A G E N D A

Meeting of the
Scotts Valley City Council
REMOTE ACCESS ONLY
Date: September 1, 2021
Time: 6:00 pm

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	Zoom Videoconference https://us02web.zoom.us/j/87296175338 *See information below for how to participate.*	The agenda was posted 8-27-21 at City Hall and on the Internet at www.scottsvalley.org.

PUBLIC ADVISORY REGARDING COVID-19 AND PUBLIC PARTICIPATION

Consistent with Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020, and the County of Santa Cruz Health Services Agency Shelter In Place Public Health Order dated March 31, 2020, this regular meeting of the City Council will be conducted through videoconference. Elected Officials and City Staff Members will be participating remotely via videoconference.

Public Participation:
The meeting will be available on Zoom and broadcast through Community Television of Santa Cruz on Channel 25 and via their website at the following link: https://communitytv.org/watch/ (be sure to click on Channel 25). For those wishing to participate via Zoom you can join the following ways:

- Join from a PC, Mac, iPad, iPhone or Android device:
  Please click this URL to join. https://us02web.zoom.us/j/87296175338
- Or iPhone one-tap:
  +16699009128,,88999122100# US (San Jose)
  +12532158782,,88999122100# US (Tacoma)
- Or join by phone:
  Dial(for higher quality, dial a number based on your current location):
  US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 872 9617 5338

You will be given opportunities to provide public comment at the appropriate times throughout the meeting via Zoom. If you are participating via dial-up only, use *9 to raise your hand at the requested time.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment, on items not on the agenda, and on specific agenda items, the Mayor will announce that public comment will be accepted. Our usual time limits of 3 minutes per individual, or 5 minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide your comments to the Council.
2. There is an option on Zoom to raise your hand. Please click on this option when the Mayor announces that public comment will be taken. Zoom places people in line automatically. If you are participating via dial-up, you can raise your hand at the appropriate time by pressing *9. When it is your turn, the City Clerk will unmute you, and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

How to comment via email:

1. Members of the public may provide public comment by sending comments to the City Clerk via email at cityhall@scottsvalley.org.
2. Additional materials and emails must be received by 5:30 pm the day of the meeting and will be distributed to agenda recipients prior to the meeting.
3. Emails received after 5:30 pm the day of the meeting will not be included in the record.

ELECTED OFFICIALS	CITY STAFF MEMBERS
Derek Timm, Mayor	Tina Friend, City Manager
Jim Reed, Vice Mayor	Kirsten Powell, City Attorney
Jack Dilles, Council Member	Steve Walpole, Chief of Police
Randy Johnson, Council Member	Taylor Bateman, Community Development Director
Donna Lind, Council Member	Casey Estorga, Administrative Services Director
	Chris Lamm, Public Works Director/City Engineer
	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.

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: http://scottsvalley.org/AgendaCenter. Due to COVID-19, City Hall is closed to the public therefore, the agenda is only available for viewing online.

Televised Meetings:
City Council meetings are cablecast "Live" on Community Television of Santa Cruz County on Comcast Channel 25 and are also available livestream on the Community TV website at the following link: https://communitytv.org/watch/

Zoom Meetings/Webinars:
For those wishing to participate via Zoom you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL:
https://us02web.zoom.us/j/87296175338

CALL TO ORDER 6:00 PM

MOMENT OF SILENCE

ROLL CALL

SPECIAL SET MATTERS

(1) Presentation of Mayor's Proclamation proclaiming September as Childhood Cancer Awareness Month in the City of Scotts Valley and honoring Jacob's Heart Children's Cancer Support Services for outstanding support to our community and acknowledging the organization's contributions to Childhood Cancer Awareness Month.

(2) Presentation of Mayor's Proclamation proclaiming Scotts Valley's continuing commitment to be an inclusive community that rejects stigma and bias against individuals because of race, ethnicity, place of origin, physical ability, socio-economic status, gender identity, sexual orientation, age or religion and urging all members and residents of our community to treat each other with respect and work together to overcome all expressions of hate and bigotry.

COMMITTEE REPORTS

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

CITY MANAGER REPORT

PUBLIC COMMENT TIME

This is the opportunity for individuals 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.

ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.

CONSENT AGENDA

The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Mayor.

A. Approve City Council minutes of 6-2-21 (Special Study Session), 6-16-21 (Closed Session), 8-18-21 (Closed Session)

B. Approve check registers dated 8-13-21

C. Approve the Site Rental Agreement between the City of Scotts Valley and The Vineyard Church for rental of the Community Center and authorize the City Manager to execute the agreement

D. Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with the Adams Ashby Group, for CDBG Program Administration Services in an amount not to exceed $60,000

E. Approve the ratified terms for the FY 2021/22-2023/24 MOU between the City of Scotts Valley and the Scotts Valley Mid-Management Association and adopt Resolution No. 1551.27 approving the Unrepresented Management and Confidential Employees Compensation Benefits Package, authorize the City Manager to sign the agreements once finalized; and, authorize the City Manager and the Administrative Services Director to take any administrative actions necessary to effectuate the terms and conditions of the agreements.

ALTERATIONS TO REGULAR AGENDA

Council can remove or add items to the Regular Agenda.

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

1. PUBLIC HEARING: Consider approval of a Minor Land Division application to subdivide an existing 21, 857 square foot parcel into two parcels in the R-1-10 Zoning District located at 223 Sunset Terrace, APN 024-081-16p
(Community Development Director Bateman)

   - Open public hearing
   - Close public hearing
   - Approve Resolution No. 2004

2. PUBLIC HEARING: Consider approval of a Tentative Subdivision Map, Use Permit and Design Review approval for a 16-unit condominium project with one common lot known as the “Encore” at 4104 Scotts Valley Drive, APN’s 22-732-01 and 22-732-48 (Community Development Director Bateman)

   - Open public hearing
   - Close public hearing
   - Approve Resolution No’s. 2003, 2003.1, 2003.2, 2003.3

REGULAR AGENDA

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

REGULAR AGENDA (resumed)

3. Discussion: Scotts Valley Parks and Recreation Advocates
   (City Manager Friend)

4. 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

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

Honoring Jacob's Heart Children's Cancer Support Services and Childhood Cancer Awareness Month ~ September 20201

WHEREAS, the character of our community is revealed in how we treat our most vulnerable; and

WHEREAS, each year, one in every 100 children in our community will be diagnosed with cancer; and

WHEREAS, cancer remains the leading cause of death by disease among children— more than asthma, diabetes, cystic fibrosis, congenital anomalies, and AIDS combined; and

WHEREAS, during the ongoing COVID-19 crisis Jacob's Heart has been keeping medically fragile children and families housed, fed and emotionally supported by steadfastly adhering to the following commitments: 1) Parents of children with cancer and other serious illnesses will be relieved of financial fears and able to focus attention on their children: 2) No child undergoing intensive treatment in our community will be homeless; 3) Families of seriously ill children will not experience food insecurity during and after the pandemic; and 4) No child seriously ill child in our community will ever miss a medical appointment because of a lack of transportation; and

WHEREAS, Jacob's Heart holds the memories and honors legacies of hundreds of children from our local community who have been lost to cancer, ensuring that their memories will never be forgotten; and

WHEREAS, the oncology department at Lucile Packard Children's Hospital at Stanford has worked closely with Jacob's Heart for the past 23 years as a trusted community partner in providing family-centered care that addresses the emotional, practical and financial struggles of families of children with cancer in the City of Santa Cruz; and

WHEREAS, it is important for all Scotts Valley City residents to recognize the impact of pediatric cancer on families within our community and honor the children in our community whose lives have been cut short by cancer.

NOW, THEREFORE, I, Derek Timm, Mayor of the City of Scotts Valley, hereby declare September 2021, as Childhood Cancer Awareness Month in the City of Scotts Valley, and do hereby honor Jacob's Heart Children's Cancer Support Services for outstanding support to our community and acknowledge the organization's contributions to Childhood Cancer Awareness Month.

CITY OF SCOTTS VALLEY CALIFORNIA 1966

Derek Timm, Mayor
Signed and sealed this 1st day of September 2021

City of Scotts Valley

Mayor's Proclamation

WHEREAS, the City of Scotts Valley is declaring a commitment to diversity, equity and inclusion as a community; and

WHEREAS, the inhumane treatment and tragic death of George Floyd in Minneapolis, Minnesota, provides yet another example of the work remaining to be done as a country in the area of combating racism, and while we recognize that this tragedy highlights law enforcement, we also recognize that such issues go far beyond the criminal justice system; and

WHEREAS, since the outbreak of COVID-19, immigrant and refugee community leaders and civil rights organizations have reported a regional and national increase in bias, harassment, and hate crimes, particularly against Asian American and Pacific Islander, Black and African American, Hispanic and Latino, and other marginalized communities; and

WHEREAS, conduct directed to inflict emotional, mental or physical harm against individuals because of their race, ethnicity, place of origin, physical ability, socio-economic status, gender identity, sexual orientation, age or religion, including the propagation of misinformation of COVID-19, has no place in our community and country; and

WHEREAS, the City of Scotts Valley expressly rejects such conduct and acts; and

WHEREAS, each of us can and should promote inclusiveness, celebrate diversity, support all fellow community members, prevent the spread of misinformation, and reject hate and bias in all forms, which will make Scotts Valley a stronger and healthier community; and

WHEREAS, we ask community and council members who observe or are experiencing incidents of discrimination, harassment, or hate crimes to call 911 in emergency circumstances, and/or to report the incident to the California Association of Human Rights Organization at (408) 299-2206 or the NAACP Santa Cruz County Branch (831) 429-2266.

NOW THEREFORE, I, Derek Timm, Mayor of the City of Scotts Valley, California, and on behalf of its City Council, do hereby proclaim our continuing commitment to be an inclusive community that rejects stigma and bias against individuals because of race, ethnicity, place of origin, physical ability, socio-economic status, gender identity, sexual orientation, age or religion, and we urge all our members and residents of our community to treat each other with respect and work together to overcome all expressions of hate and bigotry.

CITY OF SCOTTS VALLEY CALIFORNIA
1966

Derek Timm, Mayor
Signed and sealed this 1st day of September 2021

AGENDA ITEM A
DATE: 9-1-2021

M I N U T E S

Special Study Session Meeting of the
Scotts Valley City Council

Date: June 2, 2021
Time: 4:30 pm

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	Zoom Videoconference	The agenda was posted 5-28-21 at City Hall and on the Internet at www.scottsvalley.org.

ROLL CALL	
ELECTED OFFICIALS PRESENT: Derek Timm, Mayor Jim Reed, Vice Mayor Jack Dilles, Council Member Randy Johnson, Council Member Donna Lind, Council Member	**CITY STAFF MEMBERS PRESENT**: Tina Friend, City Manager Kirsten Powell, City Attorney Steve Walpole, Chief of Police Casey Estorga, Administrative Services Director Taylor Bateman, Community Development Director Scott Hamby, Interim Public Works Director Tracy Ferrara, City Clerk/Administrative Manager

CALL TO ORDER 4:30 PM

The City Council meeting was called to order at 4:37 pm on 6-2-2021.

SPECIAL SET MATTER

1. **Special Study Session on Town Center Retail Market Analysis and Best Practices**

   CM Friend presented the written staff report, introduced Bob Gibbs of Gibbs Planning Group and responded to questions from Council.

   Bob Gibbs, Gibbs Planning Group, gave a PowerPoint presentation on his Retail market Analysis for the City of Scotts Valley and responded to questions from Council.

   Griffon Walker, Bluebonnet resident, expressed concerns about density and potential traffic impacts to the surrounding neighborhoods, and spoke in support of a more walkable Town Center.

David Jones, Bluebonnet resident, expressed concerns about density and potential traffic impacts to the surrounding neighborhoods, and spoke in support of a more walkable Town Center.

Ilo Nilsson, Bluebonnet resident, expressed concerns about density and potential traffic impacts to the surrounding neighborhoods, and spoke in support of a more walkable Town Center.

Eric Nilsson, Bluebonnet resident, expressed concerns about density and potential traffic impacts to the surrounding neighborhoods, and spoke in support of a more walkable Town Center.

ADJOURNMENT

The meeting adjourned at 6:10 pm.

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

M I N U T E S

Special Closed Session Meeting of the
Scotts Valley City Council

Date: June 16, 2021
Time: 6:45 pm

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	Zoom Videoconference	The agenda was posted 6-11-21 at City Hall and on the Internet at www.scottsvalley.org.

ROLL CALL	
ELECTED OFFICIALS PRESENT: Derek Timm, Mayor Jim Reed, Vice Mayor Jack Dilles, Council Member Randy Johnson, Council Member Donna Lind, Council Member	**CITY STAFF MEMBERS PRESENT**: Tina Friend, City Manager Kirsten Powell, City Attorney Taylor Bateman, Community Development Director Sally Nguyen, Labor Negotiator

CALL TO ORDER 6:45 PM

The City Council meeting was called to order at 11:10 pm on 6-16-2021.

CONVENE TO CLOSED SESSION

CLOSED SESSION SUBJECT(S)

The City Council convened to closed session at 11:10 pm to discuss the following items:

(1) In accordance with Government Code Section 54957.6, the City Council met in closed session with their labor negotiator regarding employee negotiations with Service Employees International Union (SEIU), Mid-Management Group and Management/Confidential Group.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 11:45 pm.

REPORT ON ACTION TAKE DURING CLOSED SESSION

Mayor Timm announced that there was nothing to report.

ADJOURNMENT

The meeting adjourned at 11:45 pm.

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

M I N U T E S

Special Closed Session Meeting of the
Scotts Valley City Council

Date: August 18, 2021
Time: 6:15 pm

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	Zoom Videoconference	The agenda was posted 8-13-21 at City Hall and on the Internet at www.scottsvalley.org.

ROLL CALL	
ELECTED OFFICIALS PRESENT: Derek Timm, Mayor Jim Reed, Vice Mayor Jack Dilles, Council Member Randy Johnson, Council Member Donna Lind, Council Member	**CITY STAFF MEMBERS PRESENT**: Tina Friend, City Manager Kirsten Powell, City Attorney Casey Estorga, Administrative Services Director Labor Negotiator

CALL TO ORDER 6:15 PM

The City Council meeting was called to order at 6:35 pm on 8-18-2021.

CONVENE TO CLOSED SESSION

CLOSED SESSION SUBJECT(S)

The City Council convened to closed session at 6:35 pm to discuss the following items:

(1) In accordance with Government Code Section 54957.6, the City Council met with their labor negotiator regarding employee negotiations with Services Employees International Union (SEIU), Mid-Management Association, Management Group, Scotts Valley Police Bargaining Unit and Scotts Valley Police Supervisors Association.

(2) In accordance with Government Code Section 54957, the City Council met in closed session regarding public employment for the position of City Manager.

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 6:55 pm.

REPORT ON ACTION TAKE DURING CLOSED SESSION

Mayor Timm announced that there was nothing to report.

ADJOURNMENT

The meeting adjourned at 6:55 pm.

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

SCOTTS VALLEY ACCOUNTS PAYABLE CITY OF SCOTTS VALLEY
08/13/2021 13:04:17 Check Register GL050S-V08.15 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 081321 COMMENT... 08/13/2021 A/P

DATA-JE-ID	DATA COMMENT
W-08132021-345	08/13/2021 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	122119	08/13/21	2,123.00
001219	ALHAMBRA	122120	08/13/21	66.89
001219	ALHAMBRA	122121	08/13/21	58.21
001670	AT &T	122122	08/13/21	3,574.74
000097	AT&T	122123	08/13/21	9.36
000565	BANK OF NEW YORK MELLON/	122124	08/13/21	5,850.00
001518	BAY AREA POLYGRAPH	122125	08/13/21	325.00
001822	BC LABORATORIES INC.	122126	08/13/21	144.00
001593	BENEDICT DDS/NANETTE	122127	08/13/21	162.40
000021	BOWMAN & WILLIAMS	122128	08/13/21	8,955.00
001566	BUSINESS WITH PLEASURE	122129	08/13/21	523.82
003736	CA DEPT OF TRANSPORTATIO	122130	08/13/21	1,725.03
003521	CARD SERVICE CENTER	122131	08/13/21	2,765.19
000389	DASSEL'S PETROLEUM INC	122132	08/13/21	4,222.60
003990	DIBENEDETTO/GUNNAR	122133	08/13/21	169.82
001597	ENVIRONMENTAL INNOVATION	122134	08/13/21	5,067.26
001841	IDEXX LABORATORIES, INC.	122135	08/13/21	509.05
001903	JONES/KIMARIE	122136	08/13/21	414.15
003331	KOFFLER ELECTRICAL MECHA	122137	08/13/21	19,451.95
003389	LOCKE/CERINA	122138	08/13/21	32.75
.15811	MALDONADO/MARIA	122139	08/13/21	250.00
000195	MESITI-MILLER ENGINEERIN	122140	08/13/21	1,625.00
000494	MONTEREY BAY AIR	122141	08/13/21	3,776.00
001418	MONTEREY REGIONAL	122142	08/13/21	7,186.88
000101	PACIFIC GAS & ELECTRIC C	122143	08/13/21	90.86
000101	PACIFIC GAS & ELECTRIC C	122144	08/13/21	28.68
000723	PIED PIPER INC./THE	122145	08/13/21	2,528.50
000111	S V CHAMBER OF COMMERCE	122146	08/13/21	25,000.00
003404	SANTA CRUZ COUNTY CLERK	122147	08/13/21	19,426.20
001544	SANTA CRUZ COUNTY CONFER	122148	08/13/21	23,496.17
000572	SANTA CRUZ COUNTY INFORM	122149	08/13/21	2,109.48
000127	SANTA CRUZ SENTINEL	122150	08/13/21	4,189.53
000820	SANTA CRUZ/COUNTY OF	122151	08/13/21	18.50
000319	SCOTTS VALLEY CAR WASH	122152	08/13/21	209.80
003958	STANDEN/BENJAMIN	122153	08/13/21	20.00
002053	STEPFORD	122154	08/13/21	2,173.60
001361	STEVENS DDS/JOHN A	122155	08/13/21	63.40
003581	SUEZ TREATMENT SOLUTIONS	122156	08/13/21	5,044.35
003062	SUN RIDGE SYSTEMS INC	122157	08/13/21	25,648.00
000153	THOMSON REUTERS-WEST	122158	08/13/21	323.57
000098	TROWBRIDGE ENTERPRISES	122159	08/13/21	1,303.27
001366	U.S. BANCORP OFFICE	122160	08/13/21	1,300.62
.15810	USA NORTH 811 FOR CA UND	122161	08/13/21	2,096.56
001106	VERIZON WIRELESS	122162	08/13/21	808.74
000443	WALPOLE/STEVE	122163	08/13/21	100.00
GENERAL CHECKING ACCOUNT				184,967.93 ***

BANK	VENDOR	CHECK#	DATE	AMOUNT
REPORT TOTALS:				184,967.93

RECORDS PRINTED - 000103

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL	108,969.35
002	RECYCLING/ENVIRONMENTAL	7,190.26
004	RECREATION	908.17
010	WASTEWATER OPERATIONS	16,904.30
011	TERTIARY TREATMENT PLANT	22,118.13
023	SVRDA SUCCESSOR AGENCY	25,000.00
028	SENIOR CENTER	735.52
090	SV DRIVE A REDEMPTION	2,250.00
112	DENTAL INS INTERNAL SERV	739.95
123	COMMUNITY FACILITY CENTER	152.25
TOTAL ALL FUNDS		184,967.93

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BA	GENERAL CHECKING ACCOUNT	184,967.93
TOTAL ALL BANKS		184,967.93

AGENDA ITEM C
DATE: 9-1-2021

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: September 1, 2021

TO: Honorable Mayor and City Council

FROM: Tina Friend, City Manager

SUBJECT: **VINEYARD CHURCH SITE RENTAL AGREEMENT**

SUMMARY OF ISSUE

The Vineyard Church has requested to enter into a new three-year site rental agreement with the City of Scotts Valley for use of the Community Center. The Church will continue to have exclusive use of the East Wing of the Community Center and will be responsible for its maintenance. The agreement also includes the use of the Community Center main hall all day on Sundays, Halloween and Christmas Eve, and two additional hours a week for study groups. The Church has the option to rent additional times with two weeks' notice at the non-profit rate. The City would continue to provide janitorial services as part of the regular maintenance of the Community Center, excluding the East Wing, as there are many other groups who rent this facility.

The lease would begin on November 1, 2021 and be up for renewal on November 1, 2024. The current monthly rent is $7,494.00. Due to the decline in membership in the recent past and the church's budget shortages, they are requesting that their rent remain at the current level for the term of this contract and not include CPI increases in years two and three.

FISCAL IMPACT

The minimum annual revenue for rental of the Community Center by the Vineyard Church is $89,928.

STAFF RECOMMENDATION

It is recommended that the City Council approve the Community Center Site Rental Agreement between the City of Scotts Valley and the Vineyard Church and authorize the City Manager to execute the agreement.

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Site Rental Agreement 2

SITE RENTAL AGREEMENT

THIS SITE RENTAL AGREEMENT, hereinafter referred to as "Agreement," is made and entered into by and between the CITY OF SCOTTS VALLEY, a California municipal corporation, hereinafter referred to as "Landlord," and the VINEYARD CHURCH, hereinafter referred to as "Tenant."

RECITALS

1. Landlord is the owner of that certain parcel of real property located at 360 Kings Village Road, Scotts Valley, CA, on which the Community Center is located (the "Site").

2. Tenant desires to use a portion of the Site for its church subject to the terms of this Agreement.

NOW, THEREFORE, as full and complete consideration of the covenants and agreements hereinafter set forth, Landlord and Tenant agree as follows:

AGREEMENT

A. **PREMISES:** Landlord hereby rents to Tenant and Tenant hereby rents from Landlord the Site as follows:

- Exclusive use of the East Wing side.
- This Site on Sundays from 7:00 a.m. to 10:00 p.m.
- The Site on Halloween and Christmas Eve from 7:00 a.m. to 10:00 p.m.
- Use of the Site for two hours per week charged at non-profit rate.
- If the Site is available, Tenant may rent the Site at the non-profit rate no earlier than two weeks before the event/use.

B. **USE OF PREMISES:**

1. **Permitted Uses**. Landlord hereby grants permission to Tenant to occupy the Premises for church services, church offices, church programs, storage and occasional meetings. Tenant shall not provide services or run any programs overnight at the Site; however, Tenant shall be permitted to have overnight events which last only one night with the prior written consent of the Public Works Director or designee which may be withheld in the sole discretion of the Public Works Director or designee.

2. **Site Facilities**. Tenant has the right to use the chairs and tables on the Site provided the chairs and tables are returned to their storage location after each use. Tenant has the right to use the two storage sheds on the Site and the locking storage in the kitchen. With the exception of the tables and chairs provided, equipment necessary for Tenant's operations shall be installed, constructed, operated and maintained by Tenant at Tenant's sole cost and expense, following Tenant's obtaining all appropriate permits to install, construct and commence operations of Tenant from any public agency having jurisdiction over the issuance of permits related to Tenant's operations.

3. **Compliance with Governmental Regulations**. Tenant shall, at Tenant's expense, faithfully observe and comply with all Municipal, State and Federal statutes, rules, regulations, ordinances, requirements, and orders (collectively referred to as "Rules"), now in force or which may hereafter be in force pertaining to the Premises or Tenant's use thereof. The judgment of any court of competent jurisdiction, or the admission of Tenant in any action or proceeding against Tenant, whether Landlord be a party thereto or not, that Tenant has violated any Rules shall be conclusive proof of that fact as between Landlord and Tenant.

4. **Landlord's Use of the Site**. Landlord shall be entitled to use the Site in the event of an emergency during which time the Site is used as a shelter. In addition, Tenant will work with Landlord to accommodate the needs of Landlord to use the Site.

C. **TERM:** The Term ("Term") of this Agreement shall be for three (3) years, and shall commence on November 1, 2021, and shall terminate on October 31, 2024, unless sooner terminated as provided herein.

D. **RENT:** Tenant agrees to pay Landlord, as Rent for the Site as outlined in Section A above, Seven Thousand Four Hundred Ninety-Four Dollars ($7494.00) per month. Such payment shall be made on the first of each and every calendar month during the Term to the party and at the address designated in Section G. Upon execution of this Agreement, Tenant shall pay Landlord the first month and the last month of rent.

E. **UTILITIES:** Landlord shall pay for gas, electricity, water, trash and sewer to the Premises.

F. **HOLDING OVER:** Should Tenant, with Landlord's written consent, remain on the Premises, or any portion thereof, after the date upon which the Premises is to be surrendered, Tenant shall become a tenant on a month-to-month basis upon all the terms, covenants and conditions of this Agreement. During any such month-to-month tenancy, Tenant shall pay monthly rent in the amount which was payable by Tenant during the immediately preceding month, subject to any rent adjustments as provided in the Agreement. Nothing in this Section is to be construed as a consent by Landlord to the occupancy or possession of the Premises by Tenant after the expiration of the term.

G. **NOTICE:** Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall either be (a) hand-delivered,

(b) sent by Federal Express or a comparable overnight mail service, (c) mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or (d) sent by telephone facsimile transmission provided that an original copy of the transmission shall be mailed by regular mail, to Landlord and Tenant at their respective addresses set forth below. Notice shall be deemed to have been given upon receipt or refusal of delivery of said notice. The addresses for the purpose of this section may be changed by giving notice. Unless and until such written notice is received, the last addressee and address stated shall be considered in effect for all purposes hereunder.

Landlord:
CITY OF SCOTTS VALLEY
1 Civic Center Drive
Scotts Valley, CA 95066
Attn: City Manager
Tel: 831-440-5600
Fax: 831-438-2793

Tenant:
VINEYARD CHURCH
360 Kings Village Road
Scotts Valley, CA 95066

H. **LIABILITY AND INDEMNITY:**

1. **Of Landlord.** Tenant shall indemnify and hold harmless Landlord, and its agents, employees, partners, shareholders, officers, directors, invitees, and independent contractors (collectively "Agents") of Landlord against and from any and all claims, liabilities, judgments, costs, demands, causes of action and expenses (including, without limitation, reasonable attorneys' fees) arising from Tenant's use of the Premises or from any activity done, permitted or suffered by Tenant in or about the Premises. If any action or proceeding is brought against Landlord by reason of any such claim, upon notice from Landlord, Tenant shall defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord.

2. **Of Tenant**. Landlord shall indemnify and hold harmless Tenant, and its agents, employees, partners, shareholders, officers, directors, invitees, and independent contractors (collectively "Agents") of Tenant against and from any and all claims, liabilities, judgments, costs, demands, causes of action and expenses (including, without limitation, reasonable attorneys' fees) arising from Landlord's use of the Premises or from any activity done, permitted or suffered by Landlord in or about the Premises. If any action or proceeding is brought against Tenant by reason of any such claim, upon notice from Tenant, Landlord shall defend the same at Landlord's expense by counsel reasonably satisfactory to both Tenant and Landlord. The obligations of Tenant and Landlord under this Section H. shall survive any termination of this Agreement.

I. **SURRENDER:** Tenant agrees that on the last day of the Term, or Extended Term, Tenant shall surrender and vacate the Premises in good condition and repair (damage by Acts of God, fire, and normal wear and tear excepted). All property of Tenant not so removed in thirty (30) days, unless such non-removal is consented to by Landlord in writing, shall be deemed abandoned by Tenant, provided that in such event Tenant shall remain liable to Landlord for all reasonable costs incurred in storing and disposing of such abandoned property of Tenant. The obligations herein shall survive the termination of the Agreement.

J. **MAINTENANCE OF PREMISES:** Throughout the Term, or any Extended Term, Tenant shall, at its sole expense, keep and maintain the Premises in good order, condition and repair. Tenant shall not do anything to cause any damage to the Site. Landlord shall provide janitorial services to the Premises as part of Landlord's regular maintenance of the Community Center. Landlord shall provide daily janitorial service and supplies to the restrooms in the Premises.

K. **TENANT'S DEFAULT:** The occurrence of any one of the following events shall constitute an event of Default on the part of Tenant ("Default"):

1. The complete abandonment of the Premises by Tenant;

2. Failure to pay two (2) continuous installments of Rent or any other monies due and payable hereunder, said failure continuing for a period of ten (10) days after written notice thereof from Landlord to Tenant;

3. A general assignment by Tenant for the benefit of creditors, without the prior written approval of Landlord, which approval shall not be unreasonably withheld;

4. The filing of a voluntary petition in bankruptcy by Tenant, the filing of a voluntary petition for an arrangement, the filing of a petition, voluntary or involuntary, for reorganization, or the filing of an involuntary petition by Tenant's creditors, said involuntary petition remaining undischarged for a period of sixty (60) days; notwithstanding the foregoing, this paragraph shall not apply if Tenant continues to make timely rental payments to Landlord;

5. Failure in the performance of any of Tenant's covenants, agreements or obligations hereunder which failure continues for ten (10) days after written notice thereof from Landlord to Tenant, provided that, if Tenant has exercised reasonable diligence to cure such failure and such failure cannot be cured within such ten (10) business day period despite reasonable diligence, Tenant shall not be in Default under this subsection unless Tenant fails thereafter diligently and continuously to cure such failures; or

6. Chronic delinquency by Tenant in the payment of Rent, or any other periodic payments required to be paid by Tenant under this Agreement. "Chronic Delinquency" shall mean failure by Tenant to pay Rent, or any other payments required to be paid by Tenant under this Agreement within ten (10) days after written notice thereof for any three (3) months (consecutive or nonconsecutive) during any twelve (12) month period. In the event of a Chronic Delinquency, in addition to Landlord's other remedies for Default provided in this Agreement, at Landlord's option, Landlord shall have the right to require that Rent be paid by Tenant quarterly, in advance.

Tenant agrees that any notice given by Landlord pursuant to the above shall satisfy the requirements for notice under California Code of Civil Procedure section 1161, and Landlord shall not be required to give any additional notice in order to be entitled to commence an unlawful detainer proceeding.

L. **LANDLORD'S REMEDIES:**

1. **Termination for Breach**. In the event of any Default by Tenant, then in addition to any other remedies available to Landlord at law or in equity and under this Agreement, Landlord shall have the immediate option to terminate this Agreement and all rights of Tenant hereunder by giving written notice of such intention to terminate. In

the event that Landlord shall elect to so terminate this Agreement then Landlord may recover from Tenant:

a. The worth at the time of award of any unpaid Rent and any other sums due and payable which have been earned at the time of such termination; and

b. Such reasonable attorneys' fees incurred by Landlord as a result of a Default, and costs in the event suit is filed by Landlord to enforce such remedy; and

2. **Re-entry**. In the event of any Default by Tenant, Landlord shall also have the right, and if Landlord terminates this Agreement in compliance with applicable law, to re-enter the Premises and remove all persons and property from the Premises; such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Tenant.

3. **Re-letting**. In the event of the abandonment of the Premises by Tenant or in the event that Landlord shall elect to re-enter as provided above or shall take possession of the Premises pursuant to legal proceedings or pursuant to any notice provided by law, Landlord may re-let the Premises.

Default must be in writing and shall not be a waiver of any other Default concerning the same or any other provisions of this Agreement.

M. **INTEREST:** Any installment of Rent and any other sum due from Tenant under this Agreement which is not received by Landlord within ten (10) days from when the same is due shall bear interest from such tenth (10th) day until paid at an annual rate equal to the maximum rate of interest permitted by law. Payment of such interest shall not excuse or cure any Default by Tenant.

N. **SUBORDINATION:** Landlord shall have the right to cause this Agreement to be and remain subject and subordinate to any and all mortgages and deeds of trust, if any ("Encumbrances") that are now or may hereafter be executed covering the Premises, or any renewals, modifications, consolidations, replacements or extensions thereof, for the full amount of all advances made or to be made there under and without regard to the time or character of such advances, together with interest thereon and subject to all the terms and provisions thereof; provided only, that upon the foreclosure of any such mortgage or deed of trust, so long as Tenant is not in Default, the holder thereof ("Holder") shall agree in writing to recognize Tenant's rights under this Agreement as long as Tenant shall pay the Rent and observe and perform all the provisions of this Agreement to be observed and performed by Tenant. Within twenty (20) days after Landlord's written request, Tenant shall execute, acknowledge and deliver any and all reasonable documents required by Landlord or the Holder to effectuate such subordination. If Tenant fails to do so, such failure shall constitute a Default by Tenant under this Agreement. Pursuant to the terms of this paragraph, Tenant hereby attorns and agrees to attorn to any person or entity purchasing or otherwise acquiring the Premises at any sale or other proceeding or pursuant to the exercise of any other rights, powers or remedies under such Encumbrance.

O. **CONSTRUCTION:** This Agreement shall be construed and interpreted in accordance with the laws of the State of California. If any provision of this Agreement shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of this Agreement and all such other provisions shall remain in full force and effect.

P. **MISCELLANEOUS:** This Agreement and any attached exhibits and addenda, as signed by the parties hereto, constitute the entire agreement between Landlord and Tenant; no prior written promises, nor prior, contemporaneous, or subsequent oral promises or representations, shall be binding. This Agreement shall not be amended or changed except by written instrument signed by the parties hereto. Section captions herein are for convenience only and neither limit or amplify the provisions of this instrument. The provisions of this instrument shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of said Landlord and Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Agreement as of the 1st day of September, 2021.

LANDLORD: **CITY OF SCOTTS VALLEY**	**TENANT:** **VINEYARD CHURCH**
_____ By: Tina Friend Its: City Manager	_____ By: _____ Its: _____

ATTEST:

_____
Tracy A. Ferrara, City Clerk

APPROVED AS TO FORM:

_____
Kirsten Powell, City Attorney

AGENDA ITEM D
DATE: 9-1-2021

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: September 1, 2021

TO: Honorable Mayor and City Council

FROM: Tina Friend, City Manager

SUBJECT: **PROFESSIONAL SERVICES AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ADMINISTRATION SERVICES**

SUMMARY OF ISSUE

This year, the City of Scotts Valley (City) resumed participation in the Community Development Block Grant (CDBG) Program, which provides federal funding for local projects and activities to support low-to-moderate-income residents. In May 2021, the City applied for CDBG-CV (coronavirus) funds and intends to initiate regular funding opportunities aligning with annual CDBG-Program Income availability.

The CDBG Program provides valuable funding and carries significant requirements for the City and the funded organizations from application, to financial management, to data collection, monitoring and reporting. Dedicated professional management is necessary to conform with program obligations. Currently, the City lacks the staffing capacity and expertise to manage the complexities of administering, monitoring and reporting on the use of CDBG funds. Accordingly, the City sought professional consultant support to manage the majority of administrative functions relating the CDBG grant management.

The City issued a Request for Proposals solicitation for CDBG Program Administration services to industry-specific consultants. Staff is recommending contract award to the Adams Ashby Group based upon qualifications, experience in the field, and cost.

The Adams Ashby Group will:

- Work with City staff to ensure proper completion and submission of set-up requirements and clearance of Special Conditions for CDBG-CV and CDBG-Program Income funds, including Sub-Recipient Agreements as needed.
- Complete all financial and performance reports and periodic reporting requirements required by CDBG (i.e., set-up and completion reports, monthly, quarterly, annual, close-out, etc.).
- Establish and maintain administrative files.
- Provide consultation and assistance for any state Housing and Community

Development Department (HCD) monitoring, including assistance regarding preparation of grant activity files, and assistance with monitoring response including defense of any findings.

