the other side of the northeast fence. The one near Tree 717 has large roots on the project site, and might not survive construction. Other adjacent trees may be impacted in lesser ways.



Tree Protection (if Trees 713 or 721 are retained)

Due to the concerns mentioned above, I do not recommend that any of the existing trees be retained, except for transplanted ponderosa pine. However, if trees are retained, I recommend the following protections.

1. Starting now

1.1 Broadcast SuperTurf 25-5-5 fertilizer (or approved equivalent) at half the package rate under the canopy of the pines, spreading out to 1.5 times the diameter of the canopy. Do not work into the soil or apply into drilled holes. If rain doesn't occur within 48 hours, water the trees as described below. Repeat at the beginning and the end of the rainy season until construction begins. SuperTurf is available at Ewing Irrigation.

2. Starting this spring

2.1 Water the pine trees (Trees 713 and D) monthly, and the locust (Tree 721) every other month, starting in May. Halt the watering at the end of October, or after the first inch of rain has fallen, whichever comes first. The entire area under the tree's canopy shall be watered, starting one foot from the base of the trunk. The watering shall continue to 1.5 times the diameter of the canopy. Each irrigation shall reach a depth of 12" minimum. Black "ooze hoses" work well for this. Hoses shall be placed no more than 24" apart. A soil sampling tube is an excellent tool to check the soil moisture, but lacking that, a narrow trenching shovel would work.

3. Before any site work begins

3.1 Before construction begins, the project arborist shall meet with all subcontractors doing any demolition, excavation or trenching.

3.2 Install 6' chain link tree protection fencing with 8' posts driven 2' into the ground in locations specified on the site plan. Attach laminated "warning" sign every 20 feet on each tree's fence.

3.3 Apply arborist's chips to the area within the tree protection fencing. Chips shall be 8" deep minimum and shall be kept 12" from the base of the tree trunks. Chips are available from most arborists, and they are often delivered free of charge. It is recommended that chips be free of poison oak and acacia seeds. Recent research shows that eucalyptus chips pose no problems to nearby plants, but seeds will sometimes sprout.

4. Prior to excavation

4.1 Water as described above 7 - 10 days before root cutting.

4.2 Hand dig a trench at the "Limit of Grading" line. Cut roots cleanly using saws or loppers. No striking tools shall be used for cutting roots. (No axes, pulaskis, picks, pry bars, etc.).

4.3 Any roots that are accidentally ripped, split or fractured shall be recut cleanly.

4.4 Protect the cut roots by refilling the trench immediately, covering with steel plates, or covering with several layers of wet burlap. Burlap must be kept wet; this may require several applications of water each day, including weekends.

4.5 If any additional roots are encountered during excavation they shall be cut and protected as noted above.



4.6 After root cutting, trees shall be watered every week as noted above. Only the area inside the zone where the roots were cut needs to be watered. Be careful to keep water 12 inches away from the trunks of the trees. Water weekly throughout the first summer after the roots are cut. Continue watering until the fall rains reliably keep the soil moist. Supplement with additional watering if the rains stop during the winter.

5. During construction

5.1 The Project Arborist shall make periodic visits to the site to observe construction.

5.2 The tree protection zones shall not be disturbed. Fences shall not be moved or removed. Permission to enter the protected area must be obtained from the project arborist.

5.3 No trenching, storage of materials, or other activities shall be permitted within the tree protection zone.

5.4 Waste water shall be disposed of in the designated area. All subcontractors and concrete truck drivers shall be informed of this location.

5.5 Consult with the project arborist immediately if the trees show signs of decline.

6. After construction

6.1 Continue watering the trees weekly until the fall rains reliably keep the soil moist. Supplement with additional watering if the rains stop during the winter. The second summer after construction, start watering in spring before the soil dries out completely. Continue watering the trees monthly for two additional summers (for a total of three summers).

6.2 Remove excess chips so that they are 3-4" deep.

7. Landscaping

7.1 A surprising amount of damage can be done to trees by well-intentioned landscaping. Root protection must continue while the landscape is installed.

7.2 The landscape designer and landscape contractor shall meet with the Project Arborist and be given a copy of these recommendations.

7.3 Minimize digging. Don't plant close to the trees.

7.4 Do not till for new landscaping; the majority of the tree's roots are in the top twelve inches of soil.

7.5 Avoid digging irrigation trenches; use drip or micro-spray tubing if possible. If spray irrigation is necessary, bury pipe only a few inches deep (if permitted by code). Route pipe radially or weave it below the roots.

7.6 Allow the natural duff layer to rebuild. Remove big sticks, but allow shed leaves to remain.



Conclusions

The success of any tree protection program depends on the implementation of the recommended protections. Neither the ponderosa pine, nor the black locust (Tree 721) are good candidates for retention. However, a young ponderosa pine could be preserved off site and would make an excellent replacement tree. If the trees are retained, it is mandatory that the tree protection recommendations be enforced rigorously to give the trees the best chance of long-term survival.