- Monitor program milestones and recommend amendments as necessary.
- Facilitate communications between State/CDBG personnel and the City.
- Apprise the City of all applicable Federal and State requirements related to CDBG funds and facilitate the meeting of such requirements.
- Assist and advise regarding upcoming CDBG grant application cycles; assess specific grant activities and activity selection for applications; review of grant applications prior to submittal to HCD.
- Provide review of documentation and other assistance as needed to ensure compliance with federal regulations including but not limited to achievement of National Objective and public benefit, procurement, environmental clearance, accessibility, Section 3, and other subject federal regulations.
- Provide general program assistance as needed.
- Amend CV-2 Application for Boys and Girls Club.
- Manage Program Income repayments and reporting to HCD.

City staff will be responsible for dispersing funds to programs and seeking and receiving CDBG reimbursement from the State.

FISCAL IMPACT

The contract cost to administer the CDBG-CV programs (Business Assistance Grants and the Boys and Girls Clubs Program Expansion) will be $41,250. Preparation of future CDBG applications will cost $3,500 per application. Oversight of the CDBG-Program Income process and coordination with the State and City will be billed on a time and materials basis, with the hourly rate ranging from $85 to $125. Considering these components and the contract duration of multiple years, staff recommend a not-to-exceed contract amount of $60,000, which allows for program administration of the current CDBG-CV applications and support of future CDBG-Program Income applications and project management.

The contract will be paid from CDBG administrative set-aside funding that is allowed by HUD for this purpose. There will be no impact to the General Fund.

STAFF RECOMMENDATION

It is recommended that the City Council authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with the Adams Ashby Group, for CDBG Program Administration Services in an amount not to exceed $60,000.

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None.

AGENDA ITEM E
DATE: 9-1-2021

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: September 1, 2021

TO: Honorable Mayor and City Council

FROM: Casey Estorga, Administrative Services Director

APPROVED: Tina Friend, City Manager

SUBJECT: **APPROVAL OF TERMS FOR FISCAL YEARS 2021/22 – 2023/24 MANAGEMENT & CONFIDENTIAL EMPLOYEES COMPENSATION BENEFITS PACKAGE AS WELL AS THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SCOTTS VALLEY AND SCOTTS VALLEY MID-MANAGEMENT ASSOCIATION**

SUMMARY OF ISSUE

The City of Scotts Valley (City) has successfully negotiated with the unrepresented Management and Confidential employees as well as the Scotts Valley Mid-Management Association to reach an agreement on new terms and conditions for FY 2021/22 through FY 2023/24.

The existing agreements for both groups expired on June 30, 2021. Although the new agreements are being presented to the City Council tonight, the parties agreed to all substantive terms before the former contract had expired. The delay in presenting the agreements to the City Council is administrative in nature. Therefore, certain elements of the new agreement will take effect retroactively and are itemized within the Mid-Managers Association Memorandum of Understanding and Management and Confidential Employees Compensation Benefit Package.

Consistent with the parameters established by the City Council, highlights of the new agreements are as follows:

Contract Term:

- Three-year agreement from July 1, 2021 – June 30, 2024

Compensation:

The following terms will apply to all non-safety employees covered in the agreements:

- Effective the first full pay period after July 1, 2021, the salary range for each classification in the unit will receive a **2.5%** salary increase.
- Effective the first full pay period after July 1, 2022, the salary range for each classification in the unit will receive a **4%** salary increase.
- Effective the first full pay period after July 1, 2023, the salary range for each classification in the unit will receive a **4%** salary increase.

The following terms will apply to all safety employees covered in the agreements:

- Effective the first full pay period after July 1, 2021, the salary range for each classification in the unit will receive a **4%** salary increase.
- Effective the first full pay period after July 1, 2022, the salary range for each classification in the unit will receive a **5%** salary increase.
- Effective the first full pay period after July 1, 2023, the salary range for each classification in the unit will receive a **2%** salary increase.

Additionally, effective in July 2021, safety employees will have Step One eliminated in their salary schedule, with Step Two becoming the new Step One. Concurrently, a new 5% Step will be added at the top end of the Salary Schedule. The same change, removing the bottom Step and adding a new top Step, will occur again in July 2023.

The contract terms for safety employees align with the terms for both the Police Bargaining Unit (PBU) and Police Supervisors Association (PSA) that were approved by the City Council on June 16, 2021.

Employee Medical Benefits:

- Beginning January 1, 2023, the City's monthly contributions to employee medical benefits will be placed into three tiers with maximum contribution limits based on an employee's enrollment level. Each tier will be subject to an annual increase of 3% for the life of the agreement. The tiers as of January 1, 2023 are as follows:

Enrollment Level	**City Contribution**
Employee Only	$1,000.00
Employee +1	$2,000.00
Employee + 2 or More	$3,000.00

  Employees that elect coverage with a cost greater than the tiered maximums shall have the difference automatically deducted from their pay. Employees that elect coverage with actual costs less than the tiered maximums shall have the difference contributed to the employee's deferred compensation account.

Safety employees will follow the same timeline as outlined in the PBU and PSA agreements, with the medical benefit maximums being introduced effective January 1, 2022, one year earlier than non-safety employees.

However, non-safety employees in each of these groups have the option to make an irrevocable election entering into the tiered medical benefit maximum structure effective January 1, 2022. This type of early election is at the discretion of the employee.

Retiree Medical Coverage:

- A retired employee hired after September 1, 2021, and qualifying under all other sections of the MOU, will receive the statutory minimum amount as required under the Public Employees Medical & Hospital Care Act (PEMHCA) to help pay for medical insurance coverage.

FISCAL IMPACT

It is estimated that the fiscal impact over the life of the 3-year agreements for all employees in both groups will total approximately $225,000 in additional General Fund costs. The estimated costs for year 1 of the agreements has been included in the FY 2021/22 Adopted Budget. Annual costs for year 2 and year 3 of the agreements will be included in the FY 2022/23 and FY 2023/24 budgets, respectively.

STAFF RECOMMENDATION

It is recommended that the City Council approve the ratified terms for the FY 2021/22-2023/24 MOU between the City of Scotts Valley and the Scotts Valley Mid-Management Association and adopt Resolution No. 1551.27 approving the Unrepresented Management and Confidential Employees Compensation Benefits Package, and authorize the City Manager to sign the agreements once finalized.

Additionally, it is recommended that the City Council authorize the City Manager and the Administrative Services Director to take any administrative actions necessary to effectuate the terms and conditions of the agreements.

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MEMORANDUM OF UNDERSTANDING

Between the City of Scotts Valley and
Scotts Valley Mid-Management Association

July 1, 2021 through June 30, 2024

MEMORANDUM OF UNDERSTANDING
between
CITY OF SCOTTS VALLEY
and
SCOTTS VALLEY MID-MANAGEMENT ASSOCIATION

July 1, 2021 - JUNE 30, 2024

1.00 PREAMBLE

The Memorandum of Understanding between the City of Scotts Valley and Scotts Valley Mid-Management Association ("Agreement") is entered into and by the City of Scotts Valley (hereafter referred to as the "City") and the Scotts Valley Mid-Management Association (hereafter referred to as the "Association"). Employee defined for the purpose of this agreement shall mean an Employee assigned to a classification within the Scotts Valley Mid-Management Association as delineated in Exhibit A.

The City and the Association have met and conferred in good faith through their authorized representatives and have arrived at an understanding concerning wages, hours, working conditions and oaths of employment for the period of July 1, 2021, through June 30, 2024.

This contract is subject to Sections 3500-3510 of the Government Code of the State of California and Resolution No. 680.7 (Personnel Rules and Regulations ["PR&R's"]), of the City of Scotts Valley. In the event of conflict between this contract and City Resolution No. 680.7, this contract shall prevail.

The parties agree that this agreement along with the PR&R's in effect at the time this MOU is signed will constitute the only policies, rules, practices, agreements, resolutions and other such documents that shall be used in administering the terms and provisions herein. No changes to the PR&R's may be made unless changed through mutual agreement of both parties to this MOU.

2.00 RECOGNITION

Scotts Valley Mid-Management Association is comprised of all regular full-time employees (hereinafter "Employee"), listed on Exhibit A, attached hereto. The Association shall negotiate for wages and benefits on behalf of all Employees.

3.00 NO DISCRIMINATION

The City and the Association will cooperate in pursuing a policy of affirmative action, equal employment and equal promotional opportunity for all individuals in accordance with applicable law. There shall be no discrimination because of a person's political, religious or Union affiliation or belief, non-affiliation or non-belief, race, color, age, sex national origin, physical or mental disability, medical condition or information, martial or military

status, sexual orientation, ancestry, gender identity, gender expression, and/or any other category protected by federal and/or state law.

4.00 RELATIONSHIP AFFIRMATION

The Association recognizes its obligation to cooperate with the City to assure maximum service of the highest quality and efficiency to the citizens of Scotts Valley, consistent with its obligations to the Employees it represents. The City and the Association affirm the principle that harmonious labor-management relations are to be promoted and furthered.

5.00 RELEVANT MATERIALS

The Association shall have the right to review at reasonable times and receive upon request without cost, copies of any and all current materials prepared, excluding privileged information, relating to wages, hours, and other terms and conditions of employment, which are relevant for the Association to fulfill its duties and obligations as the exclusive representative of unit Employees covered by this contract. The Association shall be given reasonable notice and given the opportunity to meet and confer with the City management prior to the adoption of a written ordinance, rule, resolution or policy related to the scope of representation. Reasonable notice shall be considered to be ten (10) working days.

6.00 CONTRACTING OUT

The City will notify the Association at least ninety (90) days in advance if it intends to contract out work currently performed by Employees within the unit. Upon request, the City will meet with the Association to explain the reason to contract out and to solicit Association views on the proposal. The City retains to the right to contract out work.

7.00 MANAGEMENT RIGHTS

The City reserves all rights with respect to matters of general legislative and managerial policy including, among others, the exclusive right to determine the mission of its constituent departments, divisions, commissions and boards; set standards of service; determine the procedures and standards for recruitment and selection of Employees within the law; direct its Employees; take disciplinary action; relieve its Employees of duties because of lack of work or for other good reasons; maintain the efficiency of governmental operations; determine the methods, means and personnel by which governmental operations will be conducted; require overtime; take all necessary actions to carry out its mission in emergencies; exercise complete control and discretion over its organization and the technology of performing its work; and to develop positive and productive employer/employee relationships. These rights shall not be limited except as specified in this agreement.

8.00 PERSONNEL RULES/ACTIONS

8.01 Probationary Period

The probationary period for newly hired Employees shall be twelve (12) months.

8.02 Reclassification

8.02.01 Reclassification/Classifications

The City retains the right to classify and/or reclassify positions. The City will notify the Association of the creation or abolition of classification and, upon request, meet and confer regarding the salaries attached to positions and/or the effect of changes on promotional opportunities.

8.02.02 Reclassification Probationary Period

Reclassified Employees shall not be subject to a probationary period.

8.03 Compensation Studies

Employees may submit compensation surveys to the City for consideration of a possible salary adjustment. Once the surveys are prepared Employees will provide a copy to the City.

For the purpose of the survey:

1. The City of Santa Cruz, County of Santa Cruz, City of Watsonville, City of Capitola, and City of Scotts Valley shall be included.
2. The salary used for each position in each jurisdiction shall be the top step, plus maximum longevity pay, not including any other incentive pay.
3. The salary for any employees who pay the employee's portion of the retirement shall be reduced by the percentage paid by the employee.
4. The maximum monthly medical premium benefit for a family for each position shall be added to reflect medical benefits.
5. The City shall determine which positions are comparable for each jurisdiction by comparing the job duties and responsibilities with those of the Scotts Valley Mid-Managers.

9.00 COMPENSATION

9.01 Salary

Effective the first full pay period after July 1, 2021, the salary range for each classification in the unit will receive a two-and-a-half percent (2.5%) salary increase.

Effective the first full pay period after July 1, 2022 the salary range for each classification in the unit will receive a four percent (4%) salary increase.

Effective the first full pay period after July 1, 2023 the salary range for each classification in the unit will receive a four percent (4%) salary increase.

9.02 Longevity

The City agrees that all Employees with fifteen (15) years of continuous service shall receive a 5% increase in pay on their 15th anniversary.

9.03 Boot Allowance

The City shall provide for the issue of two (2) pairs of steel-toed or equal safety boots at a cost not to exceed $175 each pair, for the Maintenance Division Manager, the Wastewater/Environmental Program Manager and Wastewater Laboratory/Environmental Compliance Manager annually. The cost of repair shall be the responsibility of the Employee. The boots provided for the Maintenance Division Manager, the Wastewater/Environmental Program Manager, and the Wastewater Laboratory/Environmental Compliance Manager by the City are for the purpose of safety and are to be worn at all times while on the job. Safety boots are optional at conferences, workshops and appropriate meetings. Failure to wear safety boots may be cause for disciplinary action. This section applies to the Maintenance Division Manager, Wastewater/Environmental Program Manager and Wastewater Laboratory/Environmental Compliance Manager only.

9.04 Clothing Allowance

The City shall provide $250 per year for Employees, except the Accountant II, Senior Accountant, Finance Manager, Principal Planner and Senior Planner, for clothing allowance for such things as shoes, rain boots, rain coats, protective wear and gloves.

Uniforms (shirts and pants) shall be provided to the Maintenance Division Manager, Wastewater/Environmental Program Manager and Wastewater Laboratory/Environmental Compliance Manager and cleaned at City expense.

9.04.01 Cleaning, Repair or Replacement of Damaged Clothing

The City shall pay for the cleaning, repairing or replacement of any personal clothing that is soiled or damaged while in the performance of duties on the job.

9.05 Exempt from Overtime Compensation

Employees are salaried and are exempt from the overtime compensation

requirements of the Fair Labor Standards Act.

9.06 Working Out of Classification Pay

1. Mid-Managers assigned to an "out of classification" position for sick leave replacement, vacation leave replacement, industrial accident, or other similar reason will receive acting pay beginning on the sixth consecutive day or upon the tenth non-consecutive day and each day worked in the classification thereafter. Such pay shall be a minimum of five percent (5%).
2. All assignments to an out of classification position shall be set forth on a personnel transaction report form prior to the first day of assignment and shall be approved by the department head, or Personnel Officer in the event the department head is unavailable.

3. Mid-Managers appointed by the City Manager to serve as the interim department head shall be paid a salary increase of no less than five percent (5%) below the first step of the department head salary of the department to which he/she is appointed and payment shall continue for the duration of such appointment.

9.07 Vehicle Allowance

Mileage reimbursement, using the current IRS rate, shall be provided to mid-managers who utilize their own vehicles for City business. City vehicles shall not be taken home by Employees.

9.08 Cell Phone Reimbursement

Employees who are required by their Department Head to use their personal cell phone for City business will receive a $50 per month cell phone reimbursement. The City will not be responsible for cell phone replacement, damage or any other costs associated with the Employee's personal cell phone. A cell phone reimbursement participation form will be signed by each Employee and kept on file.

10.00 HEALTH AND WELFARE

10.01 PERS Medical Plan

10.01.1 Health Insurance

The City will provide medical insurance through the Public Employees' Retirement System (PERS). The City's contribution towards medical coverage will be the minimum amount required by Government Code section 22825 for regular full-time employees. All Employees who elect coverage in the PERS medical plan may choose any medical plan available.

The City will also make available a Flexible Benefit Plan (Cafeteria Plan).

1. City Contributions

a. From July 1, 2021 through December 31, 2022, the City will continue to contribute up to the PERS HMO rate minus the Government Code 22825 contribution. However, for employees choosing the PERS Choice Plan, the City shall contribute the PERS Choice rate plus 50% of the difference between the PERS Choice and PERS HMO rates per month to be used towards the cafeteria plan. The City shall also pay administrative fees and contingency reserve fund assessments, if any.

b. Beginning January 1, 2023, the City will contribute the following amounts per month toward the cost of health benefits for each bargaining unit member. The flex dollar allowances shall increase on the December 15th paycheck of each subsequent year up to a maximum of three percent (3%) on an annual basis, based on but not to exceed the Kaiser Bay Area premium rate increase for the upcoming calendar year. Unit members electing coverage with a cost greater than the amount paid by the City in this Section shall have the difference deducted automatically from the unit member's pay. In the event the actual monthly premium is less than the amount shown on the chart below, the difference shall be provided as contribution to the employee's deferred compensation account.

Enrollment Level	**City Contribution**
Employee Only	$1,000.00
Employee +1	$2,000.00
Employee +2 Or More	$3,000.00

c. Employees may irrevocably elect to transition to the fixed City contribution plan described in the preceding subsection (b) one year earlier, to be effective January 1, 2022. At that time, employees will be eligible to receive the deferred compensation contribution if a medical plan is selected that is lower in cost than the City contribution limit. To elect this option, an employee must notify the City in writing no later than October 15, 2021.

10.01.02 Optional Benefits

Employees may also elect the following optional benefits if the employee has surplus cafeteria plan funds remaining after electing medical insurance coverage:

1. Medical reimbursement account
2. Dependent care assistance plan
3. AFLAC supplemental insurance

4. Deferred compensation
5. Taxable cash-out

Employees who wish to participate in the optional benefits in the plan, but do not have any surplus City-contributed cafeteria funds, can elect to make pre-tax deductions in an amount to cover the cost of the optional benefits.

10.01.03 Opt out of Medical Coverage

Employees may elect not to be covered by the PERS medical plan, provided they provide proof to the City of dual coverage from PERS or other medical coverage. Employees who decline coverage will be eligible to receive the following amounts per month from the above-listed optional pre-tax benefits and/or a taxable cash-out benefit.

1. Employee eligible to enroll as employee plus one, but enrolls as employee only = $100.

2. Employee eligible to enroll as employee plus two, but enrolls as employee plus one = $100.

3. Employee eligible to enroll employee plus two, but enrolls employee only = $150.
4. Employee eligible to enroll employee plus one, but enrolls no one = $150.

5. Employee eligible to enroll employee plus two but enrolls no one = $225.

10.01.04 Part-Time Employees

Regular part-time employees working a minimum of twenty hours per week who do not accept paid medical insurance through his/her spouse shall be eligible to receive medical premiums and cafeteria plan contributions combined to equal to the rate for the Blue Shield HMO provided that the employee makes the following contribution:

1. Employees working between 20-29 hours/week =$125/month
2. Employees working between 30-39 hours/week = $100/month

Regular part-time employees working a minimum of 20 hours per week, who accept health care coverage through his/her spouse or other family member shall be eligible to receive health benefits on a pro-rated PERS Blue Shield HMO Plan basis given the ratio of their work schedule to full time work.

10.01.05 Reopener in the Event of Provider Change

In the event that no PERS HMO and/or no PERSChoice contract with one of the four major care providers in the area (Sutter, Dominican, Santa Cruz Medical Clinic or Physicians Medical Group) during the term of this MOU, the parties agree that to re-open section 11.01.

10.01.06 Dental Insurance

The City has implemented a self-insured dental plan. The level of existing coverage shall remain in effect for the term of this agreement.

The City shall provide reimbursement for employees' and dependents' (including children up to 26 years of age) documented dental expenses, with the first $200 in expenses 100% reimbursed, the next $500 in expenses 80% reimbursed, and the next $1,000 in expenses 50% reimbursed up to a maximum of $1,100 in City contribution each calendar year.

10.01.07 Vision Coverage

The level of existing vision coverage will remain in effect for the term of this agreement.

10.02 Retiree Medical Benefits Coverage

It is the purpose of the Employees Retiree Medical Coverage program to provide for medical insurance compensation to retired Employees in order to ensure that these individuals, who have dedicated a number of years of service to the City of Scotts Valley, do not face an economic hardship at the time of retirement in paying for medical insurance coverage.

To be eligible for this benefit an Employee:

1. Must have been employed with the City for ten years or longer.

2. Shall retire from the City of Scotts Valley. Public safety persons shall be eligible for this benefit upon retiring at age 50 or older; all other Employees shall be eligible upon retiring at age 55 or older. Retirement shall be defined as "retiring under the provisions of the PERS Retirement Plan."

3. The retired Employee shall provide annual proof on the anniversary of retirement of current medical insurance coverage including the costs to the retiree. The retiree must notify the City if the medical insurance policy is canceled. Failure to carry medical insurance or to notify the City of its cancellation will eliminate eligibility for this benefit. The retired Employee must secure his/her own medical insurance coverage.

A. For Employees hired on or before June 30, 2018:
The medical benefit shall be provided directly to the retiree at following rates:

(1) For EMPLOYEES who have served 10 to 20 years with the City: 100% of premiums to a maximum of 50% of the PERS-CARE plan premium level (benchmark plan);
(2) For EMPLOYEES who have served 20-30 years with the City: 100% of the premiums to a maximum of 67% of the PERS-CARE plan;
(3) For EMPLOYEES who have served over 30 years with the City: 100% of the premiums to a maximum of 75% of the PERS-CARE plan.

The medical benefit will be provided to the retiree and their spouse. However, this benefit shall only be payable while the retiree is living and shall not be payable to the spouse of the retiree after the retiree's death. Consistent with CalPERS requirements, Medicare eligible retirees shall enroll in CalPERS Medicare plans upon Medicare eligible age.

B. For Employees hired between July 1, 2018 and June 30, 2021:

To be eligible for this benefit an EMPLOYEE:

(1) Must have been employed with the City for ten (10) years or longer.
(2) Shall retire from the City of Scotts Valley. Public safety persons shall be eligible for this benefit upon retiring at age 50 or older; all other EMPLOYEES shall be eligible upon retiring at age 55 or older. Retirement shall be defined as "retiring under the provisions of the PERS Retirement Plan." Consistent with CalPERS requirements, Medicare eligible retirees shall enroll in CalPERS Medicare plans upon Medicare eligible age.
(3) The retired EMPLOYEE shall provide annual proof on the anniversary of retirement of current medical insurance coverage including the costs to the retiree. The retiree must notify the City if the medical insurance policy is cancelled. Failure to carry medical insurance or to notify the City of its cancellation will eliminate eligibility for this benefit. The retired must secure his/her own medical insurance coverage. The medical benefit will be provided directly to the retiree at the following rates:

    a. For EMPLOYEES who have served 10 to 15 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

Employee Only: 250.00
Employees plus Spouse: 375.00

b. For EMPLOYEES who have served 15 to 20 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

Employee Only: 350.00
Employees plus Spouse: 550.00

c. For EMPLOYEES who have served over 20 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

Employee Only: 500.00
Employees plus Spouse: 750.00

The medical benefit will be provided to the retiree and their spouse. However, this benefit shall only be payable while the retiree is living, and shall not be payable to the spouse of the retiree after the retiree's death.

C. **For Employees hired on or after September 1, 2021**

For bargaining unit members hired on or after September 1, 2021 or the effective date of the City's CalPERS contract amendment, whichever is later, and who retire from the City while meeting the eligibility for CalPERS retiree health insurance, the City's maximum contributions toward employee retiree medical coverage shall be the statutory minimum amount required under the Public Employees Medical & Hospital Care Act ("PEMHCA"), as determined by CalPERS under Government Code Section 22892.

10.03 Life Insurance

The City shall pay the premium for a $50,000 life insurance plan for all unit Employees.

10.04 LTDI

The City shall continue in effect and pay the full premium for the existing long term disability insurance program.

10.05 State Disability Insurance

Employees shall be eligible for paid sick leave benefits in accordance with City rules. Employees shall continue to pay the premium cost for State Disability

Insurance. It shall be the Employee's responsibility to apply for State Disability benefits and to file with the City immediately upon receipt from the Department of Employment the "Notice of Calculation" for Disability Insurance. Upon receipt of the notice the City shall adjust the Employee's sick leave usage and wages for the affected period so their net pay is equal to that which they would receive if working.

10.06 CalPERS Retirement System and Contribution

A. Classic Employees

The City provides the CalPERS pension formula of 2.5% at age 55 plan, with the one-year final compensation benefit, for all eligible Employees hired on or before December 31, 2012 or hired after such date but already in the CalPERS system as a classic member without a six-month break in service.

All classic employees shall contribute 8.0% of PERSable salary toward the employee’s contribution.

B. PEPRA Employees

For those Employees hired on or after January 1, 2013 to the City of Scotts Valley, new to the CalPERS system, the City shall provide 2% at 62, for those Employees in accordance with State law. The contribution for new PEPRA Employees shall be shared in accordance with State law. PEPRA employee contributions shall be 50% of the normal cost as determined by CalPERS and may change on an annual basis.

10.07 Child and Dependent Care Services

City has implemented a child and dependent care services flexible spending program, whereby employee dollars spent on child and dependent care services may be sheltered from taxation. This type of program is described in Internal Revenue Code Section 129. The cost of administering this voluntary program shall continue to be borne by the participating employee.

10.08 Wellness Stipend

Effective the first full pay period upon ratification, the City shall provide a $50 per month wellness stipend through pay roll as taxable income to all bargaining unit members.

11.00 HOLIDAYS

11.01 Holidays

Each Employee of the bargaining unit shall be entitled to the following holidays and to receive wages based on the normal scheduled work for the day. Any holiday that would otherwise be on a Saturday will be taken on the preceding Friday. Any holiday that would otherwise be on a Sunday will be taken on a Monday.

1) The first day of January
2) Third Monday in January - Dr. Martin Luther King, Jr. Day
3) The third Monday in February - Washington's Birthday
4) The last Monday in May - Memorial Day
5) June 19th - Juneteenth
6) July 4th - Independence Day
7) The first Monday in September - Labor Day
8) The second Monday in October – Indigenous Peoples' Day / Columbus Day
9) November 11 - Veteran's Day
10) Thanksgiving Day
11) The day following Thanksgiving
12) The day preceding Christmas
13) Christmas Day
14) The day preceding New Year's Day
15) Two floating holidays per fiscal year. (Must be taken on (i) a workday within the same pay period as the employee's birthday; (ii) a workday immediately preceding or following a City observed holiday; (iii) a workday immediately preceding or following an approved vacation leave; or (iv) a workday within the same pay period as the employee's work anniversary. Employees must use the floating holidays within the fiscal year or lose those holidays for that fiscal year.
16) Every day appointed by the President of the United States or the Governor of the State of California, subject to City Council approval of the new holiday.

12.00 VACATION

12.01 Vacation Accrual

Employees shall accrue paid vacation as follows:

a) Less than five years:
For Employees completing less than five (5) years continuous service, eight (8) hours for each month of service. (Twelve days per year.)

b) Five years or more but less than ten years:
For Employees completing five or more years but less than ten (10) years of continuous service, eleven and one-third (11-1/3) hours for each month of service. (Seventeen days per year.)

c) Ten years or more but less than fifteen years:
For Employees completing ten (10) or more years but less than fifteen (15) years of continuous service, fourteen and two-thirds (14-2/3) hours for each month of service. (Twenty-two days per year.)

d) Fifteen years or more:
For Employees completing fifteen (15) or more years of continuous service, fifteen and one-third (15 1/3) hours for each month of service (Twenty-three days per year).

e) New employees may accrue paid vacation at a rate within one of the foregoing tiers, as negotiated upon hire and approved by the City Manager.

12.02 Vacation Accrual Maximum

Employees shall be allowed to accrue a maximum of 2 times their annual vacation accrual rate provided under Section 13.01 If an employee is over 2 times the annual vacation accrual at the time of the Council's approval of this MOU or any time after, the employee will stop accruing vacation until they are below the maximum accrual limit. The accrual limit may be temporarily deferred by written approval of the City Manager when in the best interest of the City.

It is the responsibility of Employees to review the vacation accrual balance printed on each paycheck stub to ensure that he/she uses vacation within the accrual cap unless deferment is requested and obtained from the City Manager as provided herein.

If an Employee has requested and been denied vacation leave within four (4) months of the time that the vacation accrual maximum will be reached, enforcement of the vacation leave accrual maximum shall be postponed only for the actual amount of the vacation leave that was requested and denied, for six (6) months from the date of denial. The City will make reasonable efforts to ensure that the Employee is able to use vacation time to maintain the Employee's accrual below the maximum.

12.03 Vacation - Illness

If an Employee becomes ill while on vacation and such illness can be supported by a written statement from a licensed medical practitioner, or if the Employee is hospitalized for any period, the Employee at the Employee option shall have the period of illness charged against sick leave, if accrued, instead of vacation time.

12.04 Vacation Schedule Conflict

In the event of a conflict in scheduling vacations within a department, the Employee with the greatest seniority shall receive preference.

12.05 Vacation Buy-back

The City will buy back up to two weeks (80 hours) of vacation annually, after 15 years of service with the City, so long as the Employee has an accrued vacation balance of at least one week (40 hours) remaining following the buy back. To request a vacation buy back, the Employee shall submit a written request to the City Manager. So long as the Employee meets the requirement of this subsection, the City Manager shall grant the request.

13.00 LEAVES

13.01 Leaves

Leaves shall be as set forth in the City's Personnel rules.

13.02 Sick Leave Accrual

Effective immediately, the maximum accrual of sick leave shall be one hundred fifty (150) days.

13.02.01 Sick Leave for Care of Immediate Family

The usage of sick leave for family members shall be governed by the following provisions:

1. Sick leave shall be allowed and used in the case of sickness, disability, medical or dental treatment of a member of the Employee's immediate family (as defined in the City Personnel Rules & Regulations).
2. A limit of six (6) days per fiscal year may be used for sick leave for family members.
3. When calling in sick the Employee is required to indicate that this is sick leave for family members.
4. All other provisions of the City Personnel Rules & Regulations dealing with sick leave shall apply to sick leave for family members.

13.02.02 Unused Sick Leave/Termination

Upon termination, any unused accrued sick leave, up to a

maximum of one hundred twenty (120) days, shall be paid at the following rate:

Years of Service	Percentage (%) of Base Salary
5-10 years	27.5
10 years + 1 day -15 years	40
15 years + 1 day - 20 years	60
20 years +1 day - 25 years	70
25 years + 1 day and beyond	80

In lieu of payoff of sick leave at the above rates, City has amended the PERS contract to add Section 20862.8 of the California Government Code (Credit for Unused Sick Leave). Unused accumulated sick leave at time of retirement, up to the maximum of 150 days, may be converted to additional Service Credit."

13.03 Paid Bereavement Leave

Employees shall be granted a leave with full pay in the event of the death of any member of the Employee's immediate family. The leave shall be for a period of three (3) days, or five (5) days if travel in excess of 400 miles is required. The immediate family is defined as husband, wife, parent, grandparent, sister, brother, son, daughter, grandchild, mother-in-law, father-in-law, or any person living in the immediate household of the Employee.

13.04 Personal Business Leave

Employees within the bargaining unit shall be eligible to use forty (40) hours per fiscal year of personal leave to be taken in increments of one hour or more with the time chargeable to accumulated sick leave. The taking of personal leave shall be approved in advance by the department head. Approval shall be at the discretion of the department head with due regard for the needs of the Employee. Personal leave shall be taken only for purposes of pressing personal business which does not qualify for paid sick leave.

13.05 Medical Leave - Insurance Coverage

The City shall continue to provide paid health, dental, and vision coverage to Employees as provided for in Section 11.01, during the first three (3) months of a medical leave. In the event an extension of the medical leave is granted beyond three (3) months, the City shall pay half the insurance premium the City would otherwise pay through the sixth (6th) month of the leave, at which time the Employee may purchase insurance coverage at group rates through the City at his/her own sole cost and expense.

13.06 Administrative Leave

Employees shall be entitled to seven (7) days of administrative leave per fiscal year, commencing on July 1 of each fiscal year. Administrative leave is not cumulative from year to year, and no compensation shall be made for any unused leave. However, up to 28 hours of administrative leave may be cashed out, at the employee's option effective June 30th of each year.

Administrative leave may be taken in connection with vacation. Administrative leave shall be prorated if employment is commenced during the fiscal year.

14.00 TRAINING

The City shall maintain, consistent with budgetary allocations and availability, a training program which will enable Employees to upgrade their skills and improve their levels of performance. The City desires to provide a training program for all City employees. The selection of training opportunities shall be at the sole discretion of the department head and City Manager, consistent with City policies, but the City shall solicit input from Employees and will consider training requests. Each Employee shall be encouraged to join and attend meetings and conferences of the appropriate organizations related to their field of work.

The City agrees to reimburse Employees for only the cost of tuition and books associated with job-related upper level college or university courses, when approved by the department head prior to enrollment. Payment shall be made upon successful completion of each course. The City shall not reimburse Employees for supplies or mileage used to travel to and from such courses. This provision shall be limited to $400 per fiscal year.

15.00 PEACEFUL PERFORMANCE - NO STRIKE/LOCKOUT

The Association agrees that during the term of this Memorandum of Understanding neither it nor the Employees it represents will engage in, encourage, sanction, and/or support: (1) strikes, (2) slowdowns, (3) mass resignations, (4) mass absenteeism, (5) picketing which would involve suspension of or interference with normal work of the department or other City departments, or (6) any other similar actions which would involve suspension of or interference with normal work of the department or other City departments.

In the event of any job action as described in (1) - (6) above, the Association will immediately notify involved Employees that the action(s) is in violation of this section and direct them to cease the action(s).

The City shall not lockout any Employee in the bargaining unit.

16.00 STAY WELL PLAN

The specific purpose of the Stay Well Plan is to encourage Employees to stay physically fit and well and to miss as few work days as possible due to illness or any other reason. The Stay Well Plan includes the following provisions:

1) The Stay Well Year shall be from December 1 through November 30.

2) To be eligible for the Stay Well Plan, Employees must have accumulated thirty (30) sick days (240 hours).

3) All sick leave (other than personal leave days) taken by Employees, regardless of the reason, shall be deducted from the potential Stay Well Bonus.

4) The Stay Well Bonus shall be payable in a separate check to all eligible Employees on the first pay date in December at the straight time salary rate in effect on November 30 of each year.

5) Employees shall have the option of receiving a Stay Well Bonus on the first pay date in December or crediting their unused sick leave to their total accumulation. A decision to credit unused sick leave to accumulation must be presented in writing to the City Administrator prior to December 1 of each year. The City shall provide a written reminder of this provision to all Employees no later than November 1 of each year.

6) Eligible Employees shall receive a Stay Well Bonus, or a pro rata share, according to the following schedule should they become eligible at some point during the Stay Well Year.

Sick Leave Bonus	Straight Time Bonus	Pro Rata Bonus
0 Sick Days	60 hours	62.5%
1 Sick Day	50 hours	52.1%
2 Sick Days	40 hours	41.6%
3 Sick Days	30 hours	31.3%
4 Sick Days	20 hours	20.8%
5 Sick Days	10 hours	10.4%
6-12 Sick Days Straight	0 hours	0.0%

17.00 CLASSIFICATIONS

City agrees to update the Mid-Manager classification list to include current classification titles and to update salary schedules to list salaries for all Middle-Management positions, including those not currently budgeted or filled.

18.00 FULL UNDERSTANDING

This Memorandum of Understanding contains all the covenants, stipulations, and provisions agreed to by the parties. It is understood that all terms relating to Employee wages, hours and other terms and conditions of employment not covered by this Memorandum of Understanding shall remain the same for the term of this Memorandum of Understanding shall remain the same for the term of this Memorandum of Understanding. Therefore, except by mutual agreement of the parties or as specifically provided otherwise herein, for the life of this Memorandum of Understanding neither party shall be compelled to bargain with the other concerning any mandatory bargaining issue whether or not the issue was specifically bargained prior to the execution of this Memorandum of Understanding

19.00 TERM OF MEMORANDUM

This Memorandum of Understanding shall become effective upon the approval of the City Council and the Association and shall remain in full force and effect from July 1, 2021 to June 30, 2024.

CITY OF SCOTTS VALLEY By: Tina Friend City Manager	SCOTTS VALLEY MID-MANAGEMENT ASSOCIATION By: Laurie Grundy Finance Manager
Approved as to Form: By: Kirsten Powell City Attorney	 By: Kati King Wastewater Division Manager

EXHIBIT A

MID-MANAGEMENT CLASSIFICATIONS

Accountant II
Associate Civil Engineer
Building Official
City Engineer
Civil Engineer
Civil Engineer (Traffic)
Finance Manager
Maintenance Division Manager
Principal Planner
Public Works Operations Manager
Recreation Division Manager
Senior Accountant
Senior Planner
Wastewater Division Manager
Wastewater and Environmental Program Manager
Wastewater Laboratory / Environmental Compliance Manager
Wastewater Plant Superintendent

EXHIBIT B

SALARY SCHEDULE EFFECTIVE JULY 1, 2021

CITY OF SCOTTS VALLEY
MID-MANAGEMENT

SALARY SCHEDULE
07/01/2021 - 06/30/2022

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Accoutant II	5,412	5,683	5,967	6,266	6,579	6,908	7,253
Associate Civil Engineer	6,426	6,747	7,085	7,439	7,811	8,201	8,612
Building Official	5,745	6,032	6,334	6,651	6,983	7,332	7,699
City Engineer	7,850	8,243	8,655	9,088	9,542	10,019	10,520
Civil Engineer	6,811	7,152	7,509	7,885	8,279	8,693	9,128
Civil Engineer (Traffic)	7,137	7,494	7,869	8,262	8,675	9,109	9,564
Finance Manager	8,016	8,416	8,837	9,279	9,743	10,230	10,742
Maintenance Division Manager	5,662	5,945	6,242	6,555	6,882	7,226	7,588
Principal Planner	7,424	7,795	8,185	8,594	9,024	9,475	9,949
Public Works Operations Manager	7,781	8,170	8,578	9,007	9,458	9,930	10,427
Recreation Division Manager	5,390	5,660	5,943	6,240	6,552	6,880	7,224
Senior Accountant	6,265	6,578	6,907	7,252	7,615	7,996	8,395
Senior Planner	6,933	7,280	7,644	8,026	8,427	8,849	9,291
Wastewater Division Manager	7,504	7,879	8,273	8,687	9,121	9,577	10,056
Wastewater & Enviro Program Mgr	6,525	6,851	7,194	7,554	7,931	8,328	8,744
Wastewater Lab / Enviro Compliance Mg	6,525	6,851	7,194	7,554	7,931	8,328	8,744
Wastewater Plant Superintendent	5,787	6,077	6,380	6,699	7,034	7,386	7,755

EXHIBIT C

SALARY SCHEDULE EFFECTIVE JULY 1, 2022

CITY OF SCOTTS VALLEY
MID-MANAGEMENT

SALARY SCHEDULE
07/01/2022 - 06/30/2023

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Accoutant II	5,628	5,910	6,205	6,516	6,842	7,184	7,543
Associate Civil Engineer	6,683	7,017	7,369	7,737	8,124	8,530	8,956
Building Official	5,975	6,274	6,587	6,917	7,262	7,626	8,007
City Engineer	8,164	8,572	9,001	9,451	9,923	10,420	10,941
Civil Engineer	7,083	7,438	7,809	8,200	8,610	9,040	9,492
Civil Engineer (Traffic)	7,422	7,794	8,183	8,592	9,022	9,473	9,947
Finance Manager	8,337	8,753	9,191	9,651	10,133	10,640	11,172
Maintenance Division Manager	5,888	6,183	6,492	6,817	7,157	7,515	7,891
Principal Planner	7,721	8,107	8,512	8,938	9,385	9,854	10,347
Public Works Operations Manager	8,092	8,497	8,922	9,368	9,836	10,328	10,844
Recreation Division Manager	5,606	5,886	6,180	6,489	6,814	7,154	7,512
Senior Accountant	6,516	6,841	7,183	7,543	7,920	8,316	8,732
Senior Planner	7,210	7,571	7,949	8,347	8,764	9,202	9,663
Wastewater Division Manager	7,804	8,194	8,604	9,034	9,486	9,960	10,458
Wastewater & Enviro Program Mgr	6,786	7,125	7,482	7,856	8,248	8,661	9,094
Wastewater Lab / Enviro Compliance Mg	6,786	7,125	7,482	7,856	8,248	8,661	9,094
Wastewater Plant Superintendent	6,018	6,319	6,635	6,967	7,316	7,681	8,065

EXHIBIT D

SALARY SCHEDULE EFFECTIVE JULY 1, 2023

CITY OF SCOTTS VALLEY
MID-MANAGEMENT

SALARY SCHEDULE
07/01/2023 - 06/30/2024

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Accoutant II	5,853	6,146	6,453	6,776	7,115	7,471	7,844
Associate Civil Engineer	6,950	7,298	7,663	8,046	8,449	8,871	9,315
Building Official	6,214	6,525	6,851	7,193	7,553	7,931	8,327
City Engineer	8,491	8,915	9,361	9,829	10,320	10,836	11,378
Civil Engineer	7,366	7,735	8,121	8,527	8,954	9,401	9,872
Civil Engineer (Traffic)	7,719	8,105	8,510	8,936	9,382	9,851	10,344
Finance Manager	8,670	9,104	9,559	10,037	10,539	11,066	11,619
Maintenance Division Manager	6,124	6,430	6,751	7,089	7,443	7,815	8,206
Principal Planner	8,030	8,431	8,853	9,296	9,760	10,248	10,761
Public Works Operations Manager	8,416	8,836	9,278	9,742	10,229	10,741	11,278
Recreation Division Manager	5,830	6,122	6,428	6,749	7,087	7,441	7,813
Senior Accountant	6,777	7,115	7,471	7,845	8,237	8,649	9,081
Senior Planner	7,498	7,873	8,267	8,680	9,114	9,570	10,049
Wastewater Division Manager	8,116	8,522	8,948	9,395	9,865	10,359	10,876
Wastewater & Enviro Program Mgr	7,057	7,410	7,781	8,170	8,578	9,007	9,458
Wastewater Lab / Enviro Compliance Mg	7,057	7,410	7,781	8,170	8,578	9,007	9,458
Wastewater Plant Superintendent	6,259	6,572	6,900	7,245	7,608	7,988	8,387

RESOLUTION NO. 1551.27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE UNREPRESENTED MANAGEMENT AND CONFIDENTIAL EMPLOYEES COMPENSATION BENEFITS PACKAGE FOR JULY 1, 2021 THROUGH JUNE 30, 2024

The City Council approves all wage and benefit adjustments for City employees including Unrepresented Management and Confidential Employees, and as such brings forth this resolution for approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Scotts Valley:

1. Approves wage and benefit adjustments to related to compensation, retiree medical coverage, and medical benefit maximums as reflected in Exhibit A.

2. Approves amendments to the Unrepresented Management and Confidential Salary Schedule as reflected in Attachment C of Exhibit A.

The foregoing resolution was adopted by the City Council of the City of Scotts Valley at a regularly scheduled meeting held on the 1st day of September, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

CITY OF SCOTTS VALLEY

MANAGEMENT AND CONFIDENTIAL EMPLOYEE COMPENSATION BENEFITS PACKAGE

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SCOTTS VALLEY MANAGEMENT AND CONFIDENITAL EMPLOYEE COMPENSATION BENEFITS PACKAGE

1.00 PURPOSE

The City of Scotts Valley requires the services of certain management confidential personnel; and the City Council desires to provide certain benefits, conditions of employment and working conditions. The management and confidential employees covered by this Management and Confidential Employee Compensation Benefits Package (hereinafter referred to as the "Benefits Package") are comprised of those individuals serving in those positions defined in Attachment "A" which is attached hereto and incorporated herein by this reference. The City seeks to:

A. Secure and retain the services of management and confidential employees and provide inducement for them to remain in such employment.

B. To make full work productivity possible by assuring management and confidential employees' morale and peace of mind with respect to future security.

C. To act as a deterrent against malfeasance or dishonesty for personal gain.

D. To provide a just means for terminating a Department Head's services at such time as he/she may be unable to fully discharge his/her duties due to age or disability.

2.00 TERMINATION AND SEVERANCE PAY

A. In the event a Department Head (as designated in Attachment "A") or the City Clerk/Administrative Manager is terminated by the City Manager during such time that the Department Head/City Clerk is willing and able to perform his/her duties, the City agrees to pay him/her a lump sum cash payment ("Severance Pay") equal to two (2) weeks gross pay if terminated within one (1) year of hire and four (4) months gross salary if terminated after one year of hire. City agrees to pay life, medical, and dental insurance premiums for one (1) month if terminated within one year of hire and four (4) months if terminated after one year. However, the City shall have no obligation to pay Severance Pay if a Department Head/City Clerk is terminated for cause or because of his/her conviction of or plea of guilty or no contest to any felony involving personal gain or moral turpitude.

B. For purposes of receiving severance pay, a Department Head/City Clerk may be considered terminated, at his/her option, effective with the date of any one of the following events:

1. The City at any time reduces the salary or other financial benefits of the Department Head/City Clerk;

2. Following written notice from the Department Head/City Clerk, the City refuses to comply with any other provisions contained herein;

3. A Department Head/City Clerk is terminated by the City for reasons other than those specified in Paragraph 2.0(A) above (relating to exemption from payment of severance pay).

C. In the event a reduction in salary or change in benefits is the result of a general salary reduction or benefit reduction policy adopted by the City Council for all employees, Paragraph 2.0(B)(1) shall not apply.

D. In the event the City's refusal to comply with any other provisions herein also affects other employees in general, Paragraph 2.0(B)(2) hereinabove shall not apply and no Severance Pay shall be paid.

E. The Department Head/City Clerk shall give the City one month's advance notice of a voluntary resignation from City employment. Department Heads and the City Clerk are not entitled to Severance Pay in the event of voluntary resignation.

F. Nothing herein shall prevent, limit, or otherwise interfere with the right of a Department Head/City Clerk to resign from his/her position with the City at any time, subject only to the provisions set forth in Paragraph 2.0(E) hereinabove.

3.00 VACATION

3.01 Vacation Accrual

Management and confidential employees shall be entitled to: Three (3) weeks vacation annually up to five (5) years of service; Four (4) weeks vacation annually after five (5) years of service; and, Five (5) weeks vacation annually after twelve (12) years of service with the City.

Vacation accrual (carry over from year-to-year) will be governed by the following chart:

Years of Service	Maximum Vacation Accrual
Under 5	30 days
5 or more	40 days (plus 5 days per year may be added each year after the 40-day level is reached)

If an employee is over the annual vacation accrual, the employee will stop accruing vacation until they are below the maximum accrual limit. The accrual limit may be temporarily deferred by written approval of the City Manager when in the best interest of the City.

3.02 Vacation Buy Back

The City will buy back up to two weeks (80 hours) of vacation annually so long as the management employee has an accrued vacation balance of at least one week (40 hours) remaining following the buy back. To request a vacation buy back, the management employee shall submit a written request to the City Manager.

4.00 HOLIDAYS

Each management employee shall be entitled to the following holidays and to receive wages based on the normal scheduled work for the day. Any holiday that would otherwise be on a Saturday will be taken on the preceding Friday. Any holiday that would otherwise be on a Sunday will be taken on a Monday.

1) The first day of January
2) Third Monday in January - Dr. Martin Luther King, Jr. Day
3) The third Monday in February - Washington's Birthday
4) The last Monday in May - Memorial Day
5) June 19th - Juneteenth
6) July 4th - Independence Day
7) The first Monday in September - Labor Day
8) The second Monday in October – Indigenous People's Day / Columbus Day
9) November 11 - Veteran's Day
10) Thanksgiving Day
11) The day following Thanksgiving
12) The day preceding Christmas
13) Christmas Day
14) The day preceding New Year's Day
15) Two floating holidays per fiscal year. (Must be taken on (i) a workday within the same pay period as the employee's birthday; (ii) a workday immediately preceding or following a City observed holiday; (iii) a workday immediately preceding or following an approved vacation leave; or (iv) a workday within the same pay period as the employee's work anniversary. Management employee must use the floating holidays within the fiscal year or lose those holidays for that fiscal year)
16) Every day appointed by the President of the United States or the Governor of the State of California, subject to City Council approval of the new holiday.

5.00 LEAVES

Leaves shall be as set forth in the City's Personnel rules.

5.01 Administrative Leave

Management and confidential employees shall be entitled to ten (10) days of administrative leave per fiscal year commencing on July 1 of each fiscal year. Administrative leave may be taken in conjunction with vacation. Administrative leave is not cumulative from year to year. Administrative leave shall be prorated if

employment is commenced during the fiscal year.

5.02 Sick Leave

Sick leave shall be accrued at the rate of eight (8) hours per month, beginning with the first month of employment without maximum accrual.

Upon termination, any unused accrued sick leave, up to a maximum of 150 days, shall be paid at the following rate:

Years of Service	Percent (%) of Base Salary
5 yrs + 1 day - 10 yrs	45
10 yrs + 1 day - 15 yrs	50
15 yrs + 1 day - 20 yrs	55
20 yrs + 1 day - 25 yrs	65
25 yrs + 1 day - 30 yrs	75
Over 30 yrs or at retirement	85

In lieu of pay off of sick leave at the above rates, the City has amended the PERS Contract to add section 20862.8 of the California Government Code (Credit for Unused Sick Leave). Unused accumulated sick leave at time of retirement may be converted to additional Service Credit.

5.03 Paid Bereavement Leave

Employees shall be granted a leave with full pay in the event of the death of any member of the Employee's immediate family. The leave shall be for a period of three (3) days, or five (5) days if travel in excess of 400 miles is required. The immediate family is defined as husband, wife, parent, grandparent, sister, brother, son, daughter, grandchild, mother-in-law, father-in-law, or any person living in the immediate household of the Employee.

5.04 Personal Business Leave

Employees within the bargaining unit shall be eligible to use forty (40) hours per fiscal year of personal leave to be taken in increments of one hour or more with the time chargeable to accumulated sick leave. Personal leave taken after July 1, 1998, shall not be deducted from the potential bonus of the "Stay Well Plan". The taking of personal leave shall be approved in advance by the department head. Approval shall be at the discretion of the department head with due regard for the needs of the Employee. Personal leave shall be taken only for purposes of pressing personal business which does not qualify for paid sick leave.

5.05 Medical Leave - Insurance Coverage

The City shall continue to provide paid health, dental, and vision coverage to Employees as provided for in Section 11.01, during the first three (3) months of a

medical leave. In the event an extension of the medical leave is granted beyond three (3) months, the City shall pay half the insurance premium the City would otherwise pay through the sixth (6th) month of the leave, at which time the Employee may purchase insurance coverage at group rates through the City at his/her own sole cost and expense.

5.06 Other Leave Without Pay

The City Manager may grant a management or confidential employee a leave of absence without pay for a definite period not to exceed three consecutive (3) months. The City Council may grant a management employee a leave of absence without pay for longer than three (3) consecutive months but a period not to exceed one year. The request for leave, and the reasons therefore, shall be submitted in writing by the management employee and must be approved by both the City Manager and, when necessary, the Council.

Upon expiration of the approved leave, the management employee shall be reinstated to his/her former position or to a comparable one if the former position is abolished during the period of leave and the management employee would otherwise not have been laid off.

Failure on the part of a management employee to return to work on the date scheduled shall be cause for termination.

5.07 Leave for Jury Duty

Leave of absence with pay shall be granted to a management or confidential employee while going to and from court and serving on jury duty. Any jury fee awarded to such person shall be deposited with the City Treasurer.

5.08 Restriction on Leave for Outside Employment

A leave of absence without pay may not be granted to a management or confidential employee for purposes of accepting either private or other public employment outside the service of the City.

6.00 HEALTH AND WELFARE BENEFITS

6.01 PERS Medical Plan

6.01.01 Health Insurance

The City will provide medical insurance through the Public Employees' Retirement System (PERS). The City's contribution towards medical coverage will be the minimum amount required by Government Code section 22825 for regular full-time employees. All employees who elect coverage in the PERS medical plan may choose any medical plan available.

The City will also make available a Flexible Benefit Plan (Cafeteria Plan).

1. City Contributions for Miscellaneous Employees

   a. From July 1, 2021 through December 31, 2022, the City will continue to contribute up to the PERS HMO rate minus the Government Code 22825 contribution. However, for employees choosing the PERS Choice Plan the City shall contribute the PERS Choice rate plus 50% of the difference between the PERS Choice and PERS HMO rates per month to be used towards the cafeteria plan. The City shall also pay administrative fees and contingency reserve fund assessments, if any.

   b. Beginning January 1, 2023, the City will contribute the following amounts per month toward the cost of health benefits for each bargaining unit member. The flex dollar allowances shall increase on the December 15th paycheck of each subsequent year up to a maximum of three percent (3%) on an annual basis, based on but not to exceed the Kaiser Bay Area premium rate increase for the upcoming calendar year. Unit members electing coverage with a cost greater than the amount paid by the City in this Section shall have the difference deducted automatically from the unit member's pay. In the event the actual monthly premium is less than the amount shown on the chart below, the difference shall be provided as contribution to the employee's deferred compensation account.

Enrollment Level	**City Contribution**
Employee Only	$1,000.00
Employee +1	$2,000.00
Employee +2 Or More	$3,000.00

   c. Employees may irrevocably elect to transition to the fixed City contribution plan described in the preceding subsection (b) one year earlier, to be effective January 1, 2022. At that time, employees will be eligible to receive the deferred compensation contribution if a medical plan is selected that is lower in cost than the City contribution limit. To elect this option, an employee must notify the City in writing no later than October 15, 2021.

2. City Contribution for Safety Employees

   From July 1, 2021 to December 31, 2021, the City will continue to contribute to the cafeteria plan up to the PERS HMO rate, minus the Government Code section 22825 contribution. However, for employees choosing the PERS Choice or PORAC Plans, the City shall contribute either the PERS Choice or PORAC plan rate plus 50% of the difference between the PERS Choice or PORAC plan and

the PERS HMO plan per month towards the cafeteria plan. The City shall also pay administrative fees and contingency reserve fund assessments, if any.

b. Beginning January 1, 2022, the City will contribute the following amounts per month toward the cost of health benefits for each bargaining unit member. The flex dollar allowances shall increase on the December 15th paycheck of each subsequent year up to a maximum of three percent (3%) on an annual basis, based on but not to exceed the Kaiser Bay Area premium rate increase for the upcoming calendar year. Unit members electing coverage with a cost greater than the amount paid by the City in this Section shall have the difference deducted automatically from the unit member's pay. In the event the actual monthly premium is less than the amount shown on the chart below, the difference shall be provided as contribution to the employee's deferred compensation account.

Enrollment Level	**City Contribution**
Employee Only	$1,000.00
Employee + 1	$2,000.00
Employee + 2 Or More	$3,000.00

6.01.02 Optional Benefits

Employees may also elect the following optional benefits:

1. Medical reimbursement account
2. Dependent care assistance plan
3. AFLAC supplemental insurance
4. Deferred compensation
5. Taxable cash-out

Employees who wish to participate in the optional benefits in the plan, but do not have any surplus City-contributed cafeteria funds, can elect to make pre-tax deductions in an amount to cover the cost of the optional benefits.

6.01.03 Opt out of Medical Coverage

Employees may elect not to be covered by the PERS medical plan, provided they provide proof to the City of dual coverage from PERS or other medical coverage. Employees who decline coverage will be eligible to receive the following amounts per month from the above-listed optional pre-tax benefits and/or a taxable cash-out benefit.

1. Employee eligible to enroll as employee plus one, but enrolls as employee only = $100.

2. Employee eligible to enroll as employee plus two, but enrolls as employee plus one = $100.

3. Employee eligible to enroll employee plus two, but enrolls employee only = $150.

6.01.04 Dental and Vision Insurance

The City shall provide reimbursement for employees' and dependents' up to 26 years of age documented dental expenses, with the first $200 in expenses 100% reimbursed, the next $500 80% reimbursed, and the next $1,000 in expenses 50% reimbursed up to a maximum of $1,100 in City contribution each calendar year.

The City provides Vision Service Plan vision coverage.

6.01.05 Employee Retiree Medical Coverage Program

It is the purpose of the Employees Retiree Medical Coverage program to provide for medical insurance compensation to retired management employees in order to insure that these individuals, who have dedicated a number of years of service to the City of Scotts Valley, do not face an economic hardship at the time of retirement in paying for medical insurance coverage.

A. **For Employees hired on or before June 30, 2018**

To be eligible for this benefit a management employee:

1. Must have been employed with the City for ten (10) years or longer;

2. Shall retire from the City of Scotts Valley. Public Safety management employees shall be eligible for their benefit upon retiring at age 50 or older; all other management employees shall be eligible upon retiring at age 55 or older. Notwithstanding the above, a management employee who retires with a minimum of ten (10) years of service prior to age 55 shall become eligible for his/her benefit at age 55; and

3. The retired management employee shall provide annual proof on the anniversary of retirement of current medical insurance coverage including the costs to the retiree. The retiree must notify the City if the medical insurance policy is cancelled. Failure to carry medical insurance or to notify the City of its cancellation will eliminate eligibility for his/her benefit. The retired management employee must secure their own medical insurance coverage. The medical benefit will be provided directly to the retiree at a rate not less than two thirds (2/3) of the monthly premium paid for "PERS retirees" under the PERS-CARE medical insurance plan (benchmark plan) except that the minimum contribution shall be at least $250 per month.

The medical benefit will be at a rate in accordance with the following schedule:

Years of Service	Percent (%) of Cost of Benchmark Premium
10 years	66%
15 years	70%
20 years	80%
25 years	90%
30 years	100%

The medical benefit will be provided to the retiree and their spouse. However, their benefit shall only be payable while the retiree is living, and shall not be payable to the spouse of the retiree after the retiree's death.

Retiree Health Insurance pursuant to this section will not apply to newly hired employees effective upon written agreement with all City employee organizations.

B. **For Employees hired between July 1, 2018 and June 30, 2021**

To be eligible for this benefit an EMPLOYEE:

1. Must have been employed with the City for ten (10) years or longer.

2. Shall retire from the City of Scotts Valley. Public safety persons shall be eligible for this benefit upon retiring at age 50 or older; all other EMPLOYEES shall be eligible upon retiring at age 55 or older. Retirement shall be defined as "retiring under the provisions of the PERS Retirement Plan."

3. The retired EMPLOYEE shall provide annual proof on the anniversary of retirement of current medical insurance coverage including the costs to the retiree. The retiree must notify the City if the medical insurance policy is cancelled. Failure to carry medical insurance or to notify the City of its cancellation will eliminate eligibility for this benefit. The retired must secure his/her own medical insurance coverage. The medical benefit will be provided directly to the retiree at the following rates:

    a. For EMPLOYEES who have served 10 to 15 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

        Employee Only 250.00
        Employees plus Spouse: 375.00

b. For EMPLOYEES who have served 15 to 20 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

Employee Only 350.00
Employees plus Spouse: 550.00

c. For EMPLOYEES who have served over 20 years with the City up to a maximum of monthly contribution which is inclusive of the PEMCHA minimum:

Employee Only 500.00
Employees plus Spouse: 750.00

The medical benefit will be provided to the retiree and their spouse. However, this benefit shall only be payable while the retiree is living, and shall not be payable to the spouse of the retiree after the retiree's death.

C. **For Employees hired on or after September 1, 2021**

For bargaining unit members hired on or after September 1, 2021 or the effective date of the City's CalPERS contract amendment, whichever is later, and who retire from the City while meeting the eligibility for CalPERS retiree health insurance, the City's maximum contributions toward employee retiree medical coverage shall be the statutory minimum amount required under the Public Employees Medical & Hospital Care Act ("PEMHCA"), as determined by CalPERS under Government Code Section 22892.

6.02 Life Insurance

The City shall pay the premium for a $50,000 life insurance plan for all unit Members.

6.03 LTDI

The City shall continue in effect and pay the full premium for the existing long term disability insurance program.

6.04 State Disability Insurance

Employees shall be eligible for paid sick leave benefits in accordance with City rules. Employees shall continue to pay the premium cost for State Disability Insurance. It shall be the Employee's responsibility to apply for State Disability benefits and to file with the City immediately upon receipt from the Department of Employment the "Notice of Calculation" for Disability Insurance. Upon receipt of the notice the City shall adjust the Employee's sick leave usage and wages for the

affected period so their net pay is equal to that which they would receive if working.

6.05 CalPERS Retirement System and Contribution

6.05.01

A. **Classic Miscellaneous Employees**

The City provides the CalPERS pension formula of 2.5% at age 55 plan for all eligible Employees hired on or before December 31,2012, or hired after such date but already in the CalPERS system as a classic member without a six-month break in service. The City shall provide the Government Code 20042 single highest year benefit for all Miscellaneous Members at City expense.

All classic employees shall contribute 8.0% of PERSable salary toward the employee's contribution.

B. **PEPRA Miscellaneous Employees**

For those Employees hired on or after January 1, 2013 to the City of Scotts Valley, who are new to the CalPERS system, the City shall provide 2% at 62 for those Employees in accordance with State law. The contribution for new PEPRA Employees shall be shared in accordance with State law. PEPRA employee contributions shall be 50% of the normal cost as determined by CalPERS and may change on an annual basis.

6.05.02

A. Safety Employees

The City provides the CalPERS pension formula of 3% at age 50 plan based on the highest average annual compensation during any consecutive 36-month (three-year) period for all eligible employees hired on or before December 31, 2012, or hired after such date but already in the CalPERS system as a classic member without a six-month break in service.

All classic safety employees shall contribute 8.0% of PERSable salary toward the employee's contribution.

B. **PEPRA Safety Employees**

For those safety employees hired on or after January 1, 2013 who are new to the City of Scotts Valley, the City shall provide 2.7% at 57 for those employees in accordance with State law. The contribution for new PEPRA safety employees shall be shared in accordance with State law. PEPRA employee contributions shall be 50% of the normal cost as determined by CalPERS and may change on an

annual basis.

6.05.03 IRS 414(h)

For all employees not under the new Public Employees Pension Reform Act:

The City shall provide the IRS 414(h) pick-up of the employee portion of the PERS retirement payment as employer contributions in lieu of employee contributions, for all members effective July 1, 2001.

6.05.04 Wellness Stipend

Effective the first full pay period upon ratification, the City shall provide a $50 per month wellness stipend through pay roll as taxable income to all bargaining unit members.

7.00 LONGEVITY

Each management and confidential employee shall receive a five percent (5%) increase in salary upon completion of fifteen (15) consecutive years of service with the City.

8.00 EDUCATIONAL REIMBURSEMENTS

The City will reimburse management and confidential employees for the cost associated with upper level college courses and training sessions, in a curriculum related to a professional job related degree or certificate, approved in advance, by the City Manager. Reimbursable costs include only tuition, books and course-related fees. The City will not reimburse management employees for supplies or mileage used to travel to and from such courses.

9.00 SPECIAL BENEFITS/CHIEF OF POLICE AND POLICE CAPTAIN

The City agrees that in addition to any other benefits, the Chief of Police and the Police Captain shall be entitled to those benefits set out in Attachment B, a copy of which is attached thereto and incorporated herein by this reference.

10.00 AUTOMOBILE POLICY

All Department Heads shall either be assigned a City vehicle, receive a monthly automobile allowance, or be reimbursed a mileage reimbursement at the rate set by the Internal Revenue Service as an allowable deduction for automobile business expenses when the management employee is using his/her private automobile for City business.

11.00 CELL PHONE REIMBURSEMENT

Employees who are required to use their personal cell phone for City business will receive $50 per month cell phone reimbursement. The City will not be responsible for cell phone replacement, damage or any other costs associated with the Employee's personal cell phone. A cell phone reimbursement participation form will be signed by each Employee and kept on file.

12.00 GRIEVANCE PROCEDURE

A Department Head may grieve any matter involving an interpretation of the terms of his/her benefits set out herein by following steps 1 and 2 below:

Step 1: Informal meeting with the City Manager in an attempt to resolve the grievance.

Step 2: If the grievance cannot be resolved by the Department Head and City Manager, it shall be presented to the City Council in Closed Session or at the option of the Department Head in an open meeting.

All other management employees may grieve any matter involving an interpretation of the terms of the benefits in accordance with the procedures established in the Personnel Rules and Regulations.

13.00 COMPENSATION

13.01 Miscellaneous Employees

Effective the first full pay period after July 1, 2021, the salary range for each miscellaneous classification in the unit will receive a two-and-a-half percent (2.5%) salary increase.

Effective the first full pay period after July 1, 2022 the salary range for each miscellaneous classification in the unit will receive a four percent (4%) salary increase.

Effective the first full pay period after July 1, 2023 the salary range for each miscellaneous classification in the unit will receive a four percent (4%) salary increase.

13.02 Safety Employees

A. Effective the first full pay period after July 1, 2021, the salary range for each miscellaneous classification in the unit will receive a four (4%) salary increase.

Effective the first full pay period after July 1, 2022 the salary range for each miscellaneous classification in the unit will receive a five percent (5%) salary increase.

Effective the first full pay period after July 1, 2023 the salary range for each

miscellaneous classification in the unit will receive a two percent (2%) salary increase.

B. Effective the first full pay period in July 1, 2021, Step One of the current salary schedule shall be eliminated. The current Step Two shall become the new Step One. Concurrently, an additional one step (five percent (5%) shall be added to the top end of the salary. The new step shall replace Step Seven. The Salary Scale shall continue to have a total of Seven Steps.

Upon this change, employees which have been at the old Step Seven shall be moved to the new Step Seven on their anniversary date. All other employees shall continue to progress through the steps on their next anniversary date.

Effective the first full pay period in July 1, 2023, Step One of the new salary schedule shall be eliminated. The new Step Two shall become the new Step One. Concurrently, an additional one step (five percent (5%) shall be added to the top end of the salary. The new step shall replace Step Seven. The Salary Scale shall continue to have a total of Seven Steps.

Upon this change, employees which have been at the old Step Seven shall be moved to the new Step Seven on their anniversary date. All other employees shall continue to progress through the steps on their next anniversary date.

14.00 "AT WILL" POSITIONS

The management and confidential positions listed in Attachment A are "at will" positions, meaning that they serve at the pleasure of the City Manager and may be removed at any time, with or without cause.

_____
Tina Friend, City Manager

_____
Steve Walpole, Chief of Police

_____
Taylor Bateman,
Community Development Director

_____
Casey Estorga,
Administrative Services Director

ATTACHMENT A

MANAGEMENT AND CONFIDENTIAL EMPLOYEES

Administrative Services Director	Department Head
Administrative Services Director /Deputy City Manager	Department Head
Chief of Police	Department Head
Community Development Director	Department Head
Community Development Director/ Deputy City Manager	Department Head
Finance Director	Department Head
Public Works Director	Department Head
Public Works Director/City Engineer	Department Head
Public Works Director/City Engineer/ Deputy City Manager	Department Head
City Clerk/Administrative Manager	Non Department Head
Police Captain	Non Department Head
Administrative Services Analyst	Confidential
Administrative Secretary/Analyst	Confidential

ATTACHMENT B

POLICE CHIEF AND POLICE CAPTAIN / SPECIAL BENEFITS
(Applicable to Police Chief and Captain Only)

1. LEGAL DEFENSE

The City shall provide legal representation and necessary coverage for the protection and defense of the Police Chief and Police Captain ("Covered Employee") of the City of Scotts Valley Police Department acting legally in his / her sworn capacity while "on or off duty", and in accordance with the requirements of the California penal Code. The City agrees to provide the necessary legal liability coverage and legal representation to cover any litigation brought against the Covered Employees as a result of his / her actions as a Peace Officer.

2. ASSIGNED POLICE VEHICLE

The Police Chief and Captain shall be assigned an unmarked police unit from the Department fleet for his / her full time use, due to the nature of his / her employment.

3. HEALTH AND SAFETY - EQUIPMENT

City shall comply with all applicable State, Federal and County Safety Regulations and shall furnish all safety equipment required by law or deemed necessary by the City Manager, to the Covered Employee. At the commencement of employment, Covered Employee shall be provided safety equipment by the City as follows:

One (1) leather belt for slacks

One (1) leather duty belt with: holster, clip holder, handcuff case, mace holder, baton ring, key ring, four (4) keepers, belt buckle, tape recorder holster

One (1) weapon, clip and ammunition

One (1) O.C. spray canister

One (1) bullet-proof vest

One (1) set of handcuffs with key

One (1) expandable baton

One (1) police flashlight

One (1) tape recorder

City shall provide all equipment deemed essential by the Chief of Police to complete assigned duties.

4. UNIFORMS

At the commencement of employment, Covered Employee shall be provided uniforms by the City as follows"

One (1) uniform hat and hat piece
Three (3) uniform shirts, long or short sleeve
Three (3) uniform slacks or skirts
One (1) uniform duty jacket
One (1) uniform dress jacket
Patches as required for above uniforms
One (1) name tag for uniform shirt
One (1) name tag for uniform jacket
One (1) complete set of rain gear and rain boots
One (1) utility uniform
Two (2) collar emblems
One (1) duty badge
One (1) off-duty badge and badge wallet

The City agrees to maintain any required uniform for the Covered Employee.

5. MILEAGE ALLOWANCE

When Covered Employee is required to use his / her personal vehicle on

City business, the City shall pay the mileage allowance provided by the rules and regulations of the Internal Revenue Service. When reimbursable to the City under POST Plans, the City shall pay maximum mileage allowance provided by rules and regulations of the POST Plan.

6. AMOUNT OF DURATION OF PAYMENT

Covered Employee shall be entitled to receive industrial sick leave with pay equal to the difference between 100% of his / her normal salary and the amount of any Worker's Compensation temporary disability payments to which the Covered Employee is entitled during such incapacity for a period not to exceed one (1) calendar year from the date of such sickness or injury.

7. PEACE OFFICERS' BILL OF RIGHTS

The City and the Association acknowledge and reaffirm all rights and privileges granted to the Covered Employee by law, including, but not without limitation, those provisions of the Peace Officers' Procedural Bill of Rights (Gov. Code § 33000 et seq.) And the Meyers-Milias-Brown Act (Gov. Code § 3500 et seq.).

8. RETIREMENT

Covered Employee is a management Safety member under PERS and shall be covered under the applicable Safety plan as defined in Section 6.2 of this Benefits Package. All other provisions of Section 6.2 also apply to the Covered Employee.

9. TEMPORARY ASSIGNMENT TO HIGHER LEVEL VACANCY (Captain Only)

An employee specifically on a temporary basis to a higher level position shall be compensated at the pay rate for the higher level position if the service in such position exceeds a total of twenty (20) days in any twelve (12) month period, and payment shall be retroactive to the first day of such service.