Respectfully submitted,



Ruth Stiles
Board Certified Master Arborist #WE-6613B

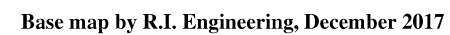
Appendixes:

- A - Inventory sheet
- B – Tree locations
- C - Photographs
- D - Arborist's disclosure
- E – Tree protection warning sign

Appendix A - Tree Inventory

Project: 22 Blake Lane, Scotts Valley									
Number	Species	Common Name	DBH	P*	Est. Height	Dia. Dripline	Health	Structure	Notes
712	<i>Robinia pseudoacacia</i>	Black locust	22"	yes	60'	45'	Good	Fair	Large wound - historic, single leader with major side branch.
713	<i>Pinus ponderosa</i>	Ponderosa pine	24"	yes	55'	45'	Poor	Good	Thin canopy, dieback - pitch canker?, deadwood, western gall rust, tagged #6 (or 9) from previous inventory
A	<i>Cupressus macrocarpa</i>	Monterey cypress	est. 30"	adjacent	50'	70'	Good	Fair	Located 3' on far side of fence, overhangs subject property. Extensive roots likely on subject property
B	<i>Quercus agrifolia</i>	Coast live oak	est. 24"	adjacent	15'	40'	Poor	Fair	Located just on the far side of the fence. Major roots reach onto subject property, erosion has exposed them. Root fungus on one root, possibly <i>Oxyporus latemarginatus</i> . Large deadwood
714	<i>Quercus agrifolia</i>	Coast live oak	14"	yes	25'	20'	Good	Fair	Leaning
715	<i>Quercus agrifolia</i>	Coast live oak	7", 3"	yes	25'	15'	Good	Fair	Small secondary trunk
716	<i>Quercus agrifolia</i>	Coast live oak	13", 10"	yes	15'	25'	Good	Poor	Severe lean, large branches removed, severe erosion around roots
717	<i>Quercus agrifolia</i>	Coast live oak	13"	yes	20'	15'	Good	Very Good	Measured below branch split
718	<i>Robinia pseudoacacia</i>	Black locust	5", 5"	no	35'	10'	Good	Fair	Root sprouts
719	<i>Quercus agrifolia</i>	Coast live oak	9", 8", 7", 7", 3"	yes	30'	20'	Good	Fair	Multi-trunk, largest and smallest trunk sizes were estimated. Roots are mostly contained in old retaining wall. Could be retained if new walls start 4.5' from fence
720	<i>Robinia pseudoacacia</i>	Black locust	15", 12"	yes	55'	35'	Good	Fair	One trunk leaning toward future buildings
721	<i>Robinia pseudoacacia</i>	Black locust	10", 8", 5"	yes	50'	35'	Good	Poor	Leaning, could hit apartment building
722	(tree removed)								
723	(tree removed)								
724	<i>Quercus agrifolia</i>	Coast live oak	27"	yes	30'	30'	Excellent	Fair	Leaning toward road. Trunk base buried.
725	<i>Robinia pseudoacacia</i>	Black locust	20", 15"	yes	55'	40'	Good	Poor	Both trunks have increasing lean
726	<i>Robinia pseudoacacia</i>	Black locust	19", 16"	yes	50'	40'	Good	Fair	deadwood, leaning trunk
727	<i>Robinia pseudoacacia</i>	Black locust	33" @ 24" high	yes	55'	30'	Good	Fair	5 major trunks, deadwood
C	<i>Yucca elephantipes</i>	Giant Yucca	multi-trunk	no	25'	10'	Good	Good	7 major trunks; 2" to 5", not a protected plant
D	<i>Pinus ponderosa</i>	Ponderosa pine	3"	no	18'	8'	Very Good	Excellent	Small tree in planter area. Transplant and protect in nursery until construction is complete.
P* - Protected under Scotts Valley regulations									