10. VACATION ACCRUAL (Captain Only)

The Captain's allowable vacation accrual carry-over shall be 2.5 times annual accrual.

11. EFFECT OF ABSENCE ON CONTINUOUS SERVICE (Captain Only)

Absence on authorized leave with or without pay, time during which an employee is laid off because his services are not needed and time during which an employee is temporarily not employed by the City shall not be considered as an interruption of continuous service if such absence is followed by re-employment within one (1) year. However, such absences shall not be counted in computing the employee's years of continuous service.

12. AMOUNT AND DURATION OF PAYMENT

Covered employee shall be entitled to receive industrial sick leave with pay equal to the difference between 100% of his / her normal salary and the amount of any Worker's Compensation temporary disability payments to which he / she is entitled during such incapacity for a period not to exceed one (1) calendar year from the date of such sickness or injury.

CITY OF SCOTTS VALLEY
MANAGEMENT AND CONFIDENTIAL

SALARY SCHEDULE
07/01/2021 - 06/30/2022

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Administrative Services Director	10,955	11,503	12,078	12,683	13,317	13,982	14,682
Community Development Director	10,955	11,503	12,079	12,683	13,317	13,982	14,682
Community Development Director / Deputy City Manager	11,503	12,078	12,682	13,316	13,981	14,680	15,415
Deputy City Manager / Administrative Services Director	11,503	12,078	12,682	13,316	13,981	14,680	15,415
Finance Director	10,955	11,503	12,078	12,682	13,316	13,982	14,681
Police Chief	12,921	13,567	14,245	14,958	15,706	16,491	17,315
Police Captain*	10,535	11,062	11,615	12,196	12,805	13,446	14,118
Public Works Director	10,433	10,955	11,503	12,078	12,682	13,316	13,982
Public Works Director / City Engineer	10,955	11,503	12,078	12,682	13,316	13,982	14,681
Public Works Director / City Engineer / Deputy City Manager	11,503	12,078	12,682	13,316	13,981	14,680	15,415
City Clerk / Administrative Manager*	7,803	8,193	8,603	9,033	9,485	9,959	10,457
Administrative Secretary / Analyst*	4,432	4,654	4,886	5,131	5,387	5,657	5,939
Administrative Services Analyst*	4,432	4,654	4,886	5,131	5,387	5,657	5,939

*Non-Department Head Positions

CITY OF SCOTTS VALLEY
MANAGEMENT AND CONFIDENTIAL

SALARY SCHEDULE
07/01/2022 - 06/30/2023

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Administrative Services Director	11,393	11,963	12,561	13,190	13,849	14,541	15,269
Community Development Director	11,393	11,963	12,562	13,190	13,849	14,541	15,269
Community Development Director / Deputy City Manager	11,963	12,561	13,189	13,849	14,541	15,268	16,032
Deputy City Manager / Administrative Services Director	11,963	12,561	13,189	13,849	14,541	15,268	16,032
Finance Director	11,393	11,963	12,561	13,189	13,849	14,541	15,268
Police Chief	13,567	14,245	14,958	15,706	16,491	17,315	18,181
Police Captain*	11,062	11,615	12,196	12,805	13,446	14,118	14,824
Public Works Director	10,850	11,393	11,962	12,561	13,189	13,848	14,540
Public Works Director / City Engineer	11,393	11,963	12,561	13,189	13,849	14,541	15,268
Public Works Director / City Engineer / Deputy City Manager	11,963	12,561	13,189	13,849	14,541	15,268	16,032
City Clerk / Administrative Manager*	8,115	8,521	8,947	9,394	9,864	10,357	10,875
Administrative Secretary / Analyst*	4,609	4,840	5,082	5,336	5,603	5,883	6,177
Administrative Services Analyst*	4,609	4,840	5,082	5,336	5,603	5,883	6,177

*Non-Department Head Positions

CITY OF SCOTTS VALLEY
MANAGEMENT AND CONFIDENTIAL

SALARY SCHEDULE
07/01/2023 - 06/30/2024

Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Administrative Services Director	11,849	12,441	13,063	13,717	14,403	15,123	15,879
Community Development Director	11,849	12,441	13,064	13,717	14,403	15,122	15,879
Community Development Director / Deputy City Manager	12,442	13,064	13,717	14,403	15,123	15,879	16,673
Deputy City Manager / Administrative Services Director	12,442	13,064	13,717	14,403	15,123	15,879	16,673
Finance Director	11,849	12,441	13,063	13,716	14,402	15,122	15,878
Police Chief	14,530	15,257	16,019	16,820	17,661	18,544	19,472
Police Captain*	11,847	12,439	13,061	13,714	14,400	15,120	15,876
Public Works Director	11,284	11,848	12,441	13,063	13,716	14,402	15,122
Public Works Director / City Engineer	11,849	12,441	13,063	13,716	14,402	15,122	15,878
Public Works Director / City Engineer / Deputy City Manager	12,442	13,064	13,717	14,403	15,123	15,879	16,673
City Clerk / Administrative Manager*	8,440	8,862	9,305	9,770	10,258	10,771	11,310
Administrative Secretary / Analyst*	4,793	5,033	5,285	5,549	5,826	6,118	6,424
Administrative Services Analyst*	4,793	5,033	5,285	5,549	5,826	6,118	6,424

*Non-Department Head Positions

City of Scotts Valley

CITY COUNCIL STAFF REPORT

DATE: September 1, 2021

TO: Honorable Mayor and City Council

FROM: Jonathan Kwan, Contract Planner

APPROVED: Tina Friend, City Manager

SUBJECT: **A PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL OF A MINOR LAND DIVISION APPLICATION TO SUBDIVIDE AN EXISTING, 21,857 SQUARE FOOT PARCEL INTO TWO PARCELS IN THE R-1-10 ZONING DISTRICT LOCATED AT 223 SUNSET TERRACE, APN 024-081-16**

SUMMARY OF ISSUE

The project site is located at 223 Sunset Terrace. The existing lot is approximately 21,857 square feet and the applicant is proposing to subdivide the parcel into a 11,852 square foot front lot and a 10,004 square foot back lot. The existing home would be located on the front lot and the back lot would be a vacant parcel to be developed in the future. The two lots meet the minimum 10,000 square foot minimum lot size for the R-1-10 zoning district.

PLANNING COMMISSION REVIEW

On August 12, 2021, the Planning Commission reviewed the proposed project plans and recommended approval of the project to the City Council. A discussion of the project is attached in the Planning Commission staff report (Attached). Staff received one comment letter after the release of the Planning Commission agenda packet (Attached) with concerns regarding drainage and erosion with the future development of the proposed back lot. This letter was presented to the Planning Commission and it was noted during the public hearing that recommended conditions of approval would require permits that would minimize drainage and erosion on surrounding properties.

PUBLIC NOTICE & COMMENT

The project site was posted, Public Hearing Notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to the city's Municipal Code and State law. To date, no additional comments have been received.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

STAFF RECOMMENDATION

The Planning Commission recommends the City Council approve Minor Land Division No. MLD21-002 by adoption of Resolution No. 2004.

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RESOLUTION NO. 2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING MINOR LAND DIVISION NO. MLD21-002 TO SUBDIVIDE AN EXISTING, 21,857 SQUARE FOOT LOT INTO TWO PARCELS IN THE R-1-10 ZONING DISITRICT LOCATED AT 223 SUNSET TERRACE (APN 024-081-16)

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Gary Gilliland, for a Minor Land Division MLD21-002 to subdivide an existing 21,857 square foot lot into two parcels in the R-1-10 Zoning District located at 223 Sunset Terrace (APN 024-081-16); and,

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

WHEREAS, the project is determined to have a Class 15 exemption (Minor Land Division) pursuant to Section15315 of CEQA; and,

WHEREAS, the Planning Commission held a public hearing on August 12, 2021 to consider the application and after consideration of public testimony, the staff report, and evidence submitted to support the application, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on September 1, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

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

1. *The Minor Land Division will meet the design standards for the City of Scotts Valley, because the design was developed considering the City's General Plan and related zoning ordinances.* The land division will create two parcels, each conforming to the General Plan designation of Low Density Residential, and the development standards of the R-1-10 zoning district.

2. *The Minor Land Division will be carried out in a manner which is not detrimental to the surrounding uses and will be consistent with the overall planning goals of the City.* The Minor Land Division will create a flag lot for a potential single family dwelling unit. The density of development will remain consistent with the General Plan.

3. *The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The project site is developed with a single family home. It is not within any known critical fish or wildlife habitat. The surrounding parcels have also been developed, therefore, the project site is not expanding the boundaries of urban development.

4. *The design of the subdivision will not cause serious public health problems.* The use proposed for the new parcel is single family residential, which would not have adverse health effects on the surrounding single family residential uses.

5. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.* All necessary easements, such as the access easement through the front lot, shall be obtained prior to issuance of a Final Map.

6. *The proposed road is adequate for the use of the subdivision.* No roads are proposed with the subdivision. The back lot would be accessed through a new driveway constructed within an access easement on the east side of the property.

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 MLD21-002 to subdivide an existing 21,857 square foot lot into two parcels in the R-1-10 Zoning District located at 223 Sunset Terrace (APN 024-081-16) pursuant to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

MINOR LAND DIVISION MLD21-002 shall lapse and shall become void two (2) years after the date of this resolution unless prior to the expiration date, the Final Map is recorded.

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 1st day of September, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

E X H I B I T A
CONDITIONS OF APPROVAL
(Nos. 1-30)

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City) recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.

3. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

4. The design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission or City Council at the discretion of the Community Development Director.

5. The proposed driveway shall be constructed with a pervious material such as pervious pavers.

6. All required permits shall be obtained prior to the removal of any protected trees.

7. Prior to any development, the applicant shall obtain all necessary approvals, including an address assignment.

BUILDING DEPARTMENT

8. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.

9. Winter grading shall require prior review and approval by the City.

10. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.

11. A soils report by a qualified geologic engineer shall be submitted with the application for any grading permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.

12. 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.

13. 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.

14. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures. The plan 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.

DEPARTMENT OF PUBLIC WORKS

15. 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.

16. 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.)

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

18. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

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

20. 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.

21. Stormwater Management Plan:

    A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.

    Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

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

23. 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.

24. The final map shall be submitted to the City's Public Works Department on an AutoCAD LT 2018 version or earlier electronic version prior to recording.

25. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed.

26. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.

27. 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.

28. Applicant shall provide used motor oil reclamation services for the general public (applies to services stations).

29. 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 digital format, clearly showing the existing condition of Sunset Terrace 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.

30. Applicant shall update all striping and bike lane to latest standards full frontage of project.

_____

Name and Signature of Property Owner Date

STAFF REPORT

Applicant:	Gary Gilliland, Property Owner
Application:	Minor Land Division MLD21-002
Location:	223 Sunset Terrace APN 024-081-16
General Plan/Zoning:	R-1-10 (Low Density Residential)
Environmental Status:	CEQA Categorical Exemption, Class I Section 15315, Minor Land Divisions
Request:	Consideration of a Minor Land Division application to subdivide an existing, 21,857 square foot parcel into two parcels in the R-1-10 zoning district.
Staff Planner:	Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission recommend approval of the Minor Land Division Application MLD21-002 to the City Council by adoption of the attached resolution, subject to the Conditions of Approval in Exhibit A.

PROJECT DESCRIPTION

The project site is located at 223 Sunset Terrace (Attachment 1 - Location Map). The existing lot is approximately 21,857 square feet and the applicant is proposing to subdivide the parcel into a 11,852 square foot front lot and a 10,004 square foot back lot. The existing home would be located on the front lot and the back lot would be a vacant parcel to be developed in the future. The two lots meet the minimum 10,000 square foot minimum lot size for the R-1-10 zoning district (Attachment 2 - Tentative Map).

DISCUSSION

Below is a discussion of the project's compliance with the City's General Plan and Zoning Regulations.

Site Access

Since the existing home is located on the front lot, the front lot would be accessed by the existing driveway. The back lot would be accessed through an access easement on the east side of the property where a new driveway would be constructed to connect directly to the roadway. As proposed, there would be a maximum of 4 driveways within 200 feet of the new driveway as permitted by the Scotts Valley Municipal Code. With the proposed land division, the existing structures on the proposed front lot would be close to the maximum lot coverage allowed by the Municipal Code. To reduce the impervious surfaces on the property, Staff recommends a condition of approval to require that the access driveway be constructed of an impervious material.

Future Development

The proposed back lot would be vacant and no development plans are proposed with this application. The R-1-10 zoning district would allow for a new single family dwelling unit on the back lot. Any future development would be subject to all applicable zoning requirements. The applicant has noted that the intention is to develop a single-family dwelling on the back lot.

Trees

No trees are proposed for removal at this time. All future tree removals will be subject to the City's Tree Protection Regulations.

ATTACHMENTS PAGE

Resolution (Action Item)

1. Location Map 9
2. Tentative Map 10

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MINOR LAND DIVISION NO. MLD21-002 TO SUBDIVIDE AN EXISTING, 21,857 SQUARE FOOT LOT INTO TWO PARCELS IN THE R-1-10 ZONING DISITRICT LOCATED AT 223 SUNSET TERRACE (APN 024-081-16)

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

WHEREAS, the project is categorically exempt from CEQA [Class15315]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, August 12, 2021.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

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

SECTION 2: The categorical exemption [Class15315] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, August 12, 2021:

1. **The Minor Land Division will meet the design standards for the City of Scotts Valley, because the design was developed considering the City's General Plan and related zoning ordinances.** The land division will create two parcels, each conforming to the General Plan designation of Low Density Residential, and the development standards of the R-1-10 zoning district.

2. **The Minor Land Division will be carried out in a manner which is not detrimental to the surrounding uses and will be consistent with the overall planning goals of the City.** The Minor Land Division will create a flag lot for a potential single family dwelling unit. The density of development will remain consistent with the General Plan.

3. **The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.** The project site is developed with a single family home. It is not within any known critical fish or wildlife habitat. The surrounding parcels have also

been developed, therefore, the project site is not expanding the boundaries of urban development.

4. **The design of the subdivision will not cause serious public health problems.** The use proposed for the new parcel is single family residential, which would not have adverse health effects on the surrounding single family residential uses.

5. **The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.** All necessary easements, such as the access easement through the front lot, shall be obtained prior to issuance of a Final Map.

6. **The proposed road is adequate for the use of the subdivision.** No roads are proposed with the subdivision. The back lot would be accessed through a new driveway constructed within an access easement on the east side of the property.

SECTION 4: 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 does hereby recommend approval to the City Council of Minor Land Division No. MLD21-002 to subdivide an existing, 21,875 square foot lot into two parcels in the R-1-10 zoning district located at 223 Sunset Terrace (APN 024-081-16), subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 12th day of August 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Lori Gentile, Vice Chair

_____

Taylor Bateman, Community Development Director

E X H I B I T A
CONDITIONS OF APPROVAL
(Nos. 1-30)

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City) recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.

3. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

4. The design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission or City Council at the discretion of the Community Development Director.

5. The proposed driveway shall be constructed with a pervious material such as pervious pavers.

6. All required permits shall be obtained prior to the removal of any protected trees.

7. Prior to any development, the applicant shall obtain all necessary approvals, including an address assignment.

BUILDING DEPARTMENT

8. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.

9. Winter grading shall require prior review and approval by the City.

10. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.

11. A soils report by a qualified geologic engineer shall be submitted with the application for any grading permits. The developer shall submit a plan review

letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.

12. 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.

13. 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.

14. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures. The plan 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.

DEPARTMENT OF PUBLIC WORKS

15. 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.

16. 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.)

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

18. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-

site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

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

20. 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.

21. Stormwater Management Plan:

    A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.

    Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

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

23. 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.

24. The final map shall be submitted to the City's Public Works Department on an AutoCAD LT 2018 version or earlier electronic version prior to recording.

25. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed.

26. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.

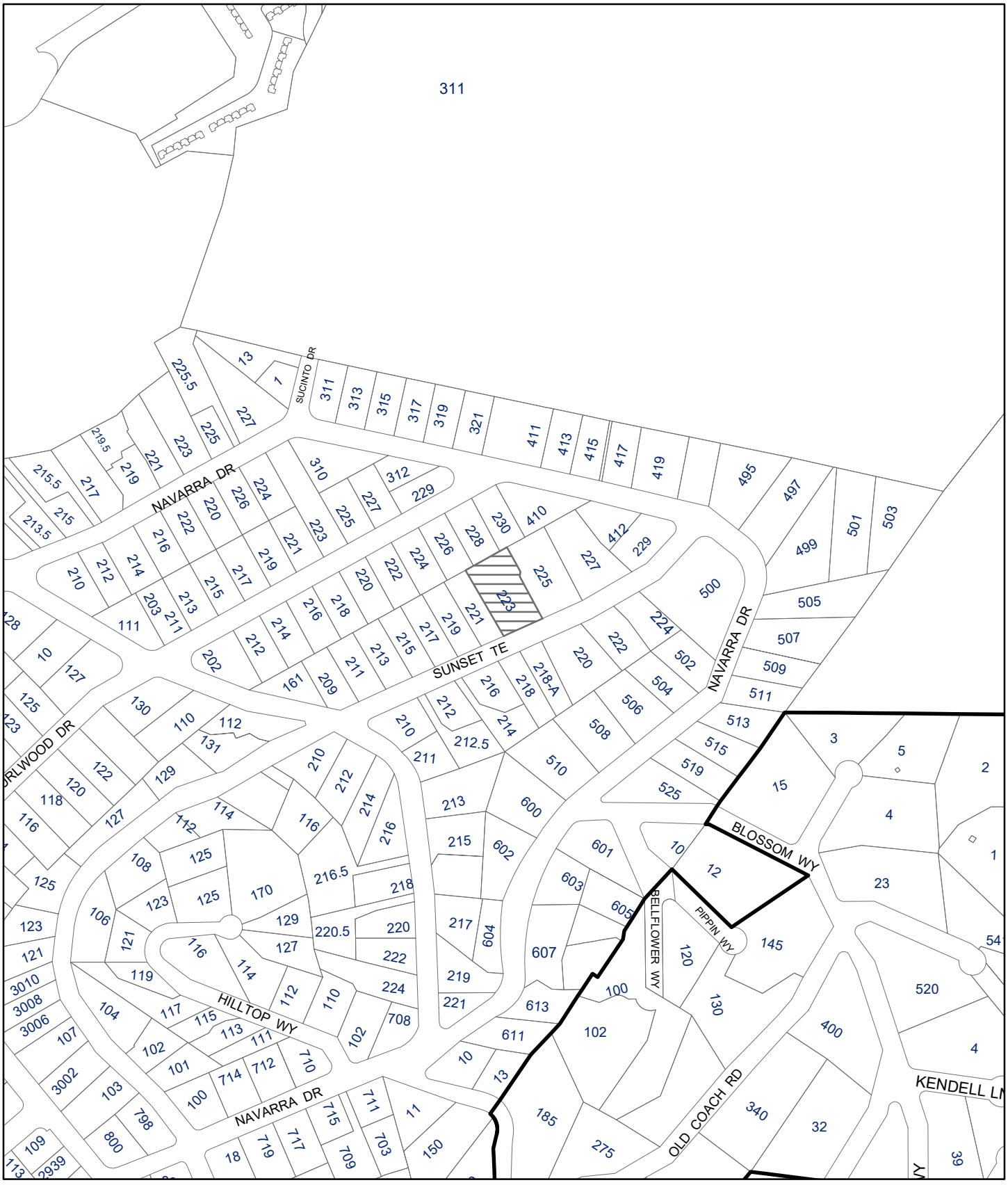
27. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.

28. Applicant shall provide used motor oil reclamation services for the general public (applies to services stations).

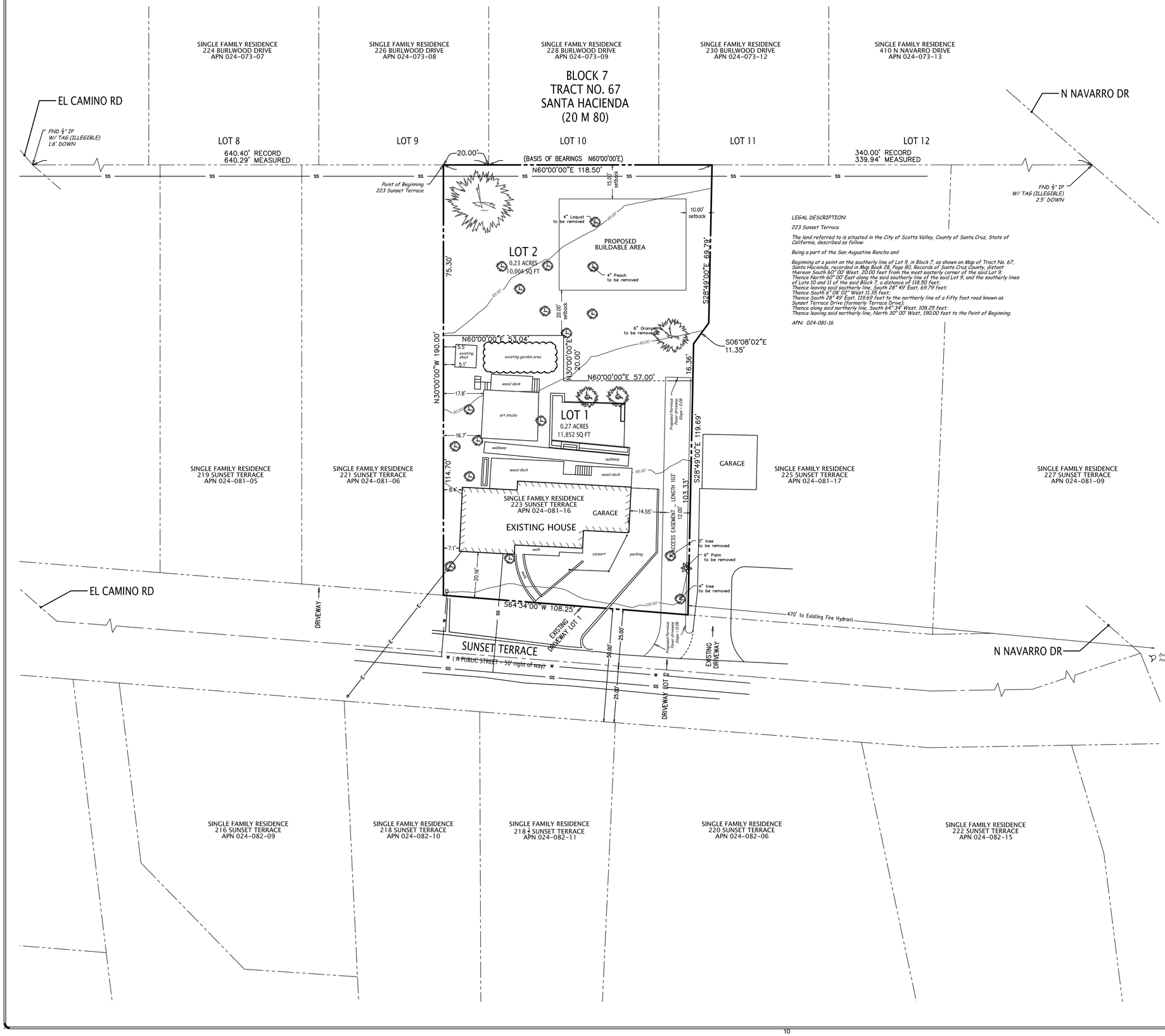
29. The applicant shall repair any damage caused to the City streets (or the private roadway) by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A digital format, clearly showing the existing condition of Sunset Terrace shall be presented to 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.

30. Applicant shall update all striping and bike lane to latest standards full frontage of project.

Location Map



017



LEGAL DESCRIPTION:

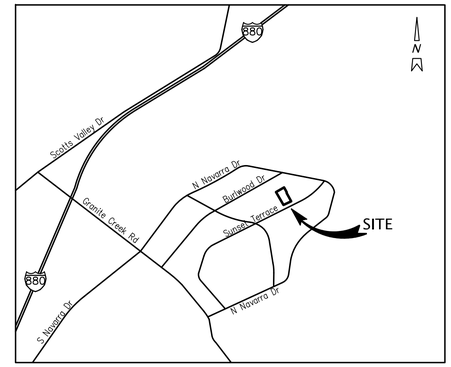
223 Sunset Terrace

The land referred to is situated in the City of Scotts Valley, County of Santa Cruz, State of California, described as follow:

Being a part of the San Augustine Rancho and

Beginning at a point on the southerly line of Lot 9, in Block 7, as shown on Map of Tract No. 67, Santa Hacienda, recorded in Map Book 28, Page 80, Records of Santa Cruz County, distant thereon South 60° 00' West, 20.00 feet from the most easterly corner of the said Lot 9; Thence North 60° 00' East along the said southerly line of the said Lot 9, and the southerly lines of Lots 10 and 11 of the said Block 7, a distance of 118.50 feet; Thence leaving said southerly line, South 28° 49' East, 69.79 feet; Thence South 6° 08' 02" West 11.35 feet; Thence South 28° 49' East, 119.69 feet to the northerly line of a fifty foot road known as Sunset Terrace Drive (formerly Terrace Drive); Thence along said northerly line, South 64° 34' West, 108.25 feet; Thence leaving said northerly line, North 30° 00' West, 190.00 feet to the Point of Beginning.

APN: 024-081-16



VICINITY MAP

NOT TO SCALE

PROJECT DATA

1. RECORD OWNER: Gary Gilliland
2. DEVELOPER:
3. MAP PREPARED BY: KIER + WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
   3350 SCOTT BOULEVARD, BUILDING # 22
   SANTA CLARA, CA 95054
   RYAN M. AMAYA, LS 8134
   PHONE: (408) 727-6665
4. A.P.N.'S: 024-081-16
5. EXISTING USE: SINGLE FAMILY RESIDENTIAL
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. EXISTING ZONING: R1-10
8. PROPOSED ZONING: NO CHANGE
9. GENERAL PLAN: RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF LOTS: 2
12. TOTAL ACREAGE: 0.5 ACRES, 21857 SQ. FEET
13. SITE COVERAGE: LOT 1 = 49% IMPERVIOUS SURFACE AREA.
14. SITE COVERAGE: LOT 2 = 0% IMPERVIOUS SURFACE AREA.
15. AVERAGE SLOPE: PROPOSED LOT 1 = 11%, PROPOSED LOT 2 = 8%
16. WATER SUPPLY: SCOTTS VALLEY WATER DISTRICT
17. SEWAGE DISPOSAL: SCOTTS VALLEY WATER RECLAMATION FACILITY (WRF)
18. ALL DISTANCES, AREAS & LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE.
19. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 12, 2021, ORDER NUMBER 4307-5882885. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
20. FLOOD ZONE NOTE: THIS SITE IS IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD. PER FLOOD INSURANCE RATE MAP NUMBER 06087C0236E DATED MAY 16, 2012.
21. THE BEARING OF NORTH 60°00'00" EAST TAKEN BETWEEN LOTS 1 AND 12 ON THE SOUTHEAST LINE OF TRACT NO. 67, SANTA HACIENDA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MAY 11, 1948, IN BOOK 28 OF MAPS AT PAGES 80, SANTA CRUZ COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
22. ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.
23. THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY.

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
DOC.	DOCUMENT
NO.	NUMBER
S.C.V.T.A.	SANTA CLARA VALLEY TRANSIT AUTHORITY
SWE	SIDEWALK EASEMENT
U.S.E.	UTILITY SERVICE EASEMENT

LEGEND

- ADJACENT PROPERTY LINE
- BUILDING LINE
- CENTERLINE
- DISTINCTIVE BORDER PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- SS — EXISTING SANITARY SEWER
- E — E — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER

NORTH

0 20 40 60

Scale 1" = 20'

PREPARED BY OR UNDER
THE SUPERVISION OF
RYAN M. AMAYA P.L.S. 8134

LICENSED LAND SURVEYOR
RYAN M. AMAYA
No. 8134
STATE OF CALIFORNIA

C:\G\223 Lot split CAD\Tenative Map H.dwg 6/22/2021

NO.	REVISION	BY

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

TENTATIVE PARCEL MAP
OF
223 SUNSET TERRACE
SCOTTS VALLEY CALIFORNIA

DATE	JUNE, 2021
SCALE	AS SHOWN
SURVEYOR	GG
DRAWN BY	GG
JOB NO.	223-SUNSET
SHEET	1
OF	1 SHEETS

Concerns for Lot Division and Building Site for 223 Sunset Terrace

I, along with my husband, have lived at 228 Burlwood Drive for the last 37 years. The whole length of our backyard property line is adjacent to, and downhill, from the proposed lot division project.

Our main concerns regarding this project are drainage (runoff) and grading of this lot in the attempt to level a building site.

We have endured over the years major rain runoff due to directed water drainage from 223 Sunset Terrace toward our property and because of the slope of this property. Along with flooding water, we have experienced, on more than one occasion, oozing mud flows that have reached our house and garage. These mud flows, we believe, are due to the former owner bringing in a large amount of soil in an attempt to level the property. A front-loader was used and soil acquired from across the street at a new building site. This also resulted in an impact to the fence dividing the two properties.

With the possibility of added hard-scape (long driveways and structures), we are concerned about additional runoff coming on to our property. Then, when considering grading of the newly divided site, more mud will end up on our property. We are concerned with the "direction" of the grading – to or away from our property. Would a retaining wall be installed to prevent mud from flowing onto our property? What plan would be put into place to keep excessive water and mud from flowing into our yard?

Gail Bentley
228 Burlwood Dr.
Scotts Valley, CA

AGENDA ITEM 2
DATE: 9-1-2021

City of Scotts Valley
INTEROFFICE MEMORANDUM

DATE: September 1, 2021

TO: Mayor Derek Timm and Members of the City Council

FROM: Kim Tschantz, Contract Planner

APPROVED: Tina Friend, City Manager

SUBJECT: **A PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP, USE PERMIT AND DESIGN REVIEW APPROVAL FOR A 16-UNIT CONDOMINIUM PROJECT WITH ONE COMMON LOT KNOWN AS THE "ENCORE" AT 4104 SCOTTS VALLEY DRIVE, APN'S 22-732-01 AND 22-732-48**

SUMMARY OF ISSUE

The project site is 1.49-acre vacant site consisting of two adjoining parcels. The site is mostly forested and located on the southeast side of Scotts Valley Drive 777 feet northeast from Mt. Hermon Road in the central area of the City of Scotts Valley. Site topography is characterized by a northwest facing slope that slopes downward towards Scotts Valley Drive. The site is adjacent to Scotts Valley Heights, a single-family residential neighborhood, to the southeast. Multi-family residential uses are located at the northeast and southwest. The Terrace townhouses adjoin the southwest edge of the site and an apartment complex, Scotts Valley Apartments, adjoins the opposite side of the site. Residential uses and Scotts Valley Middle School are located to the northwest on the opposite side of Scotts Valley Drive.

The applicant is proposing a 16-unit condominium project (16 individual residential ownerships) with one common owned parcel for vehicle access, parking and open space. All residential units would be within a single three-story building not to exceed 35 feet in height. The first story would contain enclosed parking for 17 vehicles and storage spaces. Residential units would be located on the second and third stories with eight units on each floor. Each unit would have two bedrooms and two bathrooms. All units will be designed to be accessible to people with physical challenges. The floor area size of 8 units would be 1,134 sq. ft. (Type A unit) and the remaining 8 units would be 1,080 sq. ft. (Type B). All units would have private outdoor space. Community space areas are also included in the project design including a 5,000 sq. ft. outdoor area at the southwest portion of the site. Two units will be designated as affordable.

The design locates the condominium building towards the middle of the site with the new driveway and unenclosed parking at the front of the site near Scotts Valley Drive. Project landscaping includes substantial tree, shrub and groundcover plantings between the parking area and Scotts Valley Drive. Grading of 2,137 cubic yards would be required to construct the project.

The vacant two-parcel site is designated by the General Plan as “Multi-family Residential” land use and is zoned ”R-M-6” (Multi-family Residential). The project requests the following approvals: 1) Tentative Subdivision Map; 2) Use Permit and 3) Design Review Approval. The applicant is requesting a density bonus as allowed by State Law and Chapter 17.62 of the City Zoning Ordinance which makes this allowance when affordable units are constructed in a project. The normal residential density for this site of 13 dwellings is increased to 16 dwelling units with the allowable density bonus.

The project site is inhabited by the endangered Mt. Hermon June Beatle and will need approval of a Habitat Conservation Plan by the U.S. Fish and Wildlife Service. The USFWS is currently reviewing the HCP. Final approval of the HCP is not required prior to City Council action on the project but will be required prior to any site grading or land disturbance.

The architecture of the townhouses is sometimes referred to as industrial modern architecture which is the same architecture of the adjoining Terrace Townhouses. As with other condominium projects, each dwelling unit will be an individual ownership in an “air space lot”. The first-floor area of the building and remainder of the site would be a common parcel, owned and managed by the individual homeowners.

The footprint of the condominium building will cover 11,145 sq. ft (0.26 acre). An additional 11,898 sq. ft. of the site will be surfaced with asphalt or concrete to provide vehicle access and outdoor parking resulting in a total of 23,043 sq. ft. (0.53 acre) of impervious area. Storm runoff will be conveyed to a subsurface detention chamber that allows infiltration of surface runoff before excess runoff is discharged into the City drainage system. This chamber will provide on-site retention of storm runoff for up to a 2-year storm events and adequate detention for up to 10-year storm events; thereby recharging the Santa Margarita aquifer at the same rate as present.

The project is subject to the California Environmental Quality Act (CEQA). An Initial Study has been prepared (Attached). It concludes all environmental impacts can be mitigated with implementation of 15 mitigation measures.

PLANNING COMMISSION REVIEW

The Planning Commission considered the project on August 12, 2021. A full discussion of the project is attached in the Planning Commission staff report (Attached). Chris Perri, the applicant was the only public speaker at the hearing. Upon the recommendation of staff, the Planning Commission modified the wording of two permit conditions for better clarity and added a new condition to prohibit the parking of RVs and boats in the parking area of the project. Municipal Code Section 17.44.060.G.9.b prohibits the parking of such vehicles unless a condominium project includes spaces dedicated for this purpose. The Commission unanimously approved the resolution recommending the City Council approve the project. The revised conditions, as recommended by the Commission, are included in the conditions prepared for the Council's action.

AFFORDABLE HOUSING

Density Bonus

The General Plan designates the property as "Medium High Residential" land use with a density range of 5–9 dwelling units/acre. The "R-M-6" zoning allows a density of 5,000 sq. ft./dwelling. Initial density calculations show the 16-unit project would result in an overall residential density of 10 units/acre or conversely 4,316 sq. ft./dwelling unit. However, Municipal Code Chapter 17.62 allows a density bonus for affordable dwelling units.