Appendix C - Photographs

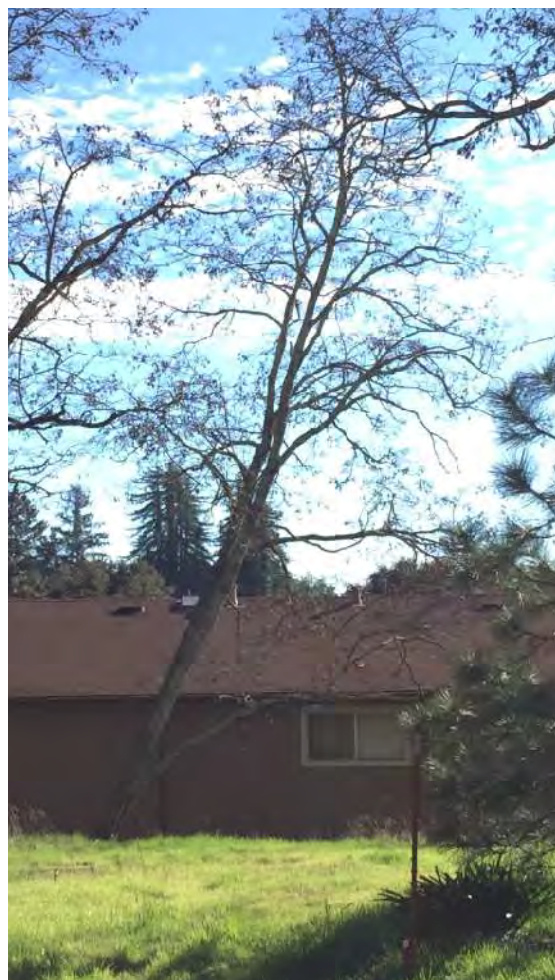


Photos 1 and 2: The Site





Photos 3 and 4: Tree 721 - Leaning black locust





Photos 5 and 6: Ponderosa pine - Tree 713





Photo 7: The young ponderosa pine



Photo 8: The adjacent cypress tree

Appendix D - Arborist's Disclosure

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree or anticipate extreme weather events that could contribute to failure. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



Warning

Tree Protection Zone

No Entry

**Fence is not to be disturbed without approval from
project arborist
Ruth Stiles, BCMA - (831) 239-3382**

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



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

Re: SCH# 2018112030, 22 Blake Lane – Lantana Homes Four-Lot Residential Subdivision Project, City of Scotts Valley; Santa Cruz County, California

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration (MND) prepared for the project referenced above. The review included the Introduction and Project Description; and the Environmental Checklist, section E. Cultural Resources prepared by the City of Scotts Valley. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Initial Study / Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf> and questions of significance for Tribal Cultural Resources are not addressed.
2. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Outreach from consultants during assessments does not constitute government-to-government consultation.
3. In Section E, the subsection for Human Remains states that "the actions to mitigate for impacts to cultural resources will be followed". There are no mitigation measures for cultural resources and the standard conditions outlined in the document for Cultural Resources do not address human remains. Please refer to Health and Safety Code section 7050.5 and Public Resources Code 5097.98 for the process to handle inadvertent finds of human remains.
4. A current cultural resources assessment for the property APE is not included in the document.

Sincerely,

Gayle Totton

Gayle Totton, B.S., M.A., Ph.D.
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

ADDITIONAL INFORMATION

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for “tribal cultural resources”⁵, that now includes “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.”⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled “Tribal Consultation Under AB 52: Requirements and Best Practices”.

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC’s recommendations for conducting cultural resources assessments is also attached.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, “consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18).¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- There is no Statutory Time Limit on Tribal Consultation under the law.

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - o The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - o Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - o A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - o A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - o If part or the entire APE has been previously surveyed for cultural resources.
 - o If any known cultural resources have been already been recorded on or adjacent to the APE.
 - o If the probability is low, moderate, or high that cultural resources are located in the APE.
 - o If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - o The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - o The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- o Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- o Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- o Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- o Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- o Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- o Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

- o Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- o Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

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January 11, 2019

Gayle Totton, B.S., M.A., Ph.D.
Native American Heritage Commission
Environmental and Cultural Department
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691

RE: SCH# 2018112030, 22 Blake Lane, Lantana Homes Four-lot Subdivision

Dear Ms. Totton:

Thank you for your letter and taking time to discuss your comments on our Mitigated Negative Declaration (MND). In response to your comments on the MND, we have updated our Initial Study / Environmental Checklist to include Tribal Cultural Resources. We have also updated the initial study text pursuant to your recommendation should grading and/or construction activities inadvertently find human remains. As we discussed, the City of Scotts Valley has a standard condition of approval requiring on-site archaeological monitoring during any grading and ground disturbing construction activities, which will be implemented with this project. Therefore, the project-related comments regarding Tribal and Cultural Resources do not result in a substantive change in the environmental findings and do not require recirculation of the MND.

With regards to AB-52, the City of Scotts Valley is not aware of having received inquiries or notifications from local tribal representatives requesting to be notified of development application, and therefore, pursuant to AB-52, the City is not required to perform further outreach. However, the City intends to follow up with local Native American tribal contacts to insure that local cultural resources are appropriately preserved.

The revised Initial Study/Environmental Checklist is attached for your records. As we discussed, and as there were no substantive changes to the environmental findings, updating the checklist pursuant to your comments would not require recirculation of the environmental document.

Thank you again for your comments. Please let me know if you have any further questions.

Sincerely,

Scott Harriman
Consulting Planner, Regional Government Services
(650) 587-7300 ext. 66
sharriman@rqs.ca.gov

Cc Taylor Bateman, Director, Community Development Department

Angelo and April Segretto

25 Blake Lane, Scotts Valley | 831.239.7670

December 1, 2018

Recipient
Scotts Valley City Council

We live at the property that is directly across from the proposed development at 22 Blake Lane. We have met a number of times with Maria Jenson, the owner of Lantana, LLC and the developer for the new Lantana Homes. We are supportive of the addition of the four homes at the end of Blake Lane as laid out in the plans. Maria is working with us to formalize appropriate easements and incorporate the project into our property in a way that works well for all parties.

Sincerely,

Angelo and April Segretto