Applied to this 1.49-acre (65,097-sq. ft.) site, "R-M-6" zoning would normally allow a maximum density of 13 dwellings (65,097 sq. ft. ÷ 5,000 = 13.02 = 13 dwellings). However, Chapter 17.62 allows a density bonus when affordable dwelling units are proposed as part of a project. Table 17.62.030.C.2 of the Code shows the normal density of 13 market rate dwellings may achieve a bonus of up to five additional units if two of the units are low-income affordable. Similarly, Table 17.62.030.C.3 shows a density bonus of up to three additional units if two units are moderate-income affordable. The applicant is proposing two units as affordable and is utilizing the density bonus of only three additional units beyond what the zoning would normally allow.

Inclusionary Housing

Title 14 of the City's Municipal Code governs the affordable housing requirements for new residential projects. Pursuant to Title 14, the project is required to designate at least 15% of the units as affordable. Therefore, of the proposed 16 units, the project is required to provide two units and pay in-lieu fees of 0.4 of a unit.

The income-levels of the units require review and recommendation by the City Council Affordable Housing Committee. On August 24, 2021, the Affordable Housing Committee, composed of Mayor Derek Timm and Council Member Jack Dilles, met with the applicant and City staff to discuss the affordable housing requirement. At the meeting the applicant proposed to provide two (2) low-income units. After discussion between the Committee

members and the applicant, the Affordable Housing Committee recommends that the project provide two (2) low-income units and any required in-lieu fees. The project has been conditioned to reflect the recommendation.

PUBLIC COMMENT

The City did not receive any comments from individuals or agencies during the public review and comment period on the Initial Study/Mitigated Negative Declaration. After the close of that comment period, the City received emails from four residents regarding the project. Two emails were seeking information about the project. The other two were in support of the project. This correspondence is attached to the Planning Commission staff report.

FISCAL IMPACT

There will not be any fiscal impact to the City. Driveway access, parking and landscaping improvements will be maintained by the homeowners' association as these improvements will be private and located on the common lot. Drainage improvements and the community use areas will also be maintained by the HOA.

RECOMMENDATION

The Planning Commission recommends certification of the Mitigated Negative Declaration, with its staff report as an Addendum, and the Mitigation Monitoring and Reporting Program (MMRP), approval of the Tentative Subdivision Map, Use Permit and Design Review approval according to the recommended permit conditions.

ATTACHMENTS PAGE NO.

Resolution No. 2003 Certifying the Mitigated Negative Declaration and Initial Study Addendum 5
Exhibit A - List of Mitigation Measures 7
Exhibit B - Mitigation Monitoring and Reporting Program 14
Resolution No. 2003.1 - Approving Tentative Subdivision Map 26
Resolution No. 2003.2 - Approving Use Permit 29
Resolution No. 2003.3 - Approving Design Review 31
Exhibit A - Conditions of Approval for All Resolutions 34
Planning Commission Staff Report 47
Project Plans (revised and received on March 4, 2021) 89
Mitigated Negative Declaration/Initial Study 117
Location Map 419
Public Comments 420

RESOLUTION NO. 2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE ENCORE CONDOMINIUM PROJECT AT 4104 SCOTTS VALLEY DRIVE; APN 22-732-01 & -48

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Chris Perri, Apple Homes Development for a Tentative Subdivision Map LD21-001, Use Permit 21-001 and Design Review DR21-001 for a 16-dwelling unit condominium project on two adjoining vacant parcels located on the southeast side of Scotts Valley Drive 777 feet northeast from the Mt. Hermon Road intersection (4104 Scotts Valley Drive); APN 22-732-01 & -48; and,

WHEREAS, Apple Homes Development (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, as mitigated, 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 August 12, 2021 to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on September 1, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

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

1. *The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*
   The Mitigated Negative Declaration for the project has been completed in compliance with CEQA, and the requirements of CEQA Section 15063 have been met. The Planning Commission staff report has been designated as an Addendum to the Initial Study in accordance to CEQA Section 15164.

2. *All mitigation measures identified in the Mitigated Negative Declaration are included in the resolution approving the project and are made conditions of approval for the project.* All mitigation measures have been included in the Conditions of Approval.

3. *Documents and other material 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 Initial Study and the Mitigated Negative Declaration have been made available to the public for review pursuant to CEQA requirements. The City Planning Department retains a copy of these documents.

4. *The Mitigated Negative Declaration represents the independent judgment of the City. The City prepared the Mitigated Negative Declaration.* All supporting information has been reviewed and approved by the City.

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 Encore Condominium project at 4104 Scotts Valley Drive, Scotts Valley, California; APN 22-732-01 & -48 subject to the mitigation measures set forth in Exhibit A and the Mitigation Monitoring Reporting Program set forth in Exhibit B and the Planning Commission staff report as an Addendum to the Initial Study, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 1st day of September 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

Exhibit A

SCOTTS VALLEY CITY COUNCIL RESOLUTION No. 2003
Mitigated Negative Declaration
Encore Condominium Project
APN's 022-732-01 and -48
MND21-001, LD21-001, U21-001 & DR21-001

INTRODUCTION

Project: Proposal to construct a 16-unit residential condominium building and an associated land division to create 16 individual lots and one common owned parcel.

Located at: 4104 Scotts Valley Drive; APN 22-737-01 and -48

Prepared by: City of Scotts Valley Planning Department, 1 Civic Center Drive, Scotts Valley, California, 95066

Requested Planning Approvals & Permits: Mitigated Negative Declaration MND21-001; Subdivision/Tentative Map LD21-001; Use Permit U21-001; Design Review DR21-001

Property Owner/ Chris Perri, Apple Homes Development

Applicant: Chris Perri, Apple Homes Development

Public Review Period: May 21-- June 21, 2021

LISTING OF MITIGATION MEASURES RECOMMENDED TO AVOID OR REDUCE IMPACTS TO LESS THAN SIGNIFICANT LEVELS

Topical Area	Mitigation Measures to Reduce Impacts to Levels of Insignificance
Air Quality	AQ-1: To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following: ▪ Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

	▪ A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces. ▪ In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession. ▪ The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles. ▪ Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street. ▪ No grading activities shall occur during days of high wind velocity. ▪ Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier. ▪ Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment. These requirements shall be included in the construction contract for the project.
Biological Resources	BIO-1: To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season, and therefore during August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a migratory passerine next site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work.

	BIO-2: To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to commencing any ground disturbance at the project property. BIO-3: To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director: a) Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings. b) Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus. c) Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure.

	BIO-4: To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree preservation measures are in place throughout the construction phase of this project.
Cultural Resources	CUL-1: To ensure that archaeological resources are not destroyed if accidentally discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and the City Planning Department contacted immediately and an archaeologist retained to examine the find and make appropriate recommendations to conserve the resource. The project proponent shall include this requirement in the contract for all contractors involved with grading and subsurface work. CUL-2: To 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 and 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.
Geology and Soils	GEO-1: To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure

	designed to California 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 condominium building. GEO-2: To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate. GEO-3: To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report.
Hazardous Materials	HAZ-1: To prevent sedimentation and discharge of contaminants into the right-of-way of Scotts Valley Drive, the project proponent shall have the construction contractor implement the approved erosion control plan discussed in mitigation measure GEO-2 and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements: a) Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus; b) Construction materials shall not be stockpiled or stored where they could be accidently displaced into the adjoining right-of-way; and

	c) Any petroleum lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the City staff who review this plan.
Hydrology and Water Quality	HYD-1: To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of rainwater percolation as occurs currently on the site. HYD-2: Implement Mitigation Measure GEO-2.
Noise	N-1: To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00-5:00 p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the name and phone number of the person designated as the project "disturbance coordinator". Resident calls to voice noise concerns and complaints shall be returned and resolved to a reasonable level by the disturbance coordinator in 24 hours.
Transportation and Traffic	T-1: To provide adequate sight distance for motorists intended to enter the project driveway, the project proponent shall reduce the height of the existing masonry retaining wall along the project frontage to a maximum of 3.5 feet. The reduced height shall occur from the southwest corner of the project site northeastward to the project entry drive as shown on Sheet C1.4 of the project plans. The reduction in wall height shall occur before completion of the grading work in project construction.

Exhibit B
SCOTTS VALLEY CITY COUNCIL RESOLUTION No. 2003
MITIGATION MONITORING AND REPORTING PROGRAM
Encore Condominium Project
LD21-001; U21-001 & DR21-001

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA-required component of the Mitigated Negative Declaration (MND) process for the project. The results of the environmental analyses, including proposed mitigation measures, are documented in the Initial Study/MND.

CEQA requires that agencies adopting MNDs take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

As part of the CEQA environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in Section 21081.6(a)(1):

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

Table 1 is the MMRP matrix. The table lists each of the mitigation measures proposed in the Initial Study/MND and specifies the agency responsible for implementation of the mitigation measure; the documentation that agency will retain to show how the measure was complied with as intended; the time period to implement the mitigation measure and the type of remedial actions that will occur to correct identified problems so each measure can be implemented successfully.

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsible Entity, Implementation and Remediation . Method and Timing
Air Quality		
Impact AQ-1: Project grading on approximately 41,434 sq. ft. (0.95 acre) of the 1.49-acre site will generate substantial airborne dust that will affect surrounding properties, including people residing in dwellings surrounding the site.	Mitigation Measure AQ-1: To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following: ▪ Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover. ▪ A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces. ▪ In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession. ▪ The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles. ▪ Roadway(s) along the project frontage shall be mechanically swept at the end	Monitoring & Reporting: The project applicant shall provide City Planning staff with a copy of the provision in the construction contract specifying adherence to this mitigation measure prior to any grading on the site. Planning staff shall observe dust attenuation methods during routine inspections of project construction and respond to any citizen complaints regarding dust problems. Remediation: If City Planning staff observes problems, they shall be communicated immediately to contractors at the site and to the project applicant along with ideas on how to resolve the problem(s). Planning staff shall re-inspect the site within 24 hours to observe how the dust problem has been solved. Observed and reported dust problems and their solutions shall be recorded in an inspection log.

	of each work day when any dirt or mud has been tracked on the street. ▪ No grading activities shall occur during days of high wind velocity. ▪ Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier. ▪ Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment. These requirements shall be included in the construction contract for the project.	
Biological Resources		
Impact BIO-1: The removal of 61 mature native trees for project construction has the potential to disrupt the nesting period for raptors and special status song birds, two avian wildlife groups that are protected by State and federal laws.	Mitigation Measure BIO-1: To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season, and therefore during August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or	Monitoring & Reporting: The project applicant shall submit a copy of the raptor survey to City Planning staff for review and acceptance prior to City approval to begin grading activities. The accepted report shall be retained in the project file. Remediation: Non-acceptance of the adequacy of the report by the City will necessitate a subsequent survey and a successive report shall be done by the project proponent's ornithologist and submitted to City Planning for review and approval

	in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a migratory passerine nest site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work.	prior to any site disturbance.
Impact BIO-2: Project construction will remove approximately 0.95 acre of potential habitat of the Mt. Hermon June beetle (*Polyphylla barbata*), an insect listed as an endangered species by the federal Endangered Species Act.	Mitigation Measure BIO-2: To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to commencing any ground disturbance at the project property.	Monitoring & Reporting: The applicant shall submit a copy of the USFWS-approved Final HCP along with a copy of the USFWS-approved Incidental Take Permit to City Planning prior to any land disturbance on the site. A copy of both these documents shall be permanently maintained in the project file. Remediation: The USFWS is the agency responsible for monitoring and enforcement of the HCP. The USFWS shall take enforcement action as specified in the HCP and Take Permit to resolve any compliance problems. City staff shall cooperate with the USFWS to the degree feasible if the City is advised of any compliance problems.

Impact BIO-3: The project will remove 60 trees/tree groups that are protected by Section 17.44.080 of the Scotts Valley Municipal Code by meeting the criteria as a "protected tree". These include 21 coast live trees (*Quercus agrifolia*) and 23 Ponderosa pine trees (*Pinus ponderosa*) with trunk diameters of 8 inches or greater.	Mitigation Measure BIO-3: To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director: a) Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings. b) Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case, the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas	Monitoring & Reporting: A written copy of the approved mitigation strategy shall be signed by both the applicant and the Community development director shall be retained in the project file. The project arborist shall inspect all compensatory tree planting and /or removal of invasive exotic species (eucalyptus) and submit a report to City Planning that quantifies number and type of compensatory planting and locations. Compensatory tree removal shall be documented with photographs and description of number or trees removed and techniques used to ensure cut eucalyptus trees will never resprout. Thereafter the project arborist shall inspect all compensatory tree plantings and removal (eucalyptus) every 6 months for the first 5 years after initial planting (or removal). Arborist shall submit a monitoring report to City Planning detailing the success of plantings (removals) and any steps taken to remediate poor success. Success criteria shall be 100% survival rate for all plantings on the project site and 70% survival for all off-site plantings. Remediation: If the project arborist observes problems, they shall be recorded in the inspection log and a copy of the log entry shall be submitted to the project applicant and the Planning Dept. with recommendations to correct the problem. A Certificate for

	c) where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus. d) Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case, contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure.	Occupancy of the condominium dwellings will not be issued by Building staff until any problems observed during the construction phase are corrected. The performance security will not be returned to applicant until the success criteria has been achieved at year 5.
Impact BIO-4: Project grading and construction will occur up to the tree canopy or within a few feet from several trees proposed to be retained by the project. This could damage the root zone of these trees resulting in tree deaths.	Mitigation Measure BIO-4: To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree preservation measures are in place throughout the construction phase of this project.	Monitoring & Reporting: Prior to land disturbance and issuance of a permit allowing site grading, the applicant shall submit a copy of tree protection provisions of all construction contracts. Written results of the project arborist's site monitoring log shall be submitted to City Planning staff within 5 days of each monitoring inspection. Remediation: If the project arborist observes problems, they shall be recorded in the inspection log and a copy of the log entry shall be submitted to the project applicant and the Planning Dept. with recommendations to correct the problem. A Certificate for Occupancy of the condominium dwellings will not be issued by Building staff until any problems observed during the construction phase are corrected.
Cultural Resources		

Impact CUL-1: Although not expected, it is possible that archaeological resources could be accidently encountered during project grading.	Mitigation Measure CUL-1: To ensure that archaeological resources are not destroyed if accidently discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and immediate contact the City Planning Department so the City can retain an archaeologist to examine the find to make appropriate recommendations to conserve the resource. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work.	Monitoring & Reporting: The project applicant shall provide City Planning staff with a copy of the provision in the construction contract pertaining to accidental discovery of archaeological resources prior to the issuance of a Grading Permit. If resources are found during grading, monitoring shall be conducted by a qualified archaeologist as specified by the Municipal Code. The archaeologist shall be hired by the project applicant and shall prepare log entries and reports to document all monitoring activities. A copy of the log and reports shall be maintained in the project file by Planning staff. Remediation: Any problems identified by the archaeologist shall be communicated immediately to the contractor on-site and the project applicant who shall remedy the problem immediately in the manner recommended by the archaeologist.
Impact CUL-2: The geologic stratigraphy at the development area of the property indicates a high sensitivity for buried paleontological resources at the site. These resources could be destroyed during project grading.	Mitigation Measure CUL-2: To 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	Monitoring & Reporting: Prior to the issuance of a Grading Permit, the project proponent shall provide City Planning with: a) a copy of the provision in the construction contract pertaining to accidental discovery of paleontological resources; and b) a letter from a qualified paleontologist that the grading plans have been reviewed. The project paleontologist shall monitor grading activities on a daily basis during all grading

	resources are encountered in excavated areas; b) 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.	activities. A final monitoring report shall be prepared by the project paleontologist and submitted to City Planning for retention in the project file. If resources are found, monitoring shall be conducted by a qualified paleontologist in the same manner as described in CUL-1 above Remediation: Any problems identified by the paleontologist shall be communicated and monitored in same manner as CUL-1 above
Geology and Soils		
Impact GEO-1: The development and use of 16-dwelling units 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.	Mitigation Measure GEO-1: To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure designed to California 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 condominium building.	Monitoring & Reporting: The project applicant shall submit construction drawings for a Building Permit application to the City Building Department. City Building staff shall review the plans to ensure they address seismic requirements of the Building Code prior to issuance of the Building Permit for all dwellings. The City Building Inspector will inspect the construction of the condominium dwellings to ensure seismic related features are constructed correctly.

		Remediation: Any inadequacies with the building plans identified during plan checking shall be specified in writing to the Building Permit applicant (plan check comments). The applicant will need to submit revised plans to address the identified inadequacies prior to issuance of the Building Permit for the dwelling.
Impact GEO-2: The grading of 2,137 cubic yards over approximately 0.95-acre of the 1.49-acre site includes removal of 1,876 cu. yds. of material from the site. This will result in the loss of valuable top soil and vegetation that could generate erosion and damage project improvements. This is a potentially significant soils impact. .	Mitigation Measure GEO-2: To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate.	Monitoring & Reporting: Project applicant shall submit the project erosion control plan to City Building Department for review and approval prior to approval of the Final Subdivision Map. This plan will actually be part of the Engineered Improvement Plan submitted with the Final Map. Stamped and approved copies of the plan shall be retained in both the project file and with the grading inspector assigned to the project. The inspector shall monitor implementation of the plan at the site during grading operations. (See HYD-2) Remediation: Observed inconsistencies between plan implementation and the approved plan as well as observed erosion problems on-site shall be noted in the grading inspector's log and communicated immediately to the contractor at the site and the project applicant with recommendations to remedy the problem. The grading inspector shall return to the site within 24 hours or less to determine if corrective actions are adequate. (See HYD-2)

Impact GEO-3: The site contains loose soils at the surface that that could generate structural failure if used as the substrate to support foundations.	Mitigation Measure GEO-3: To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical engineer prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report.	Monitoring & Reporting: The project proponent shall submit the engineer's plan review letter to the City Building Department for review and acceptance prior to approval of the Grading Permit and a Building Permits for the condominium building. The engineer's letter shall be retained in both the Planning project file and with the office copy of the Building Plans. The project geotechnical engineer shall inspect the grading and drainage improvements and construction of the building foundation, as specified in the geotechnical report throughout the construction phase of the project. A copy of the engineer's inspection completion letters shall be retained in the project file. Remediation: Any problems observed by the project geotechnical engineer shall be remediated under his/her supervision prior to the City's final inspection and approval of the Grading and Building Permit and Certificate of Occupancy.
Hazards		
Impact HAZ-1: The use of construction vehicles and machinery will bring oils, lubricants, fuels and similar hazardous substances to the site during the construction phase of the project. The regular use of	Mitigation Measure HAZ-1: To prevent sedimentation and discharge of contaminants into the right-of-way of Scotts Valley Drive, the project proponent shall have the construction contractor implement the approved erosion control plan discussed in mitigation measure GEO-2 and	Monitoring & Reporting: Project applicant shall submit the hazardous materials containment plan to the City Building Department for review and approval prior to approval of the Final Subdivision Map. This plan will actually be part of the

these materials could include accidental release of these substances into steep slopes, the roadway or other areas of the site..	implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements: a) Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus; b) Construction materials shall not be stockpiled or stored where they could be accidently displaced into the adjoining right-of-way; and c) Any petroleum lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the City staff who review this plan.	Engineered Improvement Plan submitted with the Final Map. Stamped and approved copies of the plan shall be retained in both the project file and with the job copy of the plans. The grading and building inspectors shall monitor implementation of the plan at the site during grading and construction activities. Remediation: The City inspector will immediately communicate any problems observed on the site to the construction crew on-site. The construction crew will remedy any problems either immediately or within the time frame specified by the inspector. The inspector shall conduct a follow-up inspection within the specified time frame to ensure remedial actions have been successfully implemented.
Hydrology		
Impact HYD-1: The creation of at least 23,043 (0.53 acre) of impervious surfacing to construct the project building, street, and related improvements will substantially reduce the area available for groundwater recharge on the property. This is a significant cumulative impact	Mitigation Measure HYD-1: To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of rainwater percolation as occurs currently on the site.	Monitoring & Reporting: The project engineers shall inspect grading operations for the new street and parking area and submit inspection results letters to the City Building Dept. A copy of engineer's inspection letters shall be retained in the project file. Remediation: Any problems observed by the project

on the Santa Margarita aquifer and the City's water supply.		geotechnical engineer and/or civil engineer shall be remediated under their supervision prior to final inspections and approvals of grading improvements and other related engineer-inspected improvements.
Impact HYD-2: The use of heavy construction vehicles to grade of 2,137 cubic yards over a 0.95-acre area on a northwest facing slope will generate a high potential for accelerated erosion to add sediment into the right-of-way of Scotts Valley Drive and a potential to discharge vehicle lubricants off-site. This is a significant potential impact during the construction phase of the project.	Mitigation Measure HYD-2: Implement Mitigation Measure GEO-2.	Monitoring & Reporting: Same process as stated for GEO-2 above. Remediation: Same process as stated for GEO-2 above.
Noise		
Impact N-1: : Grading and construction activities will increase ambient noise levels during the construction phase of the project. This additional construction related noise will be heard by residents living in the residences that surround the site as well as people at Scotts Valley Middle School. This is a significant noise impact during the construction phase of the project.	Mitigation Measure N-1: To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00-5:00 p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the name and phone number of the person designated as the project "disturbance coordinator". Resident calls to voice noise concerns and complaints shall be returned and	Monitoring & Reporting: The City inspectors assigned to the project shall observe if the requirements of N-1 are being met. A photograph of the disturbance coordinator sign wil be taken by Planning staff when site disturbance begins. The photo will be retained in the project file. Remediation: Any problems observed during routine inspections or complaints received from the public shall be communicated immediately to the on-site contractor and the project applicant. The inspector shall re-inspect the site within 24 hours to determine if the problem has been

	resolved to a reasonable level by the disturbance coordinator in 24 hours.	successfully corrected. Continued non-compliance could result in a Stop Work Order until the issue is resolved to the satisfaction of City staff.
Transportation		
Impact T-1: An existing masonry retaining wall at the project site frontage would create a traffic hazard due to it reducing the sight distance less than the 250-ft. for northbound motorists planning to enter the project driveway.	Mitigation Measure T-1: To provide adequate sight distance for motorists driving northbound on Scotts Valley Drive and those intending to exit the project driveway, the project proponent shall reduce the height of the existing masonry retaining wall along the project frontage to a maximum of 3.5 feet. The reduced height shall occur from the southwest corner of the project site northeastward to the project entry drive as shown on Sheet C2.1 of the project plans. The reduction in wall height shall occur before completion of the grading work in project construction.	Monitoring & Reporting: The City grading inspector shall verify that the retaining wall has been reduced in height before completion of initial site work. Remediation: The City building inspector will not approve any structural building inspections until the retaining wall has been lowers as specified on the project plans.

RESOLUTION NO. 2003.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A TENTATIVE MAP FOR A SUBDIVISION (LD21-001) REGARDING THE ENCORE CONDOMINIUM PROJECT LOCATED AT 4104 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA; APN 22-732-01 & -48.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Chris Perri, Apple Homes Development for a Tentative Subdivision Map LD21-001, Use Permit U21-001, and Design Review DR21-001 for a 16-dwelling unit condominium project with one common parcel on two adjoining vacant parcels located at 4104 Scotts Valley Drive; APN 22-732-01 & -48 (collectively referred to as "Application"); and,

WHEREAS, Apple Homes Development, (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, as mitigated, 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 August 12, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on September 1, 2021 and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

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

1. *The location of the residential use is in accordance with the objectives of the Zoning Ordinance and purposes of the district in which the site is located.*
   The condominium project will be located on a property zoned "R-M-6" (Multi-family Residential). As described in the staff report, the project will comply all applicable site standards of the zoning district.

2. *The proposed tentative map and subdivision together with the provision for its design and improvement is consistent with the General Plan.*
The tentative map will create 16 residential condominium lots and one common lot. The General Plan land use designation is “Multi-family Residential” for the site specifies a residential density range of 5−9 dwellings/acre. The project will result in an overall residential density of 10 units/acre or conversely 4,316 sq. ft./dwelling unit. However, Municipal Code Chapter 17.62 allows a density bonus for affordable dwelling units. The project includes two affordable dwelling units and complies with the allowable density bonus of Table 17.62.030.C.3 of that Chapter. This density bonus allows an overall dwelling density of 10 units/acre as proposed by the project.

3. *The project site is physically suitable for the subdivision*.
The 1.49-acre site is physically suitable for the subdivision in that no public easements encumber any portion of the site. There are no environmental constraints, such as landslides, that make part of the site unbuildable. The steep slopes on the site can be successfully graded to reduce their gradients without generating non-mitigatable impacts to make the site suitable for the type construction that is proposed. While some environmental resources occur on the site, such as habitat for an endangered insect species, the loss of all identified resources can be mitigated as discussed in the Initial Study prepared for this project.

4. *The project site is physically suitable for the proposed density of development.* As discussed in finding #3 above, the 16-unit project meets the density range of the land use designation for the project property with the density bonus permitted by Municipal Code Chapter 17.62.

5. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
The Initial Study prepared for this project evaluated all environmental impacts and potential environmental impacts generated by the project and concluded all such impacts or potential impacts can and will be avoided or otherwise mitigated to a level of insignificance through project design features or mitigation measures that have been incorporated into the conditions of approval.

6. *The design of the subdivision or the type of improvements is not likely to cause serious health problems*.
The Initial Study prepared for this project evaluated noise impacts to future project residents and concluded there are no significant impacts. The Initial Study also evaluated hazardous materials and concluded that potential exposure to hazardous materials was limited to the construction phase of the project, and these materials would be vehicle fuels and lubricants. Mitigation measures have been adopted and included in the conditions of approval that will keep these materials from affecting people or properties.

7. *The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the subdivision*.
Existing easements are limited to two small Scotts Valley Water District (SVWD) easements. Neither easement will be affected by the project. An ADA accessible path, proposed within a 12 ft. X 10 ft. easement at the south edge of the property will not interfere with the SVWD use of this easement to construct and maintain a buried water line to serve the project. The other SVWD easement, measuring 34 ft. X 5 ft. and originally intended for water meters, will be within the front landscape strip of the site. The SVWD has requested the applicant place water meters at both sides of the project building and not within this easement.

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 Tentative Map No. LD21-001 for the Encore Condominium project located at 4104 Scotts Valley Drive, subject to the conditions of approval set forth in Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 1st day of September 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

RESOLUTION NO. 2003.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A USE PERMIT (U21-001) FOR THE ENCORE CONDOMINIUM PROJECT LOCATED AT 4104 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA; APN 22-737-01 & -48.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Chris Perri, Apple Homes Development for a Tentative Subdivision Map LD21-001, Use Permit U21-001, and Design Review DR21-001 for a 16-dwelling unit condominium project with one common parcel on two adjoining vacant parcels located at 4104 Scotts Valley Drive; APN 22-732-01 & -48 (collectively referred to as "Application"); and

WHEREAS, Apple Homes Development, (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, as mitigated, 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 August 12, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on September 1, 2021 and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

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

1. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located*. The residential condominium project is proposed on property zoned "R-M-6", a zoning district for multi-family residential uses, such as that proposed. As discussed in the staff report, the location of the building complies with or exceeds

all yard setbacks and other development standards of the "R-M-6" zoning district. The project will meet other applicable purposes of the zoning district in that the project design provides adequate light, air, privacy and open space for each dwelling unit; and surrounding residential properties will not be impacted by noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.

2. *The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*
The design of and conditions of approval for the proposed 16-unit residential condominium building with associated parking, community open space areas will not generate any deleterious impacts to the welfare of the surrounding area. The proposed use is the same as occurs at the adjoining Terrace townhouses to the southwest of the site and the adjoining Scotts Valley Apartments to the northeast and at the same scale as these other multi-family residential uses. The project will include retention of approximately 0.8 acre of forested open space on the portion of the site bordering the residences of the Scotts Valley Estates neighborhood. The conditions of approval include several requirements to protect surrounding properties from significant noise, dust, erosion and hazardous materials impacts during construction. Conditions of approval also require the establishment of a Homeowners Association to adequately maintain the property improvements and open space areas in perpetuity.

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 Use Permit No. U21-001 for the Encore Condominium project located at 4104 Scotts Valley Drive, subject to the conditions of approval set forth in Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 1st day of September 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

RESOLUTION NO. 2003.3

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW (DR21-001) FOR THE ENCORE CONDOMINIUM PROJECT LOCATED AT 4104 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA; APN 22-732-01 & -48.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Chris Perri, Apple Homes Development for a Tentative Subdivision Map LD21-001, Use Permit U21-001, and Design Review DR21-001 for a 16-dwelling unit condominium project with one common parcel on two adjoining vacant parcels located at 4104 Scotts Valley Drive: 22-732-01 & -48 (collectively referred to as "Application"); and

WHEREAS, Apple Homes Development, (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, as mitigated, 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 August 12, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on September 1, 2021 and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

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

1. *The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.*
   As stated in finding #12 above, the project has been designed to set the condominium building back from property lines with distances that either meet or exceed the required setbacks for the "R-M-6" zoning district; thereby providing

more privacy for adjacent residential uses and reduce visual impact from vantage points from all surrounding properties. In addition, locating the building between the rear open space and the street/parking area will shield residences in Scotts Valley Heights from views of and noise from the project parking area. This same siting technique was used in the Terrace Townhouses adjoining the southwest edge of the site. Therefore, the proposed new structure will be compatible with the existing neighborhood setting.

2. *The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures.*
The proposed condominium building will be constructed using a mixture of exterior materials including horizontal fiber cement siding, vertical seam metal siding, stucco finish siding that will be painted a variety of muted colors. The proposed new building will not exceed the maximum height limit of 35 feet for the "R-M-6" zoning district. The "industrial modern" architectural style of the building is the same architecture as occurs at the adjoining Terrace townhouses. The proposed materials, colors, proportion, mass, and detail of exterior improvements will be compatible with the surrounding neighborhood.

3. *The landscaping is in keeping with the character and design of the proposed development*.
Extensive tree planting is proposed throughout the project site to re-establish a more natural forest environment on the site. A primary objective of the project landscape plan is to replace native trees that will be removed during project grading. Other native tree species and drought-tolerant understory plants are proposed to compliment and reinforce a forest setting on the site.

4. *The size, location, and arrangement of on-site parking and paved areas*.
The 37 parking spaces proposed for on-site parking for the site, exceed the number required (36 spaces) by the City parking requirements (Municipal Code Section 17.44.030). The size, location, and arrangement of on-site parking is in compliance with City parking requirements. Two of the spaces are designed as ADA spaces.

5. *Ingress, egress and internal traffic circulation.*
Ingress, egress, and internal traffic will be provided in compliance with City requirements. Access to the site is provided via a new hammer-head designed driveway that connects with the northbound lanes of Scotts Valley Drive. The street exit will be posted with a "No left-turn" sign to prevent operational conflicts on Scotts Valley Drive. The existing traffic circulation on Scotts Valley Drive will be maintained without a need to realign travel lanes or reconfigure other existing street improvements. Northbound motorists on Scotts Valley Drive will enter the project directly from the outer northbound travel lane of Scotts Valley Drive. Southbound motorists on Scotts Valley Drive will first travel past the project site and make an allowed U-turn at the Mr. Hermon Road intersection and travel north

on Scotts Valley Drive to enter the project. This southbound then northbound traffic route is the same as occurs presently for the adjoining Terrace townhouses. This route was evaluated by the traffic engineer for the Terrace townhouse project and peer reviewed by another traffic engineer hired by the City. Both evaluations conclude the traffic movement, including U-turns at the Mt. Hermon Road intersection, will not degrade level of service operations at the intersection or associated roadways.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Design Review No. DR21-001 for the Encore Condominium project located at 4104 Scotts Valley Drive, subject to the conditions of approval set forth in Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 1st day of September 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Derek Timm, Mayor

Attest: _____
Tracy A. Ferrara, City Clerk

E X H I B I T A

SCOTTS VALLEY CITY COUNCIL RESOLUTIONS NO. 2003.1; 2003.2 and 2003.3 CONDITIONS OF APPROVAL (LD21-001, U21-001 & DR21-001)

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to recordation of the Final Subdivision Map for this project, transfer of title, or within 30 days of approval of this application, whichever occurs first.

3. All required Grading and Building Permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

4. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense through a reimbursement agreement with the City.

Planning Department

Site and Building Design

5. The colors, materials, size, location, and design of the improvements shall match that shown on the approved plans and material boards for all buildings. Modifications to the approved project may require approval at the discretion of the Community Development Director.

6. The Final Subdivision Map and all constructed improvements shall be in conformance with the plans prepared for this project by C2G Civil Consultants, dated April 8, 2021; RAB Lighting, dated March 8, 20121; William Kempf, Architect, dated March 4, 2021 and MBLA, dated April 26, 2021. Minor modifications to these plans that do not alter the overall concept or density of this project may be approved by the Community Development Director.

7. The developer shall comply with Title 14 of the City's Municipal Code and all applicable City of Scotts Valley Affordable Housing Policies and Procedures for the implementation of Affordable Housing.

8. The developer shall enter into an Affordable Housing Agreement with the City of Scotts Valley.

9. The project shall provide two (2) low-income units and any required in-lieu fees.

10. The landscaping improvements shall use native landscaping as shown on Sheet L1 of the approved plans.

11. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.

12. Any new landscape irrigation system shall be metered separately from domestic (potable) water service for the new townhouses. Purple pipe shall be used for landscape lines to facilitate constructed use. A minimum 10-foot spacing shall be maintained between all potable and purple-pipe landscape lines.

13. To the maximum extent feasible, landscape installation shall provide for low water consumption plantings, drip irrigation technology, programmable irrigation control, and permeable hard surfaces.

14. All signs shall be in compliance with the Scotts Valley Municipal Code.

15. All exterior lighting shall be the minimum necessary for security and all lighting shall be downward shining with the light source not directly visible from adjacent properties. The lighting plan shall be in conformance with Sheet C3.2 of the Project Plans. Light standards shall not exceed 8 feet in height.

16. Prior to final inspection and occupancy, a form of public art, as approved by the Planning director, shall be installed at a visible outdoor location in accordance with General Plan Policy LA 13.3.

<u>Trees</u>

17. Tree removal shall not occur until a Grading or Building Permit has been issued for the project and furthermore not until immediately before commencement of site grading.

18. To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree

preservation measures are in place throughout the construction phase of this project. (Mitigation Measure BIO-4)

19. To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director:

    a. Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings.

    b. Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus.
    c. Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure. (Mitigation Measure BIO-3)

<u>Biotic Resources</u>

20. To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season, and therefore during August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a

migratory passerine next site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work. (Mitigation Measure BIO-1)

21. To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to commencing any ground disturbance at the project property. (Mitigation Measure BIO-2)

Grading

22. The limits of grading shall be clearly marked with temporary construction fencing on the site prior to the issuance of a Grading Permit or Building Permit. The applicant shall comply with Conditions #21 and #43 below regarding grading and erosion control.

23. All excess material exported from the site shall be deposited at an approved landfill for this purpose or at another project site with an approved Grading Permit from the City of Scotts Valley or another jurisdiction. Prior to any site disturbance, the applicant shall identify the location of the property where the excess material is proposed to be taken and provide all necessary documentation to comply with the intent of this condition. The off-site location shall be approved by City staff before site disturbance.

Archaeology and Paleontology

24. To ensure that archaeological resources are not destroyed if accidentally discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and the City Planning Department contacted immediately and an archaeologist retained to examine the find and make appropriate recommendations to conserve the resource. The project proponent shall include this requirement in the contract for all contractors involved with grading and subsurface work. (Mitigation Measure CUL-1)

25. If an any archaeological find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural

resources consultant, and shall result in detailed technical reports. This report shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

26. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

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

28. To 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 and 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. (Mitigation Measure CUL-2)

29. A brief report shall be prepared by both the archaeological and paleontological consultants at the end of earth moving activities, stating the results of their monitoring and sent to the City of Scotts Valley. If no resources were found, resources, this report shall signify the end of mitigation. If resources were encountered, this report shall describe the tasks taken to conserve the resources in accordance with Conditions 21--26 above.

Noise

30. To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00 A.M.--5:00 p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the name and phone number of the person designated as the project "disturbance coordinator". Resident calls to voice noise concerns and complaints shall be returned and resolved to a reasonable level by the disturbance coordinator in 24 hours. (Mitigation Measure N-1)

Air Quality

31. To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
    e. Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street.
    f. No grading activities shall occur during days of high wind velocity.
    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydromulch with a tackifier.

h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.
i. These requirements shall be included in the construction contract for the project. (Mitigation Measure AQ-1)

BUILDING DEPARTMENT

32. All requirements of the Building Department of the City of Scotts Valley shall be met, including obtaining a Building Permit and pay appropriate fees before doing any earth disturbing work on the subject property. Grading plans for all site grading shall accompany building construction plans.
33. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.

34. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)

35. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements. (See Condition #41 below).

36. The Building Permit plans must comply with the California Green Building Code (CGBC), 2019 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2019) (which includes energy-saving appliances, etc.).

37. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

38. If required, a Special Inspection and Testing Agreement shall be submitted, and an approved agency selected prior to issuance of a permit.

39. All trades of electrical, plumbing and mechanical will be issued under one Building Permit for said project (General Contractor permittee). Projects with multiple buildings will have a permit for each individual building. Tenant Improvements for non-residential buildings will require a separate permit from the shell permit.

40. All of the following Codes shall be used unless the code edition has changed prior to the date of the application for a Building permit: 2019 California Building Code (CBC), 2019 California Electrical Code (CEC),2019 California Plumbing Code (CPC), 2019 California Mechanical Code (CMC), 2019 California Green Building Code (CGBC), 2019 California Energy Code (CEnC) and City Municipal Code.

41. A City of Scotts Valley Construction Waste Management Plan (CWMP) shall be submitted with the Building Permit application.

42. All recommendations in the Geotechnical Report prepared by Dees and Associates for this project, dated September 2020 are incorporated as conditions of project approval. This includes, a requirement that the project geotechnical (soils) engineer shall review and approve the final site grading, drainage, erosion control, and foundation design details prior to issuance of a Grading and Building Permit.

43. To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure designed to California 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 condominium building. (Mitigation Measure GEO-1)

44. The applicant shall comply with Condition #21 of this permit regarding export of excess soil.

45. To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate. (Mitigation Measure GEO-2).

46. To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report. (Mitigation Measure GEO-3)

WASTEWATER AND WATER

47. The project shall comply with all Scotts Valley Water District and Scotts Valley Fire Protection District fire flow requirements.

48. Scotts Valley Water District approved backflow devices shall be installed at all new service connections, as determined applicable by Scotts Valley Water District.

49. A water main extension agreement shall be completed with the Scotts Valley Water District prior to any construction on the site.

50. Water-conserving plumbing fixtures shall be used exclusively in the townhouse units, such as high efficiency toilets (1.28 gallons per flush), and low-flow showerheads.

51. The project shall connect to the sanitary sewer system. The manhole labeled "SSM1" on sheet C4.1 of the project plans shall be relocated closer to Scotts Valley Drive as specified by the Wastewater Division of the Public Works Department.

52. To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of rainwater percolation as occurs currently on the site as proposed by the project plans prepared by C2G consultants dated, March 4, 2021 (Mitigation Measure HYD-1)

FIRE DISTRICT

53. A final site map shall be submitted to the Scotts Valley Fire District prior to the issuance of any Fire District permits. The site map shall include the building footprint, limits of vehicle access ways and fire hydrant location. Drawings of the plans shall be submitted on an Auto CAD drawing up to version 13 or a DWG file, on a high density 3.5" floppy disk. A legend of all the layers contained on the disk must be attached. An 11" x 17" hard copy of the site map must also be included.

54. Automatic fire sprinkler plans shall be submitted directly to the Fire District for review and permit prior to starting work on the system and prior to issuance of Building Permits for the building.

55. All requirements of the Scotts Valley Fire Protection District shall be met, including construction of the emergency vehicle turn-around and installation of the fire hydrant and fire sprinkler systems. Upon completion of all conditions of the permit, the Fire District shall sign-off each Building Permit prior to the allowance of occupancy. Written verification of these sign-offs shall be provided by the Fire District to the City of Scotts Valley prior to occupancy of dwellings.

56. The Fire District shall make the final determination for placement of the automatic fire sprinkler control valve and fire department connection prior to the approval of the final site map drawings.

57. Prior to building occupancy, the entrance drive shall be clearly posted with the new address numbers as assigned by the Fire District.

DEPARTMENT OF PUBLIC WORKS

58. 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. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording.

59. 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 final map.)

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

61. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts in accordance with Condition #58 above. 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 and in accordance with the City's Stormwater Management Plan Ordinance #184.1. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. Impervious area must be shown on the cover sheet of the project plans. .

62. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, a homeowners' maintenance agreement and homeowners funding agreement shall be submitted to the City 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 common-owned drainage facilities and any other drainage improvements not owned by the City.

b. Regular monitoring inspection by qualified professionals (civil engineer, erosion control specialist) to assess the functional capability of the drainage improvements and to provide recommendations for repairs and maintenance

c. This monitoring should occur at least annually in the spring or summer and include professionals qualified in the area of drainage engineering.

d. Maintenance of the drainage facilities by a qualified professional in accordance with the recommendations of the monitoring inspections. 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.

63. The project shall connect to the City's sanitary sewer system as shown on Sheet C4.1 of the approved project plans.

64. Trash Enclosures must be per City of Scotts Valley Standard Detail ST-12.

65. All work and/or activity in the public right-of-way will require an Encroachment Permit application made to the satisfaction of the Public Works Director/City Engineer. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during times when construction vehicles are entering and exiting the project site. The civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

66. 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.

67. 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".

68. Concurrent with submittal of the Final Subdivision Map, the applicant shall submit a Homeowners' Association Agreement (HOA) and Conditions, Covenants and Restrictions (CC&Rs) for review by the Public Works Department, Planning Department and the City Attorney. The HOA shall include a maintenance agreement or reference an HOA maintenance agreement document that describes

how all common lot utilities and other features, including open space areas, will be permanently maintained and the funding for such maintenance. Both the HOA and CC&Rs shall be approved by the City before the Final Subdivision Map can be recorded. (See Condition #60 above.) The CC&Rs shall specify there shall be no parking of recreational vehicles, boats or similar trailer-like vehicles on the property.

69. The applicant shall install a “No Left Turn” sign at the project drive exit to advise motorists that only right-turn exiting is possible from the project site.

70. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement the approved erosion control plan discussed in Condition #43 and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or onto Scotts Valley Drive; and

    c. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, February 2014.

71. Applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City. Applicant shall update all striping and bike lane to latest standards full frontage of project.

72. The applicant shall pay the traffic mitigation fee of $2,640, as calculated in the traffic report prepared for the project, prior to approval of the Final Subdivision Map.

73. The applicant shall pay the appropriate parkland mitigation fee as calculated by the City prior to approval of the final Subdivision Map.

74. A copy of all required documents, including the recorded final map sheets, City-approved HOA agreements, CC&Rs, developer security bond agreements for improvements, shall be provided to appropriate City departments prior to the application of any Grading or Building Permit.

75. Applicant shall submit electric files for all civil plans for review and As-Built plans when project is completed.

Name and Signature of Property Owner, Chris Perri Date

Agenda Item No. 2
8/12/21 PC Mtg.

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	August 12, 2021
Applicant / Property Owner:	Chris Perri, Apple Homes Development
Applications:	Tentative Map (LD21-001); Use Permit (U21-001); & Design Review (DR21-001)
Location/APN:	4104 Scotts Valley Drive / APN 022-0732-01 & -48
General Plan / Zoning:	"Medium High Residential" land use / "R-M-6" (Multi-family Residential, 5,000 sq. ft. lot size)
Environmental Status:	Mitigated Negative Declaration.
Request:	Consideration of a proposal to construct a 16-unit condominium project (16 individual residential ownerships) with one common owned parcel for vehicle access, parking and open space on two adjoining vacant parcels that encompass 1.49 acres. All residential units would be within a single three-story building not to exceed 35 feet in height. Grading of 2,137 cubic yards would be required to construct the project.
Staff Planner:	Kim Tschantz, Cypress Environmental and Land Use Planning kimt@cruzio.com

STAFF RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council approval of the Tentative Subdivision Map, Use Permit and Design Review applications for the Encore condominium project according to the attached findings (Attachment 1) subject to the recommended permit conditions (Exhibit A of Attachment 1) and the project plans (Attachment 2). It is also recommended the Planning Commission recommend approval of the Mitigated Negative Declaration. (Attachment 3) and Mitigation Monitoring and Reporting Program (Exhibit B of Attachment 1).

BACKGROUND

The project site is 1.49-acre vacant site consisting of two adjoining parcels. The site is mostly forested and located on the southeast side of Scotts Valley Drive 777 feet northeast from Mt. Hermon Road in the central area of the City of Scotts Valley as shown on the location map (Attachment 4) Site topography is characterized by a northwest facing slope that slopes downward towards Scotts Valley Drive. An artificial cut slope was made at the base of this slope several years ago to construct a concrete block retaining wall. This wall, which adjoins the sidewalk, is the only structural improvement on the property. It will be partially retained by the project. The property is surrounded by existing development. It is adjacent to Scotts Valley Heights, a single-family residential neighborhood, to the southeast and multi-family residential uses to the northeast and southwest. The Terrace townhouses adjoin the southwest edge of the site and an apartment complex, Scotts Valley Apartments, adjoins the opposite side of the site. Residential uses and Scotts Valley Middle School are located to the northwest on the opposite side of Scotts Valley Drive.

PROJECT DESCRIPTION

The applicant is proposing a 16-unit condominium project (16 individual residential ownerships) with one common owned parcel for vehicle access, parking and open space on two adjoining vacant parcels that encompass 1.49 acres. All residential units would be within a single three-story building not to exceed 35 feet in height. The first story would contain parking for 17 vehicles and storage spaces. Residential units would be located on the second and third stories with eight units on each floor. Each unit would have two bedrooms and two bathrooms. All units will be designed to be accessible to people with physical limitations. In addition to two stairways, an elevator in the center of the building would serve each floor. The floor area size of 8 units would be 1,134 sq. ft. (Type A unit) and the remaining 8 units would be 1,080 sq. ft. (Type B). All units would have private outdoor space. Eight dwelling units would have 68-sq. ft. outdoor balconies, and four units would have 168-sq. ft. balconies. The remaining four units would each have a 440-sq. ft. patio that extend from a 45 sq. ft. deck at the ground level of the rear of the building. Two units will be designated as affordable.

The common parcel would be owned by the homeowners of the 16 units. This parcel would include the first story of the building, and exterior improvements including a new hammerhead-style driveway, 20 parking spaces and storm drainage improvements. The remainder of the lot would be retained as open space, most of it on a steep slope at the rear of the site. Project site design locates development at the front of the site near Scotts Valley Drive and undeveloped open space at the rear near existing dwellings in the Scotts Valley Heights subdivision. Useable open space would also be located the southwest side of the site near the Terrace townhouse project. This 5,000-sq. ft. area would be minimally developed as useable community outdoor space for the project residents. In addition, a 731-sq. ft. patio that extends from the building's community room would also be community outdoor space. Both outdoor community spaces would be designed to be accessible to residents with physical limitations. Grading of 2,137 cubic yards would be required to construct the project.
The design locates condominium building towards the middle of the site with the new driveway and unenclosed parking at the front of the site near Scotts Valley Drive.

Project landscaping includes substantial tree, shrub and groundcover plantings between the parking area and Scotts Valley Drive. If the project is approved, the applicant plans to construct the condominium structure and all associated improvements after recording the Final Subdivision Map.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Tentative Subdivision Map - to create 16 individual residential lots and one common-owned lot:
2. Use Permit - to establish a residential condominium project as a conditional use in the zone district; and
3. Design Review approval - to evaluate the architecture and related site improvements.

The project will also need the approval from the U.S. Fish and Wildlife Service for the approval of a Habitat Conservation Plan. However, this approval is not required prior to City action on the project.

A Tentative Map approval is discussed in more detail below under the subheading “Lot Design”. According to Section 17.50.020 of the Municipal Code conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. The Planning Commission is empowered to grant and to deny applications for Use Permits and to impose such reasonable conditions in connection with a Use Permit as it deems necessary to meet the objectives of the zoning ordinance.

Design Review 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.

Issues associated with the three requested entitlements are discussed in greater detail in the following section of the staff report.

DISCUSSION AND ANALYSIS

Architecture and Design

Development Density

The General Plan designates the property as "Medium High Residential" land use with a density range of 5–9 dwelling units/acre. The "R-M-6" zoning allows a density of 5,000 sq. ft./dwelling. Initial density calculations show the 16-unit project would result in an overall residential density of 10 units/acre or conversely 4,316 sq. ft./dwelling unit. However, Municipal Code Chapter 17.62 allows a density bonus for affordable dwelling units. As stated above, the Encore project includes two affordable units.

Applied to this 1.49-acre (65,097-sq. ft.) site, "R-M-6" zoning would normally allow a maximum density of 13 dwellings (65,097 sq. ft. ÷ 5,000 = 13.02 = 13 dwellings). However, Chapter 17.62 allows a density bonus when affordable dwelling units are proposed as part of a project. Table 17.62.030.C.2 of the Code shows the normal density of 13 market rate dwellings may achieve a bonus of up to five additional units if two of the units are low-income affordable. Similarly, Table 17.62.030.C.3 shows a density bonus of up to three additional units if two units are moderate-income affordable. The applicant is proposing two units as affordable and is utilizing the density bonus of only three additional units beyond what the zoning would normally allow. Affordable units would be restricted for 55 years to households whose income does not exceed 80% of the median income for Santa Cruz County, as published and periodically updated by the State Department of Housing and Community Development.

Lot Design

As with most condominium projects, each residential lot consists of the airspace covered by the floor area of the dwelling with the remainder of a site being a common parcel owned by all owners of the dwellings equally. The air space of the dwellings on the second and third floors of the building would be divided into 16 separate lots, but the first-floor garage and all property beyond the building would be a single common-owned parcel. The common lot would include the improvements discussed in the "Project Description" section above. A 5,000-sq. ft. area directly southwest of the dwellings is proposed for passive outdoor use for residents. This issue is discussed in more detail below.

Site development standards for the "R-M-6" zoning are based on multi-family dwellings on conventional lots. These standards, specifying lots width, depth and frontage cannot be applied to condominium projects with "air space lots". The project includes a Use Permit which, if approved, allows a variation from these development standards. The condominium building meets all development standards of the zoning district as specified below.

Site Standard	As Required by "R-M-6" Zoning	As Proposed by the Encore Project
Front yard setback	20 ft.	52 ft.
Rear yard setback	15 ft.	85 ft.
Side yard setbacks	6 ft.	17.5 ft & 80 ft.
Max. bldg. height	35 ft.	35 ft
Max. site coverage	55%	35%

Building Design

All dwellings, enclosed parking and storage spaces will be within a single three-story building with a footprint of 11,145 sq. ft (0.26 acre). An additional 11,898 sq. ft. (0.27 acre) will be surfaced areas for parking, circulation and patios. This results in a site coverage of 35% which is considerably less than the maximum site coverage of 55% for the "R-M-6" zoning district. The building will exceed the required setbacks for the zoning district of 20 ft. (front yard), 15 feet (rear yard) and 6 feet (side yards). The architecture of the building is sometimes referred to as "industrial modern architecture" which is the same architecture used in the adjoining Terrace Townhouses.

The project building will be 35 feet in height, which complies with the height standard for the zoning district. It will be built into a graded slope so that the structure will appear as three stories facing Scotts Valley Drive but as two stories at the rear. The ground story facing Scotts Valley Drive will include enclosed parking for 17 vehicles and storage spaces for each condominium. Two stairways and an elevator will provide access to the upper stories of the building. Habitable space will encompass the second and third stories with 8 dwellings on each story. A 323-sq. ft. community room will be provided adjacent to the elevator on each habitable story.

The roof will be flat with a parapet at all roof edges. Solar panels will be installed on the roof to provide electricity throughout the building. The roof parapet will screen the panels from all views in the surrounding area.

Useable Open Space

Private open space is provided by balcony decks and grade level patios that extend from each dwelling. These amenities vary in size due to the how the building relates to site topography and to the project driveway. The four units at the rear of the second story will each have a 400-sq. ft. patio that extends from a 45 sq. ft. deck. As the project building is built into the slope, the rear of these units will be at ground level. The four units above on the third story will each have a 168-sq. ft. balcony with support posts. The eight units facing Scotts Valley Drive and the project driveway will each have a 68-sq. ft. cantilevered balcony. Constructing larger balcony decks with support posts extending downward to the driveway would create a safety issue and operational

obstacle with vehicular use of the driveway. At the request of staff, Apple Homes has increased the size of these balconies to the maximum size that cantilevered construction allows. (Refer to Sheets A3, A4 & A5 of Attachment 2.)

The project also includes a 731-sq. ft. common use patio that extends from the rear of the building's second story community room. This amenity will allow gatherings to occur either inside the 323-sq. ft. community room or both inside and outdoors in a larger area. (See Sheet A5 of Attachment 2.)

The applicant has also designated an area on the common parcel for passive outdoor use for condominium residents. To make the area useable for sitting, picnicking or similar passive uses, some grading must occur to create level or nearly surfaces. Apple Homes has designated a 5,000-sq. ft. area southwest of the building for this purpose. It will be designed to be accessible for people with physical challenges. The facilities proposed for this area are shown on Sheets C2.1 and C3.2 of the project plans (Attachment 2).

Municipal Code Section 17.44.060 provides various standards for new condominium projects. Subsection 17.44.060.G.2 requires a minimum of 150 sq. ft. for private decks, patios, balconies for condominium units unless otherwise modified by the Planning Commission. As discussed above, eight dwellings would have balcony decks of 68 sq. ft. Increasing the size of these private balconies facing Scotts Valley Drive would require a significant project redesign that would require either reducing the living room areas in these units or reduce the number of dwellings from that proposed. The other eight dwellings would each have private open space greater than 150 sq. ft. This project also includes substantial common open space that exceeds that required. For these reasons, staff recommends approval of the proposed open spaces as designed.

Landscaping and Aesthetics

Extensive tree, shrub and ground cover planting is are proposed throughout the site (Sheet L1 of Attachment 2). Existing native trees will be retained on that part of the site retained in open space. A grove of non-native eucalyptus trees is proposed for removal as discussed in the "Biological Resources" section below. The mixture of tree and shrub planting along the project frontage with Scotts Valley Drive will moderate the view of the building and parking area from off-site and soften views of Scotts Valley Drive for project residents. New utilities will include a reclaimed water line that will be used for landscape irrigation.

The proposed landscaping is an important aesthetic and biotic feature, but the project will result in a visual change to a prominently located site on one of the City's main thoroughfares. In addition to the improvements discussed above, the project will include 6-ft. high fencing to screen the parking area. The fencing is proposed to block views of outdoor parked vehicles and the parking level of the building as viewed from Scotts Valley Drive. The architecture of the building is similar to the "industrial modern" architecture of the townhouses adjoining the south side of the property. Unlike some other projects of similar architecture, this project will have alternating exteriors of vertical seam metal siding, horizontal cement lap siding and stucco. Units will also be painted in

varying colors. (See perspective views on Sheet A8 and visual simulations on Sheet C7.1 of Attachment 2.)

Environmental Issues

Grading

A geotechnical investigation was conducted in 2020 by Dees and Associates culminating with a report dated September 2020 (Exhibit E of the Initial Study--Attachment 3). Preliminary grading plans prepared by the applicant's civil engineer (Sheet C3.1 of Attachment 2) show 2,137 cubic yards will be excavated on the project site, with 261 cubic yards re-distributed on site as fill material and 1,876 cubic yards to be exported off site. The grading is necessary to convert the sloping site to a large building pad for the project building and outdoor parking area/driveway.

The geotechnical investigation did not observe any signs of landslide or unstable soils that would require special requirements to provide a stable substrate at finished grading. The report concludes that the primary geotechnical concerns are embedding building foundations into firm material; designing structures to withstand seismic shaking; and, due to shallow depth of granitic bedrock, discharging runoff away from the project building. The report provides recommendations to address each of these issues which have been incorporated as mitigation measures that project construction must comply with. Mitigation measures also require the applicant to implement an erosion and stormwater control plan according to several performance standards. These measures are included in the recommended permit conditions for the project. In addition, permit conditions require the applicant to transport the excess fill to an approved dumpsite or to a project location that has an approved Grading Permit.

Hydrology

At completion, the project will cover 23,043 sq. ft. (0.53 acre) with the building and patios and other surfaced areas for access and parking which will substantially reduce the previous area of the site and thereby generate potential impacts regarding erosion, surface drainage and loss of groundwater recharge.

These potential impacts can be mitigated through implementation of the erosion control plan and installation of drainage facilities that are designed so runoff will not leave the site beyond existing levels. This will allow runoff to percolate into the soil and recharge the aquifer as occurs presently. The applicant's engineer has designed a system that captures runoff and conveys it to an underground detention chamber that allows vertical infiltration into the soil before excess runoff is discharged into the City storm drain system. In addition,12 outdoor parking spaces have been redesigned to be surfaced with permeable pavers. The drainage plan complies with the City's Low Impact Design (LID) Guidelines.

Biological Resources

A biological report was prepared for the site by the Biotic Resources Group, dated June 18, 2020 (Exhibit B of the Initial Study-- Attachment 3). The report and the Initial Study conclude the project will generate potential impacts to nesting birds. Permit conditions incorporate a mitigation measure to avoid this impact which specify conducting a survey for nesting birds prior to commencement of grading and tree removal. If active song bird or raptor nests are discovered, grading and tree removal shall be postponed until nestlings have fledged.

An entomological habitat assessment and draft Habitat Conservation Plan (HCP) was prepared Dr. Richard Arnold in August 2020 (Exhibit D of the Initial Study). The assessment concludes an endangered insect species, Mt. Hermon June beetle, inhabits the site. Pursuant to the U. S. Endangered Species Act, the draft HCP has been submitted to the U.S. Fish and Wildlife Service (USFWS) for review. The HCP provides a plan to mitigate for the loss of about 1.49 acres of Mt. Hermon June beetle habitat. The applicant will purchase conservation credits from the Zayante Sandhillls Preserve to improve 1.49 acres of protected habitat for the insect species. Purchase of conservation credits has been approved previously by the USFWS for other projects in the City as the most accepted method to mitigate this impact.

A tree resource evaluation was prepared by the Kurt Fouts, Certified Arborist, dated March 16, 2021. (Exhibit C of the Initial Study). This evaluation includes a construction impact assessment regarding removed trees and tree protection plan for retained trees. Construction of the proposed project will require extensive grading to reconstruct the sloping terrain and construct site improvements. The evaluation concludes 61 trees or tree groups will be removed. Of this total, 60 trees meet the “Protected Tree” criteria as defined by Section 17.44.080 of the Scotts Valley Municipal Code. In addition, the applicant is proposing removal of a grove of mature eucalyptus trees at the south corner of the site. These are non-native invasive species and their removal is considered a beneficial environmental impact.

Permit conditions include a multiple approach to mitigate for the loss of City Protected trees which include planting new trees on site and at an off-site location approved by the Community Development Director. Removal of 11 eucalyptus trees, as proposed, will also be part of the mitigation. New tree planting will occur at a 2:1 replacement ratio. Newly planted trees will be monitored for 5 years to guarantee success. Permit conditions also include construction monitoring of retained trees to ensure appropriate protection during construction.

Cultural Resources

The Scotts Valley General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the subject parcel is located within an area of high and moderate archaeological sensitivity. City regulations require that all grading for the project be monitored by a qualified archaeologist. Monitoring by a qualified archaeologist is included as a mitigation measure and recommended conditions of approval. The subject parcel is underlain by Santa Margarita Sandstone, an indicator for paleontological

sensitivity. Paleontological monitoring during any site disturbance of this bedrock layer is also a condition of project approval.

Noise

A traffic noise assessment of the project site was conducted by Edward Pak and Associates in October 28, 2020 (Exhibit F of the Initial Study). Acoustical measurements were taken at locations of the future units closest to Scotts Valley Drive. Received noise is primarily from traffic. The average exterior noise from these sources is 58 dBA. Based on future traffic projections, the exterior noise levels would increase to 59 dBA by 2034. Both levels are below the General Plan standard of 60 dBA for exterior noise. Average interior noise at the units closest to the roadway would be 43 dBA and projected to be 44 dBA in 2034. Both levels are below the standard of 45 dBA for interior noise. The project will comply with the City's noise standards and mitigation is not needed.

During project construction, noise levels will increase due to grading and construction activities. The project is surrounded by sensitive noise receptors. The Scotts Valley Heights neighborhood adjoins the rear of the site. The Scotts Valley Apartments and Terrace townhouses adjoin the site at opposite sides to the northeast and southwest. Scotts Valley Middle School and additional dwellings are located on the opposite side of Scotts Valley Drive and are also classified as sensitive receptors. A construction noise mitigation measure has been included in recommended conditions of approval. All construction will be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday and 9:00 a.m.to 5:00 p.m. on Saturdays.

Traffic

A traffic analysis report was prepared by W-Trans, Inc., dated April 5, 2021 (Exhibit G of the Initial Study). The analysis concludes the 16 dwelling units will generate an average of 87 trips/day. Of these total trips 6 will occur during the morning peak period (7:00−9:00 a.m.) and 7 trips will occur during the PM peak period (4:00−6:00 p.m.). This level of trips will not cause nearby intersections or street segments to operate below their current level of service.

The W-Trans report identified one impact that has been addressed in the recommended permit conditions. An existing masonry retaining at the site frontage will restrict sight visibility of the new driveway entrance for northbound motorists. To avoid this traffic safety impact, a mitigation measure specifies lowering the wall to a maximum height of 3.5 feet. This lowering, which is included in conditions of approval, will occur along 152 linear feet of the wall as shown on Sheet C2.1 of the project plans.

Other Issues

Parking, Storage and Lighting

Municipal Code Section 17.44.030 requires 36 parking spaces for a 16-unit multi-family dwelling project. The project proposes 37 spaces. Seventeen spaces would be enclosed within the ground level of the building and 20 outdoor spaces would be located adjoining the driveway. Two of the enclosed spaces would be designated for ADA accessibility.

Adequate space for storage of personal items can sometimes be a challenge for multi-family projects. However, this project exceeds the City standard of 200 cu. ft./unit required by Section 17.44.060. In addition to 17 parking spaces, the building's ground level would provide one storage space for each of the dwelling units that is enclosed, weatherproof and lockable. The interior size of each space would be 577.5 cubic feet. (See Sheets A.1 & A.6 of Attachment 2.)

Lighting consists of eight freestanding parking lot lights on 10-foot high standards as shown on sheet C3.2 of Attachment 2. This lighting will generate an average of 1.64 foot candles which is adequate for security purposes on the site, but will not result in significant lighting or glares to pedestrians or motorists using Scotts Valley Drive. The height of the building will block this lighting from casting glares towards existing residences in Scotts Valley Heights which adjoin the rear of the site.

CEQA REVIEW AND PUBLIC NOTICE

A Mitigated Negative Declaration has been prepared for this project based on the analysis of the Initial Study. Draft versions of the two companion CEQA documents were circulated for a 30-day public review period beginning on May 21, 2021. The site was posted on April 17, 2021. A public notice was posted on the City's website and a notice mailed to surrounding property owners within 300 feet of the project site on May 21, 2021 pursuant to State law.

The City received correspondence about the project from three individuals and one couple, Dena Levy, Graham Pairman, Paula Pasquini and Alasdair and Suzanne Drysdale The first two people sent brief email inquiries to better understand the project. The remaining people sent letters in support of the project. This correspondence is provided as Attachment 5. No comments were received from public agencies.

The Draft version of the Initial Study stated the area of the project site was 1.59 acres rather than the correct 1.49-acre site area. While this did not change the conclusions of the Initial Study, it represents a minor technical change to the project as described during the CEQA review and comment period. This minor change in the project description make it prudent to include this staff report as an Addendum to the Mitigated Negative Declaration. CEQA Guidelines Section 15164 allow preparation of an Addendum when minor technical changes have occurred in a project since preparation of the CEQA analysis but none of the changes result in new or exacerbated impacts from that described in the previously circulated CEQA document. Addendums do not need to be circulated for public review.

ATTACHMENTS **PAGE No.**

1. *Resolution to Approve LD21-001; U21-001; DR21-001and the Mitigated Negative Declaration 21-001* (Action Item) 12
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RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE MITIGATED NEGATIVE DECLARATION, APPROVE A TENTATIVE SUBDIVISION MAP, USE PERMIT AND DESIGN REVIEW FOR THE ENCORE CONDOMINIUM PROJECT LOCATED AT 4104 SCOTTS VALLEY DRIVE (APN 22-732-01 & -48)

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Chris Perri, Apple Homes Development for a Tentative Subdivision Map LD21-001, Use Permit 21-001 and Design Review DR21-001 for a 16-dwelling unit condominium project on two adjoining vacant parcels located on the southeast side of Scotts Valley Drive 777 feet northeast from the Mt. Hermon Road intersection (4104 Scotts Valley Drive); and,

WHEREAS, Apple Homes Development, (referred to as "applicant") has presented substantial evidence which supports the application; and

WHEREAS, the application is a "project" pursuant to the California Environmental Quality Act ("CEQA"); and

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

WHEREAS, as mitigated, the project is determined to not have a significant impact on the environment based upon the results of the Initial Study; and

WHEREAS, the Scotts Valley Planning Commission staff report prepared for the August 12, 2021 meeting of the Planning Commission is an Addendum to the Mitigated Negative Declaration; and

WHEREAS, a public hearing on the proposed project was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law and a duly noticed hearing was held by the Planning Commission on August 12, 2021.

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

SECTION 1: Certify the Mitigated Negative Declaration based on the following findings:

1. *The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*
   The Mitigated Negative Declaration for the project has been completed in compliance with CEQA, and the requirements of CEQA Guidelines Section 15063 have been met.

2. *All mitigation measures identified in the Mitigated Negative Declaration are included in the resolution approving the project and are made conditions of approval for the project.*
All mitigation measures have been included in the project design or as conditions of approval.

3. 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 Initial Study and Mitigated Negative Declaration have been made available to the public for review pursuant to CEQA requirements.

4. *The Mitigated Negative Declaration represents the independent judgement of the City.*
The City prepared the Mitigated Negative Declaration. All supporting information has been reviewed and approved by the City.

SECTION 2: Approve the Tentative Subdivision Map, Use Permit and Design Review as shown on the plans as submitted to the Planning Commission with the Conditions of Approval provided in Exhibit A and the Mitigation Monitoring Reporting Program provided in Exhibit B based on the following findings:

Tentative Subdivision Map

5. *The location of the residential use is in accordance with the objectives of the Zoning Ordinance and purposes of the district in which the site is located.*
The condominium project will be located on a property zoned “R-M-6” (Multi-family Residential). As described in the staff report, the project will comply all applicable site standards of the zoning district.

6. *The proposed tentative map and subdivision together with the provision for its design and improvement is consistent with the General Plan.*
The tentative map will create 16 residential condominium lots and one common lot. The General Plan land use designation is “Multi-family Residential” for the site specifies a residential density range of 5−9 dwellings/acre. The project will result in an overall residential density of 10 units/acre or conversely 4,316 sq. ft./dwelling unit. However, Municipal Code Chapter 17.62 allows a density bonus for affordable dwelling units. The project includes two affordable dwelling units and complies with the allowable density bonus of Table 17.62.030.C.3 of that Chapter. This density bonus allows an overall dwelling density of 10 units/acre as proposed by the project.

7. *The project site is physically suitable for the subdivision*.
The 1.49-acre site is physically suitable for the subdivision in that no public easements encumber any portion of the site. There are no environmental constraints, such as landslides, that make part of the site unbuildable. The steep slopes on the site can be successfully graded to reduce their gradients without generating non-mitigatable impacts to make the site suitable for the type

construction that is proposed. While some environmental resources occur on the site, such as habitat for an endangered insect species, the loss of all identified resources can be mitigated as discussed in the Initial Study prepared for this project and Findings #1--#4 above.

8. *The project site is physically suitable for the proposed density of development.* As discussed in finding #6 above, the 16-unit project meets the density range of the land use designation for the project property with the density bonus permitted by Municipal Code Chapter 17.62.

9. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat*.
The Initial Study prepared for this project evaluated all environmental impacts and potential environmental impacts generated by the project and concluded all such impacts or potential impacts can and will be avoided or otherwise mitigated to a level of insignificance through project design features or mitigation measures that have been incorporated into the conditions of approval.

10. *The design of the subdivision or the type of improvements is not likely to cause serious health problems*.
The Initial Study prepared for this project evaluated noise impacts to future project residents and concluded there are no significant impacts. The Initial Study also evaluated hazardous materials and concluded that potential exposure to hazardous materials was limited to the construction phase of the project, and these materials would be vehicle fuels and lubricants. Mitigation measures have been adopted and included in the conditions of approval that will keep these materials from affecting people or properties.

11. *The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the subdivision*.
Existing easements are limited to two small Scotts Valley Water District (SVWD) easements. Neither easement will be affected by the project. An ADA accessible path, proposed within a 12 ft. X 10 ft. easement at the south edge of the property will not interfere with the SVWD use of this easement to construct and maintain a buried water line to serve the project. The other SVWD easement, measuring 34 ft. X 5 ft. and originally intended for water meters, will be within the front landscape strip of the site. The SVWD has requested the applicant place water meters at both sides of the project building and not within this easement.

Use Permit

12. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located*.
The residential condominium project is proposed on property zoned “R-M-6”, a zoning district for multi-family residential uses, such as that proposed. As discussed in the staff report, the location of the building complies with or exceeds all yard setbacks and other development standards of the “R-M-6” zoning district.

The project will meet other applicable purposes of the zoning district in that the project design provides adequate light, air, privacy and open space for each dwelling unit; and surrounding residential properties will not be impacted by noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.

13. *The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*
The design of and conditions of approval for the proposed 16-unit residential condominium building with associated parking, community open space areas will not generate any deleterious impacts to the welfare of the surrounding area. The proposed use is the same as occurs at the adjoining Terrace townhouses to the southwest of the site and the adjoining Scotts Valley Apartments to the northeast and at the same scale as these other multi-family residential uses. The project will include retention of approximately 0.8 acre of forested open space on the portion of the site bordering the residences of the Scotts Valley Estates neighborhood. The conditions of approval include several requirements to protect surrounding properties from significant noise, dust, erosion and hazardous materials impacts during construction. Conditions of approval also require the establishment of a Homeowners Association to adequately maintain the property improvements and open space areas in perpetuity.

Design Review

14. *The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.* As stated in finding #12 above, the project has been designed to set the condominium building back from property lines with distances that either meet or exceed the required setbacks for the "R-M-6" zoning district; thereby providing more privacy for adjacent residential uses and reduce visual impact from vantage points from all surrounding properties. In addition, locating the building between the rear open space and the street/parking area will shield residences in Scotts Valley Heights from views of and noise from the project parking area. This same siting technique was used in the Terrace Townhouses adjoining the southwest edge of the site. Therefore, the proposed new structure will be compatible with the existing neighborhood setting.

15. *The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures.*
The proposed condominium building will be constructed using a mixture of exterior materials including horizontal fiber cement siding, vertical seam metal siding, stucco finish siding that will be painted a variety of muted colors. The proposed new building will not exceed the maximum height limit of 35 feet for the "R-M-6" zoning district. The "industrial modern" architectural style of the building

is the same architecture as occurs at the adjoining Terrace townhouses. The proposed materials, colors, proportion, mass, and detail of exterior improvements will be compatible with the surrounding neighborhood.

16. *The landscaping is in keeping with the character and design of the proposed development*.
Extensive tree planting is proposed throughout the project site to re-establish a more natural forest environment on the site. A primary objective of the project landscape plan is to replace native trees that will be removed during project grading. Other native tree species and drought-tolerant understory plants are proposed to compliment and reinforce a forest setting on the site.

17. *The size, location, and arrangement of on-site parking and paved areas*.
The 37 parking spaces proposed for on-site parking for the site, exceed the number required (36 spaces) by the City parking requirements (Municipal Code Section 17.44.030). The size, location, and arrangement of on-site parking is in compliance with City parking requirements. Two of the spaces are designed as ADA spaces.

18. *Ingress, egress and internal traffic circulation.*
Ingress, egress, and internal traffic will be provided in compliance with City requirements. Access to the site is provided via a new hammer-head designed driveway that connects with the northbound lanes of Scotts Valley Drive. The street exit will be posted with a “No left-turn” sign to prevent operational conflicts on Scotts Valley Drive. The existing traffic circulation on Scotts Valley Drive will be maintained without a need to realign travel lanes or reconfigure other existing street improvements. Northbound motorists on Scotts Valley Drive will enter the project directly from the outer northbound travel lane of Scotts Valley Drive. Southbound motorists on Scotts Valley Drive will first travel past the project site and make an allowed U-turn at the Mr. Hermon Road intersection and travel north on Scotts Valley Drive to enter the project. This southbound then northbound traffic route is the same as occurs presently for the adjoining Terrace townhouses. This route was evaluated by the traffic engineer for the Terrace townhouse project and peer reviewed by another traffic engineer hired by the City. Both evaluations conclude the traffic movement, including U-turns at the Mt. Hermon Road intersection, will not degrade level of service operations at the intersection or associated roadways.

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 recommends that the City Council certify the Mitigated Negative Declaration MND21-001 and approve, Tentative Subdivision Map LD21-001; Use Permit 21-001; and Design Review No. DR21-001 for the Encore Condominium project located at 4104 Scotts Valley Drive, subject to the conditions of approval set forth in Exhibit A and the Mitigation Monitoring Reporting Program set forth in Exhibit, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 12th day of August, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Lori Gentile Vice-Chair

_____
Tina Friend, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL
(LD21-001; U21-001 & DR21-001)

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to recordation of the Final Subdivision Map for this project, transfer of title, or within 30 days of approval of this application, whichever occurs first.

3. All required Grading and Building Permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

4. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense through a reimbursement agreement with the City.

Planning Department

Site and Building Design

5. The colors, materials, size, location, and design of the improvements shall match that shown on the approved plans and material boards for all buildings. Modifications to the approved project may require approval at the discretion of the Community Development Director.

6. The Final Subdivision Map and all constructed improvements shall be in conformance with the plans prepared for this project by C2G Civil Consultants, dated April 8, 2021; RAB Lighting, dated March 8, 20121; William Kempf, Architect, dated March 4, 2021 and MBLA, dated April 26, 2021. Minor modifications to these plans that do not alter the overall concept or density of this project may be approved by the Community Development Director.

7. The Final Map shall designate two dwelling units as affordable units. The deed recording for these units shall specify the units as restricted to affordable dwellings for 55 years as specified in Section 17.62.030.D.1 of the Scotts Valley

Municipal Code. The deed shall specify affordability and resale requirements in accordance with Section 17.62.030.F and Title 14 of the Municipal Code.

8. The landscaping improvements shall use native landscaping as shown on Sheet L1 of the approved plans.

9. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.

10. Any new landscape irrigation system shall be metered separately from domestic (potable) water service for the new townhouses. Purple pipe shall be used for landscape lines to facilitate constructed use. A minimum 10-foot spacing shall be maintained between all potable and purple-pipe landscape lines.

11. To the maximum extent feasible, landscape installation shall provide for low water consumption plantings, drip irrigation technology, programmable irrigation control, and permeable hard surfaces.

12. All signs shall be in compliance with the Scotts Valley Municipal Code.

13. All exterior lighting shall be the minimum necessary for security and all lighting shall be downward shining with the light source not directly visible from adjacent properties. The lighting plan shall be in conformance with Sheet C3.2 of the Project Plans. Light standards shall not exceed 8 feet in height.

14. Prior to final inspection and occupancy, a form of public art, as approved by the Planning director, shall be installed at a visible outdoor location in accordance with General Plan Policy LA 13.3.

Trees

15. Tree removal shall not occur until a Grading or Building Permit has been issued for the project and furthermore not until immediately before commencement of site grading.

16. To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree preservation measures are in place throughout the construction phase of this project. (Mitigation Measure BIO-4)

17. To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director:

    a. Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director

prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings.

b. Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus.

c. Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure. (Mitigation Measure BIO-3)

Biotic Resources

18. To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season of August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a migratory passerine next site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work. (Mitigation Measure BIO-1)

19. To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to

commencing any ground disturbance at the project property. (Mitigation Measure BIO-2)

Grading

20. The limits of grading shall be clearly marked with temporary construction fencing on the site prior to the issuance of a Grading Permit or Building Permit. The applicant shall comply with Conditions #21 and #43 below regarding grading and erosion control.

21. All excess material exported from the site shall be deposited at an approved landfill for this purpose or at another project site with an approved Grading Permit from the City of Scotts Valley or another jurisdiction. Prior to any site disturbance, the applicant shall identify the location of the property where the excess material is proposed to be taken and provide all necessary documentation to comply with the intent of this condition. The off-site location shall be approved by City staff before site disturbance.

Archaeology and Paleontology

22. To ensure that archaeological resources are not destroyed if accidentally discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and the City Planning Department contacted immediately and an archaeologist retained to examine the find and make appropriate recommendations to conserve the resource. The project proponent shall include this requirement in the contract for all contractors involved with grading and subsurface work. (Mitigation Measure CUL-1)

23. If an any archaeological find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. This report shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

24. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

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

26. To 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 and 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. (Mitigation Measure CUL-2)

27. A brief report shall be prepared by both the archaeological and paleontological consultants at the end of earth moving activities, stating the results of their monitoring and sent to the City of Scotts Valley. If no resources were found, resources, this report shall signify the end of mitigation. If resources were encountered, this report shall describe the tasks taken to conserve the resources in accordance with Conditions 21--26 above.

Noise

28. To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00 A.M.--5:00

p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the name and phone number of the person designated as the project "disturbance coordinator". Resident calls to voice noise concerns and complaints shall be returned and resolved to a reasonable level by the disturbance coordinator in 24 hours. (Mitigation Measure N-1)

Air Quality

29. To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.

    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.

    e. Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street.

    f. No grading activities shall occur during days of high wind velocity.

    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydromulch with a tackifier.

    h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

    i. These requirements shall be included in the construction contract for the project. (Mitigation Measure AQ-1)

BUILDING DEPARTMENT

30. All requirements of the Building Department of the City of Scotts Valley shall be met, including obtaining a Building Permit and pay appropriate fees before doing any earth disturbing work on the subject property. Grading plans for all site grading shall accompany building construction plans.

31. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.

32. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)

33. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements. (See Condition #41 below).

34. The Building Permit plans must comply with the California Green Building Code (CGBC), 2019 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2019) (which includes energy-saving appliances, etc.).

35. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

36. If required, a Special Inspection and Testing Agreement shall be submitted, and an approved agency selected prior to issuance of a permit.

37. All trades of electrical, plumbing and mechanical will be issued under one Building Permit for said project (General Contractor permittee). Projects with multiple buildings will have a permit for each individual building. Tenant Improvements for non-residential buildings will require a separate permit from the shell permit.

38. All of the following Codes shall be used unless the code edition has changed prior to the date of the application for a Building permit: 2019 California Building Code (CBC), 2019 California Electrical Code (CEC),2019 California Plumbing Code (CPC), 2019 California Mechanical Code (CMC), 2019 California Green Building Code (CGBC), 2019 California Energy Code (CEnC) and City Municipal Code.

39. A City of Scotts Valley Construction Waste Management Plan (CWMP) shall be submitted with the Building Permit application

40. All recommendations in the Geotechnical Report prepared by Dees and Associates for this project, dated September 2020 are incorporated as conditions of project approval. This includes, a requirement that the project geotechnical (soils) engineer shall review and approve the final site grading, drainage, erosion control, and foundation design details prior to issuance of a Grading and Building Permit.

41. To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure designed to California 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 condominium building. (Mitigation Measure GEO-1)

42. The applicant shall comply with Condition #21 of this permit regarding export of excess soil.

43. To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate. (Mitigation Measure GEO-2)

44. To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report. (Mitigation Measure GEO-3)

WASTEWATER AND WATER

45. The project shall comply with all Scotts Valley Water District and Scotts Valley Fire Protection District fire flow requirements.

46. Scotts Valley Water District approved backflow devices shall be installed at all new service connections, as determined applicable by Scotts Valley Water District.

47. A water main extension agreement shall be completed with the Scotts Valley Water District prior to any construction on the site.

48. Water-conserving plumbing fixtures shall be used exclusively in the townhouse units, such as high efficiency toilets (1.28 gallons per flush), and low-flow showerheads.

49. The project shall connect to the sanitary sewer system. The manhole labeled “SSM1” on sheet C4.1 of the project plans shall be relocated closer to Scotts Valley Drive as specified by the Wastewater Division of the Public Works Department.

50. To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of

rainwater percolation as occurs currently on the site as proposed by the project plans prepared by C2G consultants dated, March 4, 2021 (Mitigation Measure HYD-1)

FIRE DISTRICT

51. A final site map shall be submitted to the Scotts Valley Fire District prior to the issuance of any Fire District permits. The site map shall include the building footprint, limits of vehicle access ways and fire hydrant location. Drawings of the plans shall be submitted on an Auto CAD drawing up to version 13 or a DWG file, on a high density 3.5" floppy disk. A legend of all the layers contained on the disk must be attached. An 11" x 17" hard copy of the site map must also be included.

52. Automatic fire sprinkler plans shall be submitted directly to the Fire District for review and permit prior to starting work on the system and prior to issuance of Building Permits for the building.

53. All requirements of the Scotts Valley Fire Protection District shall be met, including construction of the emergency vehicle turn-around and installation of the fire hydrant and fire sprinkler systems. Upon completion of all conditions of the permit, the Fire District shall sign-off each Building Permit prior to the allowance of occupancy. Written verification of these sign-offs shall be provided by the Fire District to the City of Scotts Valley prior to occupancy of dwellings.

54. The Fire District shall make the final determination for placement of the automatic fire sprinkler control valve and fire department connection prior to the approval of the final site map drawings.

55. Prior to building occupancy, the entrance drive shall be clearly posted with the new address numbers as assigned by the Fire District.

DEPARTMENT OF PUBLIC WORKS

56. 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. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording.

57. 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 final map.)

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

59. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts in accordance with Condition #58 above. 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 and in accordance with the City's Stormwater Management Plan Ordinance #184.1. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. Impervious area must be shown on the cover sheet of the project plans. .

60. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, a homeowners' maintenance agreement and homeowners funding agreement shall be submitted to the City 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 common-owned drainage facilities and any other drainage improvements not owned by the City.

    b. Regular monitoring inspection by qualified professionals (civil engineer, erosion control specialist) to assess the functional capability of the drainage improvements and to provide recommendations for repairs and maintenance

    c. This monitoring should occur at least annually in the spring or summer and include professionals qualified in the area of drainage engineering.

    d. Maintenance of the drainage facilities by a qualified professional in accordance with the recommendations of the monitoring inspections. 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.

61. The project shall connect to the City's sanitary sewer system as shown on Sheet C4.1 of the approved project plans.

62. Trash Enclosures must be per City of Scotts Valley Standard Detail ST-12

63. All work and/or activity in the public right-of-way will require an Encroachment Permit application made to the satisfaction of the Public Works Director/City Engineer. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during times when construction vehicles are entering and exiting the project site. The civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

64. 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.

65. 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".

66. Concurrent with submittal of the Final Subdivision Map, the applicant shall submit a Homeowners' Association Agreement (HOA) and Conditions, Covenants and Restrictions (CC&Rs) for review by the Public Works Department, Planning Department and the City Attorney. The HOA shall include a maintenance agreement or reference an HOA maintenance agreement document that describes how all common lot utilities and other features, including open space areas, will be permanently maintained and the funding for such maintenance. Both the HOA and CC&Rs shall be approved by the City before the Final Subdivision Map can be recorded. (See Condition #60 above.)

67. The applicant shall install a "No Left Turn" sign at the project drive exit to advise motorists that only right-turn exiting is possible from the project site.

68. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement the approved erosion control plan discussed in Condition #43 and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or in to Scotts Valley Drive; and

c. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, February 2014.

69. Applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City. Applicant shall update all striping and bike lane to latest standards full frontage of project.

70. The applicant shall pay the traffic mitigation fee of $2,640, as calculated in the traffic report prepared for the project, prior to approval of the Final Subdivision Map.

71. The applicant shall pay the appropriate parkland mitigation fee as calculated by the City prior to approval of the final Subdivision Map.

72. A copy of all required documents, including the recorded final map sheets, City-approved HOA agreements, CC&Rs, developer security bond agreements for improvements, shall be provided to appropriate City departments prior to the application of any Grading or Building Permit.

73. Applicant shall submit electric files for all civil plans for review and As-Built plans when project is completed.

Exhibit B
MITIGATION MONITORING AND REPORTING PROGRAM
for the
Encore Condominium Project
LD21-001; U21-001 & DR21-001

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA-required component of the Mitigated Negative Declaration (MND) process for the project. The results of the environmental analyses, including proposed mitigation measures, are documented in the Initial Study/MND.

CEQA requires that agencies adopting MNDs take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

As part of the CEQA environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in Section 21081.6(a)(1):

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

Table 1 is the MMRP matrix. The table lists each of the mitigation measures proposed in the Initial Study/MND and specifies the agency responsible for implementation of the mitigation measure; the documentation that agency will retain to show how the measure was complied with as intended; the time period to implement the mitigation measure and the type of remedial actions that will occur to correct identified problems so each measure can be implemented successfully.

Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Responsible Entity, Implementation and Remediation . Method and Timing
Air Quality		
Impact AQ-1: Project grading on approximately 41,434 sq. ft. (0.95 acre) of the 1.49-acre site will generate substantial airborne dust that will affect surrounding properties, including people residing in dwellings surrounding the site.	Mitigation Measure AQ-1: To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following: ▪ Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover. ▪ A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces. ▪ In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession. ▪ The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles. ▪ Roadway(s) along the project frontage shall be mechanically swept at the end	Monitoring & Reporting: The project applicant shall provide City Planning staff with a copy of the provision in the construction contract specifying adherence to this mitigation measure prior to any grading on the site. Planning staff shall observe dust attenuation methods during routine inspections of project construction and respond to any citizen complaints regarding dust problems. Remediation: If City Planning staff observes problems, they shall be communicated immediately to contractors at the site and to the project applicant along with ideas on how to resolve the problem(s). Planning staff shall re-inspect the site within 24 hours to observe how the dust problem has been solved. Observed and reported dust problems and their solutions shall be recorded in an inspection log.

	of each work day when any dirt or mud has been tracked on the street. ▪ No grading activities shall occur during days of high wind velocity. ▪ Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier. ▪ Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment. These requirements shall be included in the construction contract for the project.	
Biological Resources		
Impact BIO-1: The removal of 61 mature native trees for project construction has the potential to disrupt the nesting period for raptors and special status song birds, two avian wildlife groups that are protected by State and federal laws.	Mitigation Measure BIO-1: To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season of August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or	Monitoring & Reporting: The project applicant shall submit a copy of the raptor survey to City Planning staff for review and acceptance prior to City approval to begin grading activities. The accepted report shall be retained in the project file. Remediation: Non-acceptance of the adequacy of the report by the City will necessitate a subsequent survey and a successive report shall be done by the project proponent's ornithologist and submitted to City Planning for review and approval

	in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a migratory passerine nest site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work.	prior to any site disturbance.
Impact BIO-2: Project construction will remove approximately 0.95 acre of potential habitat of the Mt. Hermon June beetle (*Polyphylla barbata*), an insect listed as an endangered species by the federal Endangered Species Act.	Mitigation Measure BIO-2: To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to commencing any ground disturbance at the project property.	Monitoring & Reporting: The applicant shall submit a copy of the USFWS-approved Final HCP along with a copy of the USFWS-approved Incidental Take Permit to City Planning prior to any land disturbance on the site. A copy of both these documents shall be permanently maintained in the project file. Remediation: The USFWS is the agency responsible for monitoring and enforcement of the HCP. The USFWS shall take enforcement action as specified in the HCP and Take Permit to resolve any compliance problems. City staff shall cooperate with the USFWS to the degree feasible if the City is advised of any compliance problems.

Impact BIO-3: The project will remove 60 trees/tree groups that are protected by Section 17.44.080 of the Scotts Valley Municipal Code by meeting the criteria as a "protected tree". These include 21 coast live trees (*Quercus agrifolia*) and 23 Ponderosa pine trees (*Pinus ponderosa*) with trunk diameters of 8 inches or greater.	Mitigation Measure BIO-3: To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director: a) Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings. b) Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case, the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas	Monitoring & Reporting: A written copy of the approved mitigation strategy shall be signed by both the applicant and the Community development director shall be retained in the project file. The project arborist shall inspect all compensatory tree planting and /or removal of invasive exotic species (eucalyptus) and submit a report to City Planning that quantifies number and type of compensatory planting and locations. Compensatory tree removal shall be documented with photographs and description of number or trees removed and techniques used to ensure cut eucalyptus trees will never resprout. Thereafter the project arborist shall inspect all compensatory tree plantings and removal (eucalyptus) every 6 months for the first 5 years after initial planting (or removal). Arborist shall submit a monitoring report to City Planning detailing the success of plantings (removals) and any steps taken to remediate poor success. Success criteria shall be 100% survival rate for all plantings on the project site and 70% survival for all off-site plantings. Remediation: If the project arborist observes problems, they shall be recorded in the inspection log and a copy of the log entry shall be submitted to the project applicant and the Planning Dept. with recommendations to correct the problem. A Certificate for Occupancy of the condominium dwellings will not be issued by

	c) where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus. d) Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case, contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure.	Building staff until any problems observed during the construction phase are corrected. The performance security will not be returned to applicant until the success criteria has been achieved at year 5.
Impact BIO-4: Project grading and construction will occur up to the tree canopy or within a few feet from several trees proposed to be retained by the project. This could damage the root zone of these trees resulting in tree deaths.	Mitigation Measure BIO-4: To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree preservation measures are in place throughout the construction phase of this project.	Monitoring & Reporting: Prior to land disturbance and issuance of a permit allowing site grading, the applicant shall submit a copy of tree protection provisions of all construction contracts. Written results of the project arborist's site monitoring log shall be submitted to City Planning staff within 5 days of each monitoring inspection. Remediation: If the project arborist observes problems, they shall be recorded in the inspection log and a copy of the log entry shall be submitted to the project applicant and the Planning Dept. with recommendations to correct the problem. A Certificate for Occupancy of the condominium dwellings will not be issued by Building staff until any problems observed during the construction phase are corrected.

Cultural Resources		
Impact CUL-1: Although not expected, it is possible that archaeological resources could be accidently encountered during project grading.	Mitigation Measure CUL-1: To ensure that archaeological resources are not destroyed if accidently discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and immediate contact the City Planning Department so the City can retain an archaeologist to examine the find to make appropriate recommendations to conserve the resource. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work.	Monitoring & Reporting: The project applicant shall provide City Planning staff with a copy of the provision in the construction contract pertaining to accidental discovery of archaeological resources prior to the issuance of a Grading Permit. If resources are found during grading, monitoring shall be conducted by a qualified archaeologist as specified by the Municipal Code. The archaeologist shall be hired by the project applicant and shall prepare log entries and reports to document all monitoring activities. A copy of the log and reports shall be maintained in the project file by Planning staff. Remediation: Any problems identified by the archaeologist shall be communicated immediately to the contractor on-site and the project applicant who shall remedy the problem immediately in the manner recommended by the archaeologist.
Impact CUL-2: The geologic stratigraphy at the development area of the property indicates a high sensitivity for buried paleontological resources at the site. These resources could be destroyed during project grading.	Mitigation Measure CUL-2: To 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	Monitoring & Reporting: Prior to the issuance of a Grading Permit, the project proponent shall provide City Planning with: a) a copy of the provision in the construction contract pertaining to accidental discovery of paleontological resources; and b) a letter from a qualified paleontologist that the grading plans have been reviewed. The project paleontologist shall monitor grading activities on a

	project paleontologist to determine if paleontological resources are encountered in excavated areas; b) 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.	daily basis during all grading activities. A final monitoring report shall be prepared by the project paleontologist and submitted to City Planning for retention in the project file. If resources are found, monitoring shall be conducted by a qualified paleontologist in the same manner as described in CUL-1 above Remediation: Any problems identified by the paleontologist shall be communicated and monitored in same manner as CUL-1 above
Geology and Soils		
Impact GEO-1: The development and use of 16-dwelling units 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.	Mitigation Measure GEO-1: To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure designed to California 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 condominium building.	Monitoring & Reporting: The project applicant shall submit construction drawings for a Building Permit application to the City Building Department. City Building staff shall review the plans to ensure they address seismic requirements of the Building Code prior to issuance of the Building Permit for all dwellings. The City Building Inspector will inspect the construction of the condominium dwellings to ensure seismic related features are constructed correctly.

		Remediation: Any inadequacies with the building plans identified during plan checking shall be specified in writing to the Building Permit applicant (plan check comments). The applicant will need to submit revised plans to address the identified inadequacies prior to issuance of the Building Permit for the dwelling.
Impact GEO-2: The grading of 2,137 cubic yards over approximately 0.95-acre of the 1.49-acre site includes removal of 1,876 cu. yds. of material from the site. This will result in the loss of valuable top soil and vegetation that could generate erosion and damage project improvements. This is a potentially significant soils impact. .	Mitigation Measure GEO-2: To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate.	Monitoring & Reporting: Project applicant shall submit the project erosion control plan to City Building Department for review and approval prior to approval of the Final Subdivision Map. This plan will actually be part of the Engineered Improvement Plan submitted with the Final Map. Stamped and approved copies of the plan shall be retained in both the project file and with the grading inspector assigned to the project. The inspector shall monitor implementation of the plan at the site during grading operations. (See HYD-2) Remediation: Observed inconsistencies between plan implementation and the approved plan as well as observed erosion problems on-site shall be noted in the grading inspector's log and communicated immediately to the contractor at the site and the project applicant with recommendations to remedy the problem. The grading inspector shall return to the site within 24 hours or less to determine if corrective actions are adequate. (See HYD-2)
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Impact GEO-3: The site contains loose soils at the surface that that could generate structural failure if used as the substrate to support foundations.	Mitigation Measure GEO-3: To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical engineer prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report.	Monitoring & Reporting: The project proponent shall submit the engineer's plan review letter to the City Building Department for review and acceptance prior to approval of the Grading Permit and a Building Permits for the condominium building. The engineer's letter shall be retained in both the Planning project file and with the office copy of the Building Plans. The project geotechnical engineer shall inspect the grading and drainage improvements and construction of the building foundation, as specified in the geotechnical report throughout the construction phase of the project. A copy of the engineer's inspection completion letters shall be retained in the project file. Remediation: Any problems observed by the project geotechnical engineer shall be remediated under his/her supervision prior to the City's final inspection and approval of the Grading and Building Permit and Certificate of Occupancy.
Hazards		
Impact HAZ-1: The use of construction vehicles and machinery will bring oils, lubricants, fuels and similar hazardous substances to the site during the construction phase of the project. The regular use of these materials could include accidental release of these substances into steep slopes, the	Mitigation Measure HAZ-1: To prevent sedimentation and discharge of contaminants into the right-of-way of Scotts Valley Drive, the project proponent shall have the construction contractor implement the approved erosion control plan discussed in mitigation measure GEO-2 and implement a best management practice/hazardous materials	Monitoring & Reporting: Project applicant shall submit the hazardous materials containment plan to the City Building Department for review and approval prior to approval of the Final Subdivision Map. This plan will actually be part of the Engineered Improvement Plan submitted with the Final Map. Stamped and approved copies of

roadway or other areas of the site..	containment plan during the entire time construction activities are occurring. The 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: a) Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus; b) Construction materials shall not be stockpiled or stored where they could be accidently displaced into the adjoining right-of-way; and c) Any petroleum lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the City staff who review this plan.	the plan shall be retained in both the project file and with the job copy of the plans. The grading and building inspectors shall monitor implementation of the plan at the site during grading and construction activities. Remediation: The City inspector will immediately communicate any problems observed on the site to the construction crew on-site. The construction crew will remedy any problems either immediately or within the time frame specified by the inspector. The inspector shall conduct a follow-up inspection within the specified time frame to ensure remedial actions have been successfully implemented.
Hydrology		
Impact HYD-1: The creation of at least 23,043 (0.53 acre) of impervious surfacing to construct the project building, street, and related improvements will substantially reduce the area available for groundwater recharge on the property. This is a significant cumulative impact on the Santa Margarita aquifer and the City's water supply.	Mitigation Measure HYD-1: To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of rainwater percolation as occurs currently on the site.	Monitoring & Reporting: The project engineers shall inspect grading operations for the new street and parking area and submit inspection results letters to the City Building Dept. A copy of engineer's inspection letters shall be retained in the project file. Remediation: Any problems observed by the project geotechnical engineer and/or civil engineer shall be remediated under

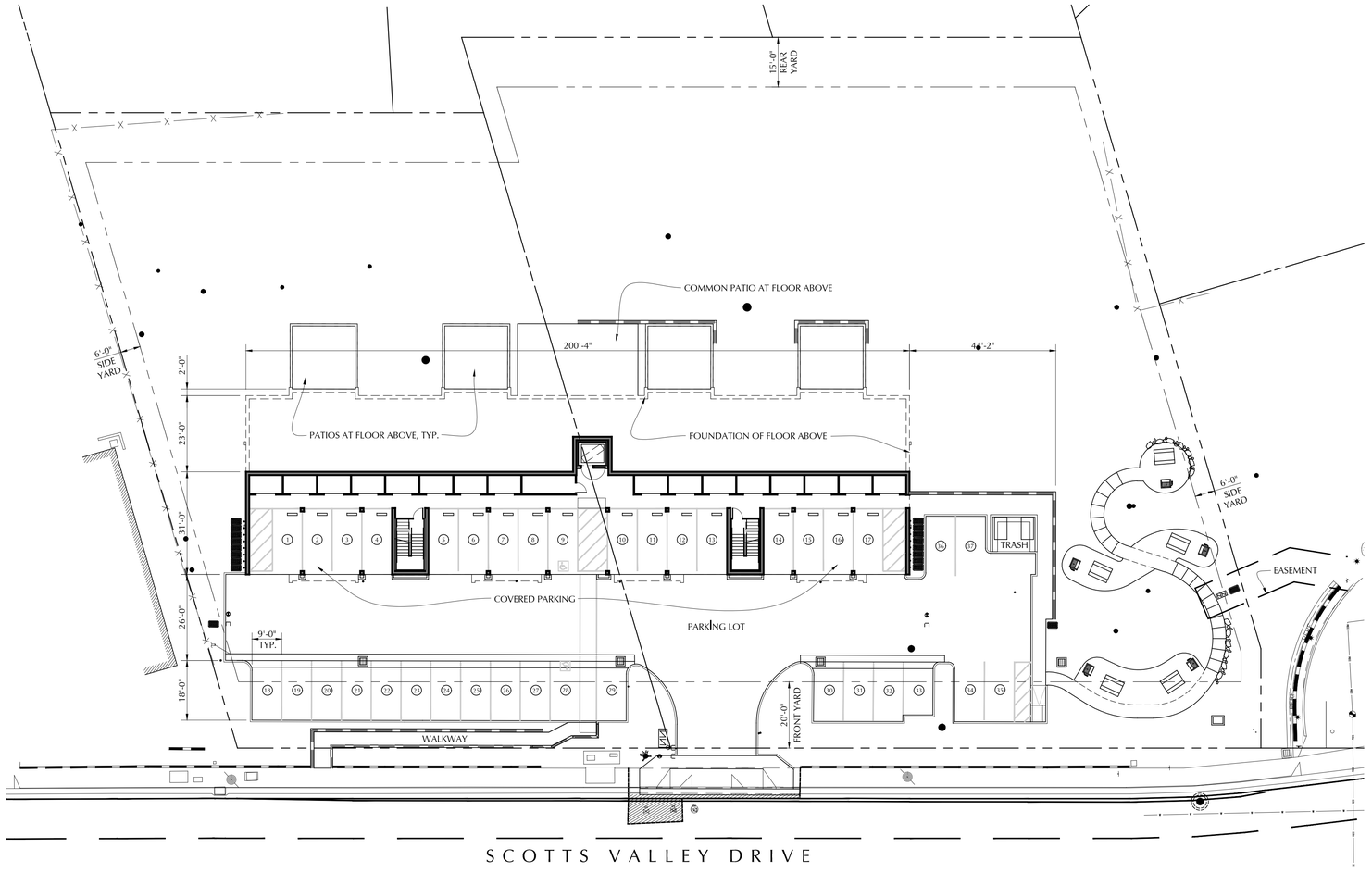
		their supervision prior to final inspections and approvals of grading improvements and other related engineer-inspected improvements.
Impact HYD-2: The use of heavy construction vehicles to grade of 2,137 cubic yards over a 0.95-acre area on a northwest facing slope will generate a high potential for accelerated erosion to add sediment into the right-of-way of Scotts Valley Drive and a potential to discharge vehicle lubricants off-site. This is a significant potential impact during the construction phase of the project.	Mitigation Measure HYD-2: Implement Mitigation Measure GEO-2.	Monitoring & Reporting: Same process as stated for GEO-2 above. Remediation: Same process as stated for GEO-2 above.
Noise		
Impact N-1: : Grading and construction activities will increase ambient noise levels during the construction phase of the project. This additional construction related noise will be heard by residents living in the residences that surround the site as well as people at Scotts Valley Middle School. This is a significant noise impact during the construction phase of the project.	Mitigation Measure N-1: To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00-5:00 p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the name and phone number of the person designated as the project "disturbance coordinator". Resident calls to voice noise concerns and complaints shall be returned and resolved to a reasonable level by the disturbance coordinator in 24 hours.	Monitoring & Reporting: The City inspectors assigned to the project shall observe if the requirements of N-1 are being met. A photograph of the disturbance coordinator sign wil be taken by Planning staff when site disturbance begins. The photo will be retained in the project file. Remediation: Any problems observed during routine inspections or complaints received from the public shall be communicated immediately to the on-site contractor and the project applicant. The inspector shall re-inspect the site within 24 hours to determine if the problem has been successfully corrected. Continued non-compliance could result in a Stop Work Order until the issue is resolved to the satisfaction of City staff.

Transportation		
Impact T-1: An existing masonry retaining wall at the project site frontage would create a traffic hazard due to it reducing the sight distance less than the 250-ft. for northbound motorists planning to enter the project driveway.	Mitigation Measure T-1: To provide adequate sight distance for motorists driving northbound on Scotts Valley Drive and those intending to exit the project driveway, the project proponent shall reduce the height of the existing masonry retaining wall along the project frontage to a maximum of 3.5 feet. The reduced height shall occur from the southwest corner of the project site northeastward to the project entry drive as shown on Sheet C2.1 of the project plans. The reduction in wall height shall occur before completion of the grading work in project construction.	Monitoring & Reporting: The City grading inspector shall verify that the retaining wall has been reduced in height before completion of initial site work. Remediation: The City building inspector will not approve any structural building inspections until the retaining wall has been lowers as specified on the project plans.

NEW CONDOMINIUM BUILDING

THE ENCORE AT 4104

SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA



1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NORTH

Third Floor			
Space	Heated Area	Unheated Area	Deck or Balcony
Unit 9 (Type 'A')	1,134		68
Unit 10 (Type 'A')	1,134		162
Unit 11 (Type 'B')	1,080		162
Unit 12 (Type 'B')	1,080		68
Unit 13 (Type 'B')	1,080		68
Unit 14 (Type 'B')	1,080		162
Unit 15 (Type 'A')	1,134		162
Unit 16 (Type 'A')	1,134		68
Indoor Community Space	323		
Corridor		1,048	
Elevator		80	
Stairs		388	
Second Floor Total	9,179	1,516	920

Building - Total			
Heated	18,358		
Un-heated		9,365	
Deck or Balcony			3,564
Additional community oudoor space provided at West edge of property			2,750 s.f.
* each unit is provided with its own individual 570 cu. ft. storage room			

Building Areas			
Space	Heated Area	Unheated Area	Deck or Balcony
Parking Level			
Storage Rooms*		1,166	
Evel. & Elev. Mech.		227	
Stairs		374	
Parking Aera		4,566	
Prking Level Total	0	6,333	0
Second Floor			
Unit 1 (Type 'A')	1,134		68
Unit 2 (Type 'A')	1,134		409
Unit 3 (Type 'B')	1,080		409
Unit 4 (Type 'B')	1,080		68
Unit 5 (Type 'B')	1,080		68
Unit 6 (Type 'B')	1,080		409
Unit 7 (Type 'A')	1,134		409
Unit 8 (Type 'A')	1,134		68
Indoor Community Space	323		
Outdoor Community Space			736
Corridor		1,048	
Elevator		80	
Stairs		388	
Second Floor Total	9,179	1,516	2,644

PROJECT DATA

OWNER:	APPLE HOMES DEVELOPMENT 15 SHERMAN COURT SCOTTS VALLEY, CA 95066 CHRIS PERRI: 831 239-9269
PROJECT SITE:	APN: 022-732-01 & 48 SCOTTS VALLEY DRIVE SCOTTS VALLEY, CA 95066
SITE AREA:	022-732-48: 40,000 S.F. 022-732-01: 25,097 S.F. TOTAL: 65,097 S.F. (±1.49 ACRES)
ZONING:	RM-6 (MULTI-FAMILY RESIDENTIAL)
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLERS:	THROUGHOUT (NFPA 13-R)
PROJECT DESCRIPTION:	PROPOSAL TO CREATE A NEW 16 UNIT CONDO BUILDING

STATE DENSITY BONUS CALCULATION

THIS LOT IS ZONED 'R-M-6' ZONING STANDARDS. 'R-M-6' ZONING PERMITS AN ALLOWED DENSITY OF 1 UNIT PER 5,000 S.F. OF SITE AREA.

PERMITTED DENSITY

65,097 S.F. [SITE AREA] x 1 UNIT PER 5,000 S.F [ZONING DENSITY] = 13 UNITS ALLOWED [13.02 ROUND DOWN]

DENSITY BONUS

THE PROJECT PROPOSES TO PROVIDE 2 UNIT AT MODERATE-INCOME

PER SVMC 17.62.070 (B) -'WHEN CALCULATING THE NUMBER OF PERMITTED DENSITY BONUS UNITS, ANY CALCULATIONS RESULTING IN FRACTIONAL UNITS SHALL BE ROUNDED UP TO THE NEXT LARGER WHOLE NUMBER.'

PER SVMC 17.62.070 (B) THE PERMITTED DENSITY MAY BE ROUNDED UP TO 14 UNITS

2 MODERATE INCOME UNITS / 14 ALLOWED UNITS x (100%) = 14% MODERATE INCOME UNITS

14% MODERATE INCOME UNITS RESULTS IN 9% DENSITY BONUS PER SVMC TABLE 17.62.070.E

14 ALLOWED UNITS [13.02 ROUND UP] x 1.09 [DENSITY BONUS] = 16 UNITS [15.26 ROUND UP]

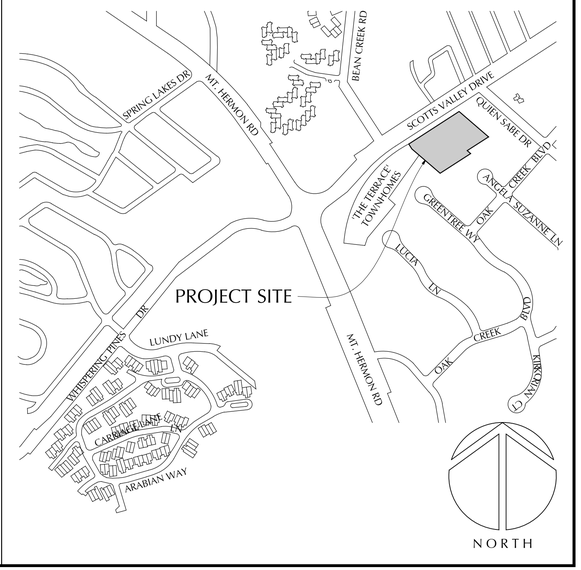
16 UNITS ARE PERMITTED WHEN PROVIDING 2 MODERATE INCOME UNITS

PARKING SPACE REQUIREMENTS

2.2 PER UNIT x 16 UNITS = 35.2 SPACES

TOTAL SPACES REQUIRED = 36 SPACES
TOTAL SPACES PROVIDED = 37 SPACES

VICINITY MAP



WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

ARCHITECTURAL SITE PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/4/21
2	PLANNING	6/17/21

APPROVAL STAMP

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET A1

TENTATIVE PLANS FOR THE ENCORE
SCOTTS VALLEY, CA
APN# 022-732-01 & 48

4104 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066

CONTRACTOR RESPONSIBILITY

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

DISCREPANCIES

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

EROSION CONTROL NOTE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS

CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.

SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.

CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

CONSTRUCTION SURVEYING / STAKING

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

GENERAL NOTES

NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.

CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.

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

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

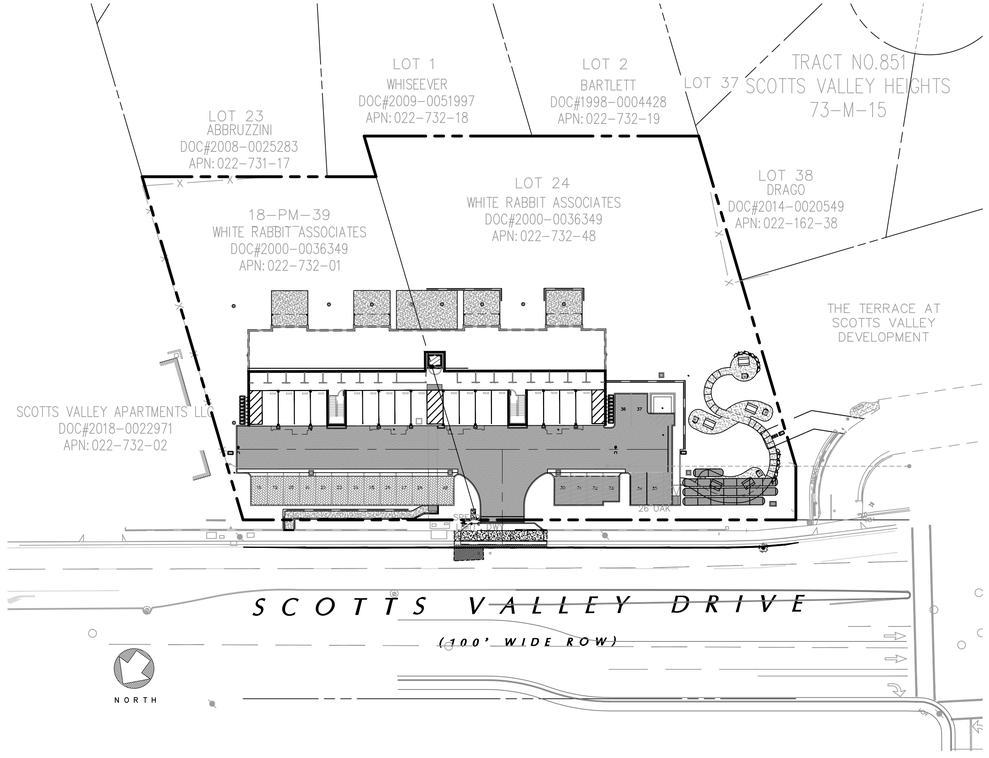
IF ANY INDICATIONS OF ARCHEOLOGICAL REMIANS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRATE EVALUATION PROCEDURES.

ADDITIONAL NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 642-2444. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE STANDARD SPECIFICATIONS AND DETAILS, LATEST EDITION, OF THE CITY OF SCOTTS VALLEY SHALL GOVERN UNLESS OTHERWISE SPECIFIED HEREIN.

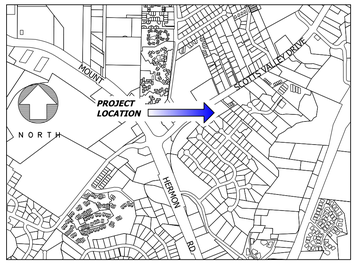
(N) IMPERVIOUS AREAS TABLE

DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
EXISTING	0	0
BUILDING & GARAGE	0	0
ASPHALT & CONCRETE	0	0
TOTAL (N) IMPERVIOUS AREA	23,043	0.529
TOTAL LOT AREA	64,773	1.487
IMPERVIOUS % OF TOTAL LOT	24.4%	



UNDERGROUND NOTES

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



VICINITY MAP
SCALE: NTS

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

DEVELOPER:
APPLE HOMES DEVELOPMENT
15 SHERMAN COURT
SCOTTS VALLEY, CA 95066
OFFICE: (831) 464-3380

ARCHITECT:
BILL KEMPF ARCHITECTS
911 CENTER STREET STE. F
SANTA CRUZ, CA 95060
OFFICE: (831) 459-0951

LANDSCAPE ARCHITECT:
GREGORY LEWIS LANDSCAPE ARCHITECT
736 PARK WAY
SANTA CRUZ, CA 95065
OFFICE: (831) 425-4747

CIVIL ENGINEER:
C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

GEOTECHNICAL ENGINEER:
BECKY DEES AND ASSOCIATES
501 MISSION STREET
SANTA CRUZ, CA 95060
OFFICE: (831) 427-1770

ARBORIST:
KURT FOUTS
826 MONTEREY AVE.
CAPITOLA, CA 95010
OFFICE: (831) 359-3607

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACCP	SPUN CONCRETE PIPE
BFC	BOTTOM FACE OF CURB
BFP	BACK FLOW PREVENTER
BFS	BOTTOM FACE OF STEP
BLDG	BUILDING
BO	BLOW OFF VALVE
CONC	CONCRETE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET/DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
ER	END OF RETURN
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GF	GARAGE FINISH FLOOR @ GARAGE DOOR
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NAP	NOT A PART
NTS	NOT TO SCALE
NG	NATURAL GROUND
P/L	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TC	TOP OF CURB
TYP	TYPICAL
WV	WATER VALVE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD HOODED INLET		
FIRE HYDRANT		
STREET LIGHT		
WATER METER		
DOMESTIC WATER SERVICE	W	W
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
HANDICAP RAMP		
IRRIGATION METER AND BACK FLOW PREVENTER		
MONUMENT WELLS		

INDEX OF SHEETS:

COVER
A1 - COVER SHEET

CIVIL
C0.1 - CIVIL COVER SHEET
C0.2 - TENTATIVE MAP
C1.1 - EXISTING SITE & DEMOLITION PLAN
C2.1 - SITE PLAN
C3.1 - GRADING PLAN
C3.2 - LIGHTING PLAN
C4.1 - UTILITY PLAN
C4.2 - STORMWATER CONTROL PLAN
C5.1 - SITE CROSS SECTIONS
C5.2 - WALL PLAN & PROFILE
C5.3 - WALL PLAN & PROFILE
C6.1 - DETAILS
C6.2 - DETAILS
C6.3 - DETAILS
C6.4 - DETAILS
C6.5 - DETAILS
C7.1 - RENDERINGS (by Animatehouse)

ARCHITECTURAL
A2 - PARKING LEVEL PLAN
A3 - SECOND FLOOR PLAN
A4 - THIRD FLOOR PLAN
A5 - ENLARGED UNIT PLAN
A6 - EXTERIOR ELEVATIONS - NORTH & WEST
A7 - EXTERIOR ELEVATIONS - SOUTH & EAST
A8 - PERSPECTIVE VIEWS

LANDSCAPE
L1.0 - LANDSCAPE PLAN

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

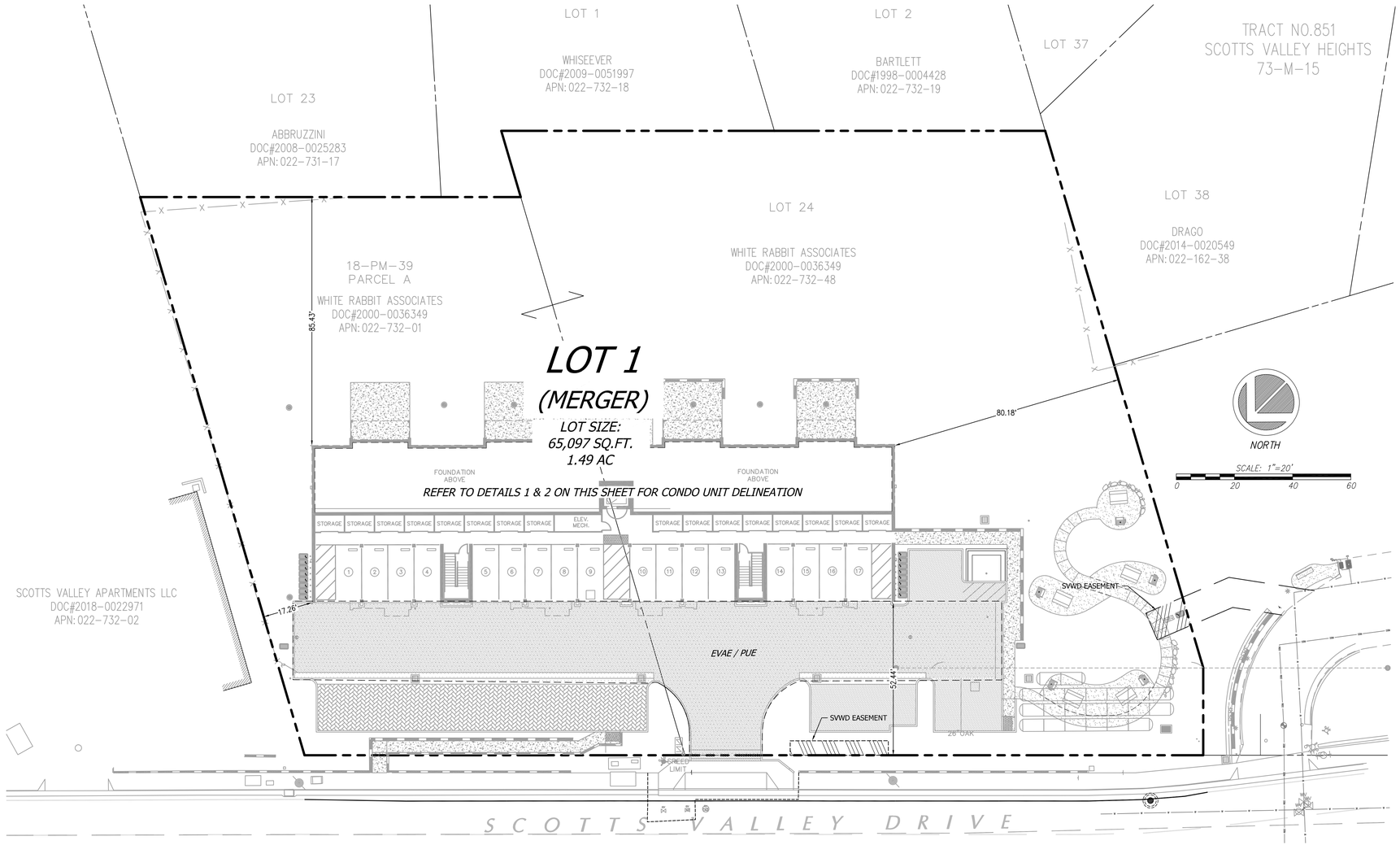
C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
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T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date: 03.08.21
Scale: 1"=40'
Drawn: DD
Job: 249-60
Sheet: C0.1
Of 26 Sheets

Drawing: Z:\Shared\CAD\249-60 Print - White Rabbit\Design\CAD\Sheets\C01 - COVER.dwg Layout: C01 Last Saved: Wed Mar 03, 2021 - 9:45am Last Plotted: Mon Mar 08, 2021 - 7:49am By: jamie

090



LEGEND

- EVAE / PUE
- SVWD USE EASEMENT
- BOUNDARY LINE
- LOT LINE
- EXCLUSIVE USE EASEMENT (E.U.E.)

EASEMENT NOTES

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

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

SURVEYOR'S STATEMENT

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

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SVWD	SCOTTS VALLEY WATER DISTRICT
APN	ASSESSORS PARCEL NUMBER
DOC	DOCUMENT
PM	PARCEL NUMBER

ZONING

EXISTING

THE EXISTING LOT IS ZONED R-M-6 (MULTI-FAMILY RESIDENTIAL)
(SEE SCOTTS VALLEY, CALIFORNIA - CODE OF ORDINANCES CHAPTER 17.24)

MINIMUM SETBACKS:	
FRONT	20'
REAR	15'
SIDE	6'

MAXIMUM LOT COVERAGE: 55%

PROPOSED

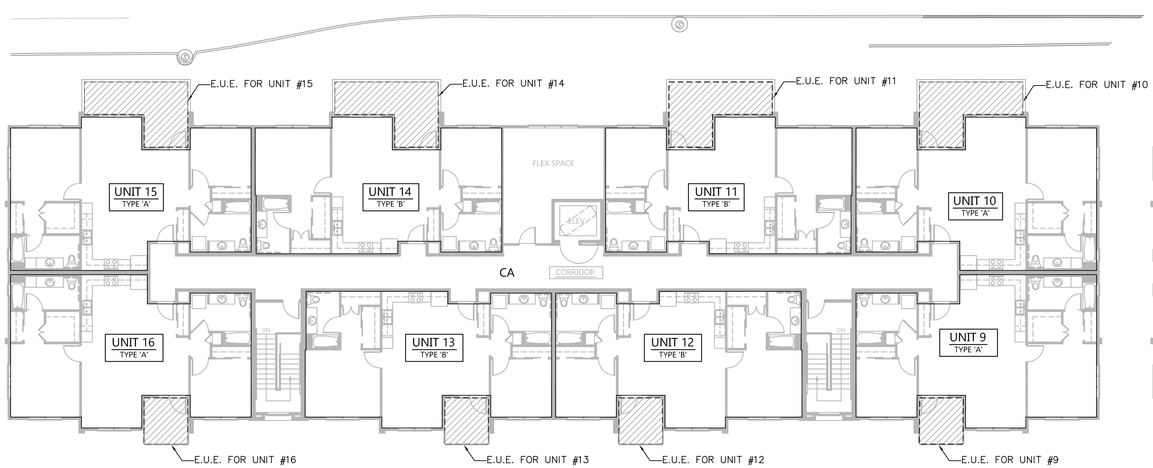
THE PROPOSED LOT IS ZONED MEDIUM DENSITY R-M-6

MINIMUM SETBACKS:	
FRONT	20'
REAR	15'
SIDE	6'

MAXIMUM BUILDING COVERAGE: 16%

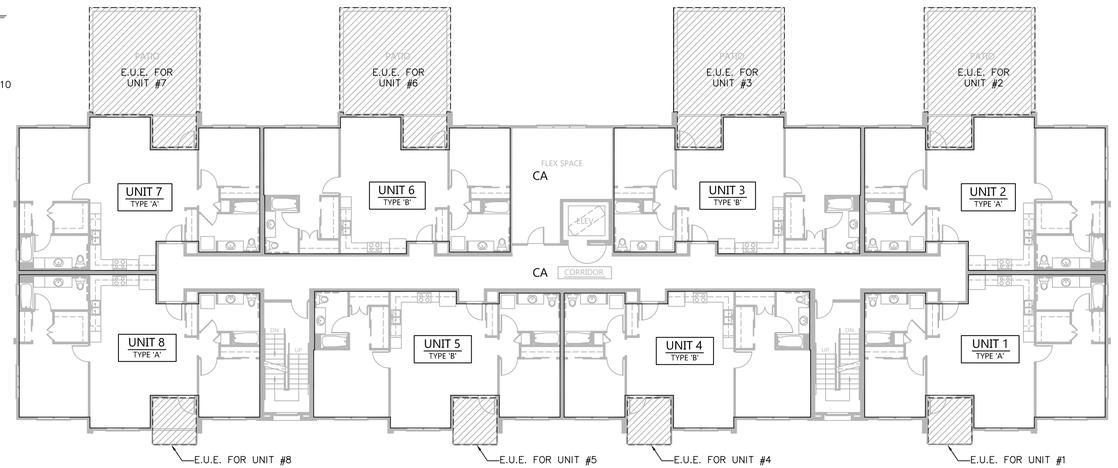
UNIT COUNT

TOTAL OF 16 CONDOMINIUM UNITS



2 THIRD FLOOR - CONDOMINIUM PLAN

Scale: NTS



1 SECOND FLOOR - CONDOMINIUM PLAN

Scale: NTS

REVISIONS	BY

TENTATIVE MAP FOR CONDOMINIUMS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	NTS
Drawn:	DD
Job:	249-60
Sheet:	C0.2
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Penn - White Rabbit\Design\CAD\Sheets\C0.2 - TENTATIVE MAP.dwg Layout: C0.2 Last Saved: Thu Mar 04, 2021 - 5:08pm Last Plotted: Tue Mar 09, 2021 - 8:47am By: Dave

LOT 23
ABBRUZZINI
DOC#2008-0025283
APN: 022-731-17

LOT 1
WHISEEVER
DOC#2009-0051997
APN: 022-732-18

LOT 2
BARTLETT
DOC#1998-0004428
APN: 022-732-19

LOT 37

TRACT NO.851
SCOTTS VALLEY HEIGHTS
73-M-15

LOT 38
DRAGO
DOC#2014-0020549
APN: 022-162-38

LOT 24
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-48

18-PM-39
PARCEL A
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-71

SCOTTS VALLEY APARTMENTS LLC
DOC#2018-0022971
APN: 022-732-02

(103.47')1
(27.34')1
23.72'
(23.72')1
(93.90')1
(93.10')1
(S 56°41'00" E 130.81')1,3
N 56°41'00" E 130.81
(S 49°43'00" E 200.00')1,3
S 49°43'00" E 200.00'
(130.81')1,3
(12.41')1
(12.22')2
(9.33')2
(63.32')2
(168.87')
(178.36')1
(N 33°19' W 30.00')1,2,3
N 33°19'00" W 30.00'
N 56°41'00" E 765.55' (N 56°41'00" E 765.55')
BASIS OF BEARINGS N 56°41'00" E 765.55'

3' WIRE FENCE
DRAIN INLET RIM: 558.7'
DRAIN INLET RIM: 550.6'
SS MH RIM: 552.2'
SS MH RIM: 550.5'
6"PVC FL: 556.1'
CONCRETE BLOCK WALL
COMM. PEDESTAL
UNMARKED PEDESTALS
SPEED HUMP
SIDEWALK
BUS STOP
DRAIN INLET RIM: 546.8' (IMPACTED)
AC. DWY
DWY CUT
PG+E
PACBELL
ROUND 6"x6" CONCRETE MON
FOUND 6" CONCRETE MON
PVC STUB
LIMIT OF DISTURBANCE (TYP)
CURB OF TRAFFIC ISLAND
18"SS
36"RCP
8"RW
10"SS

SCOTTS VALLEY DRIVE
(100' WIDE ROW)

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

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
FL	FLOWLINE
GB	GRADE BRAKE
G	GROUND
INV	INVERT ELEVATION
LP	LOW POINT
NAP	NOT A PART
NG	NATURAL GROUND
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TG	TOP OF GRATE
UG	UNDREGROUND
W	WATER

LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EDGE GRIND EXISTING AC PER CITY STANDARD
- REMOVE EXISTING TREE
- 25% OR GREATER SLOPES
- TREE PROTECTIVE FENCING (1)

(X) DEMOLITION KEY NOTES

1. REMOVE EXISTING CONCRETE
2. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
3. SAWCUT AND REMOVE PORTION OF EXISTING AC
4. EXISTING TRANSFORMER AND PEDESTAL TO REMAIN
5. EXISTING TREE TO REMAIN - PROTECT IN PLACE PER DETAIL 1 THIS SHEET
6. EXISTING CURB AND GUTTER TO REMAIN
7. REMOVE EXISTING PORTION OF WALL
8. SAWCUT EXISTING PORTION OF SIDEWALK
9. REMOVE EXISTING BIKE LANE STRIPING
10. PORTION OF EXISTING WALL TO BE LOWERED IN ORDER TO PROVIDE 300' SIGHT VISIBILITY (SEE SHEET C2.1). CONTRACTOR SHALL REMOVE CONCRETE V-DITCH @ TBW & REGRADE AS NECESSARY TO PROVIDE 6" @ TBW

[X] TREE DEMOLITION SCHEDULE

1. 30" PINE	15. 10"/14" PINE
2. 36" PINE	16. 20" ACACIA
3. 26" PINE	17. DBL 6"/8" OAK
4. 16"/20" PINE	18. 10" ACACIA
5. 34" PINE	19. 10" OAK
6. 24" OAK	20. 12" ACACIA
7. 14" ACACIA	21. 16" PINE
8. 14" ACACIA	22. 10" ACADIA
9. 15" ACACIA	23. 16" PINE
10. 17" OAK	24. 18" PINE
11. 12" OAK	25. 15" PINE
12. 12"/16" OAK	26. 16" PINE
13. 8"/14" OAK	27. 20" EUC.
14. 20" PINE	28. EUC GROVE (11)
	29. EUC TREE (SMALL)

NOTE: EUCALYPTUS TREE REMOVAL IS PROPOSED AS MITIGATION

BASIC OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON FOUND 6"x6" CONCRETE MONUMENTS AS SHOWN ON THAT MAP ENTITLED TRACT NO.851 SCOTTS VALLEY HEIGHTS, FILED IN VOLUME 73 OF MAPS, PAGE 15 SANTA CRUZ COUNTY RECORDS.

NORTH 56°41'00" EAST

BASIC OF ELEVATIONS

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

TREE NOTES

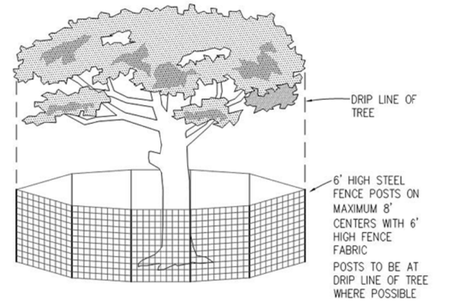
TREE SPECIES AND SIZES HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS'S KNOWLEDGE.

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT, USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTES

UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA SURVEYS N MARCH OF 2019. 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.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.



1 EXISTING TREE PROTECTION
SCALE: NONE

REVISIONS	BY

EXISTING SITE & DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
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T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 20'
Drawn:	DD
Job:	249-60
Sheet:	C1.1
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Penn - White Rabbit\Design\CAD\Sheets\C1.1 - EX SITE AND DEMO.dwg Layout: C1.1 Last Saved: Thu Mar 11, 2021 - 4:07pm Last Plotted: Mon Mar 15, 2021 - 7:03am By: Dave

LOT 23
ABBRUZZINI
DOC#2008-0025283
APN: 022-731-17

LOT 1
WHISEEVER
DOC#2009-0051997
APN: 022-732-18

LOT 2
BARTLETT
DOC#1998-0004428
APN: 022-732-19

LOT 37

TRACT
SCOTTS VAL
73-

18-PM-39
PARCEL A
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-01

LOT 24
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-48

LOT 38
DRAGO
DOC#2014-0020549
APN: 022-162-38

SCOTTS VALLEY APARTMENTS LLC
DOC#2018-0022971
APN: 022-732-02

SIGHT TRIANGLE. STOPPING DISTANCE DETERMINED BY AASHTO & CALTRANS. CONTRACTOR SHALL LOWER EXISTING RETAINING WALL AS NECESSARY TO ACHIEVE VISIBILITY WITHIN SIGHT TRIANGLE

250' @ 35 MPH + 20% PER CAL TRANS (FALLING SLOPE >3.0%)
TOTALING 300'

TYP OF 8

TYP OF 10

TYP OF 5

TYP OF 5

20' OAK

LEGEND

- VEHICULAR CONCRETE
- CONCRETE SIDEWALK
- HEAVY AC PAVEMENT
- LIGHT AC PAVEMENT
- DECOMPOSED GRANITE
- PERMEABLE PAVERS
- STORM DRAIN DROP INLET
- STORM DRAIN AREA DRAIN
- MATCHLINE
- EXISTING FIRE ACCESS LANE
- TYPE "A" CURB & GUTTER
- TYPE "C" CURB
- X.X — DIMENSION TO FACE OF CURB
- ADA ACCESSIBLE ROUTE

NORTH

SCALE: 1"=20'
0 20 40 60

IMPERVIOUS AREA CALCULATIONS

	SQ FT	ACRES
NEW		
BUILDING	11,145	0.26
AC PAVEMENT	10,223	0.23
CONCRETE SIDEWALK	450	
CONCRETE DUMPSTER PAD	244	
CONCRETEVALLEY GUTTER	731	
CONCRETE CURB GUTTER	250	
TOTAL NEW AND REPLACED IMPERVIOUS AREA	23,043	0.53

SHEET NOTES

1. MATCH AC @ SAWCUT LINE (5A 6.2)
2. MATCH CONCRETE @ SAWCUT LINE (5B 6.2)
3. HEAVY DUTY AC PAVEMENT (1 6.1)
4. CONCRETE SIDEWALK (2 6.2)
5. CONCRETE TYPE-C CURB (5 6.1)
6. CONCRETE CURB & GUTTER (5 6.1)
7. CONCRETE CURB TAPER (3 6.1)
8. TYPE-V VALLEY GUTTER (5 6.1)
9. KEYSTONE BLOCK RETAINING WALL (8 6.1)
10. CONCRETE FLUSH CURB (5 6.1)
11. CONCRETE CURB STOP (7 6.1)
12. CONCRETE DRIVEWAY APRON (8 6.1)
13. LIGHT DUTY AC PAVEMENT (2 6.1)
14. TRUNCATED DOMES (3 6.2)
15. VEHICULAR CONCRETE (6 6.1)
16. CMU RETAINING WALL, MAXIMUM 4' IN HEIGHT (4 6.1)
17. INSTALL CONCRETE CAP OVER MODIFIED PORTION OF (E) RETAINING WALL
18. 20' x 20' CONCRETE PATIO =
19. TRASH ENCLOSURE PER CITY OF SCOTT'S VALLEY STANDARD DETAIL ST-12
20. PICNIC TABLE
21. FREE-STANDING BBQ
22. ROCK LANDSCAPE WALL (3' MAX HEIGHT)
23. 6" RISER WITH 3' LANDING
24. NEW BICYCLE LANE STRIPING ALONG FRONTAGE
25. PERMEABLE PAVERS (9 6.1)

REMOVE 2 COURSES OF BLOCK FROM (E) WALL (± 1.17') & POUR (N) CONCRETE CAP @ (N) TW
(E) TW = 551.11
BEGIN WALL@ DWY ENTRANCE
CAR EXITING PROPOSED ACCESS
FG @ DWY = 549.0
FG @ SV DRIVE FL = 548.5
(E) TW = 550.18
END WALL
LINE OF SIGHT
SV DRIVE EG
SIDEWALK
EG (SV DRIVE) = ±542.2
3.5'
30'
130'
300'

1 LINE OF SIGHT ELEVATION
Scale: 1":20'

REVISIONS	BY

SITE PLAN

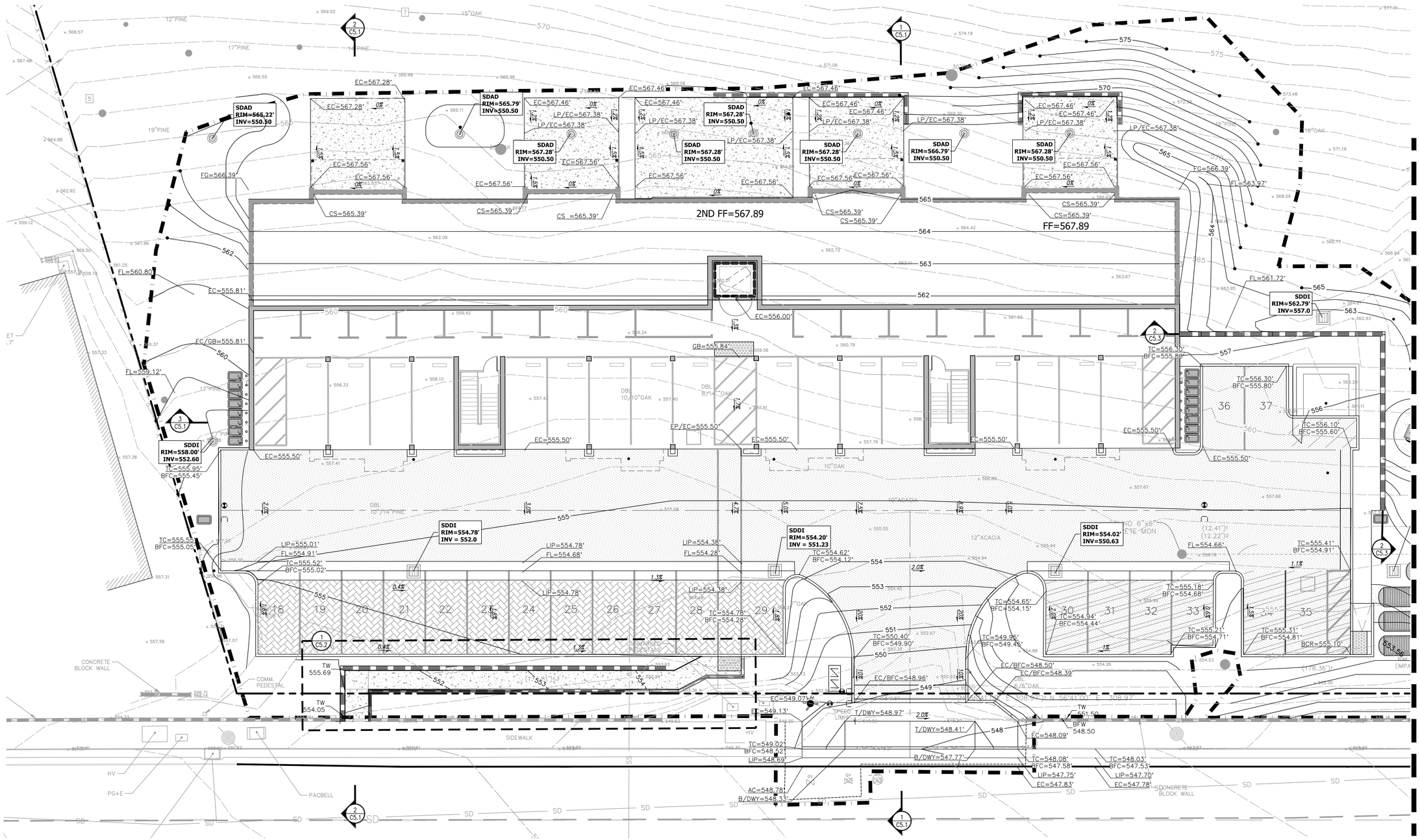
REGISTERED PROFESSIONAL ENGINEER
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THE ENCORE
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Job:	249-60
Sheet:	C2.1
Of	26 Sheets

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GENERAL GRADING NOTES

1. SURFACE VEGETATION PRESENT AT THE TIME OF CONSTRUCTION SHOULD BE STRIPPED TOGETHER WITH ORGANIC LADEN TOPSOIL. THE ACTUAL DEPTH SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. FOR PLANNING PURPOSES THE AVERAGE DEPTH MAY BE ASSUMED TO BE 3-INCHES IN VEGETATED AREAS.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE SOILS ENGINEER.
3. THESE SOILS WILL NEED TO BE PROCESSED; MOISTURE CONDITIONED AND RE-COMPACTED AS ENGINEERED FILL. AT A MINIMUM, SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8-INCHES; MOISTURE CONDITIONED AND RE-COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
4. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
5. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
6. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST ADDITION OF THE UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
9. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY UPDATE, DATED APRIL 11, 2019, BY GEOSPHERE CONSULTANTS, INC.
10. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
12. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
13. FOR ALL ACCESS ROADS, CONTRACTOR SHALL EXTEND SUBGRADE PREPARATION 1' MIN. BEYOND FACE-OF-CURB. OVER-EX AND RE-COMPACTION SHALL BE 18" DEEP

EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	2137	261

NET VOLUME = 1876 CU.YDS. OF CUT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

LEGEND

- PERF — PERFORATED PIPE
- SD — STORM DRAIN PIPE
- SD — PORTION OF (E) STORM DRAIN PIPE TO REMAIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- 250 — GRADING CONTOUR
- 250 — EXISTING CONTOUR
- RETAINING WALL

NORTH

SCALE: 1"=10'

0 10 20 30

REVISIONS	BY

GRADING PLAN

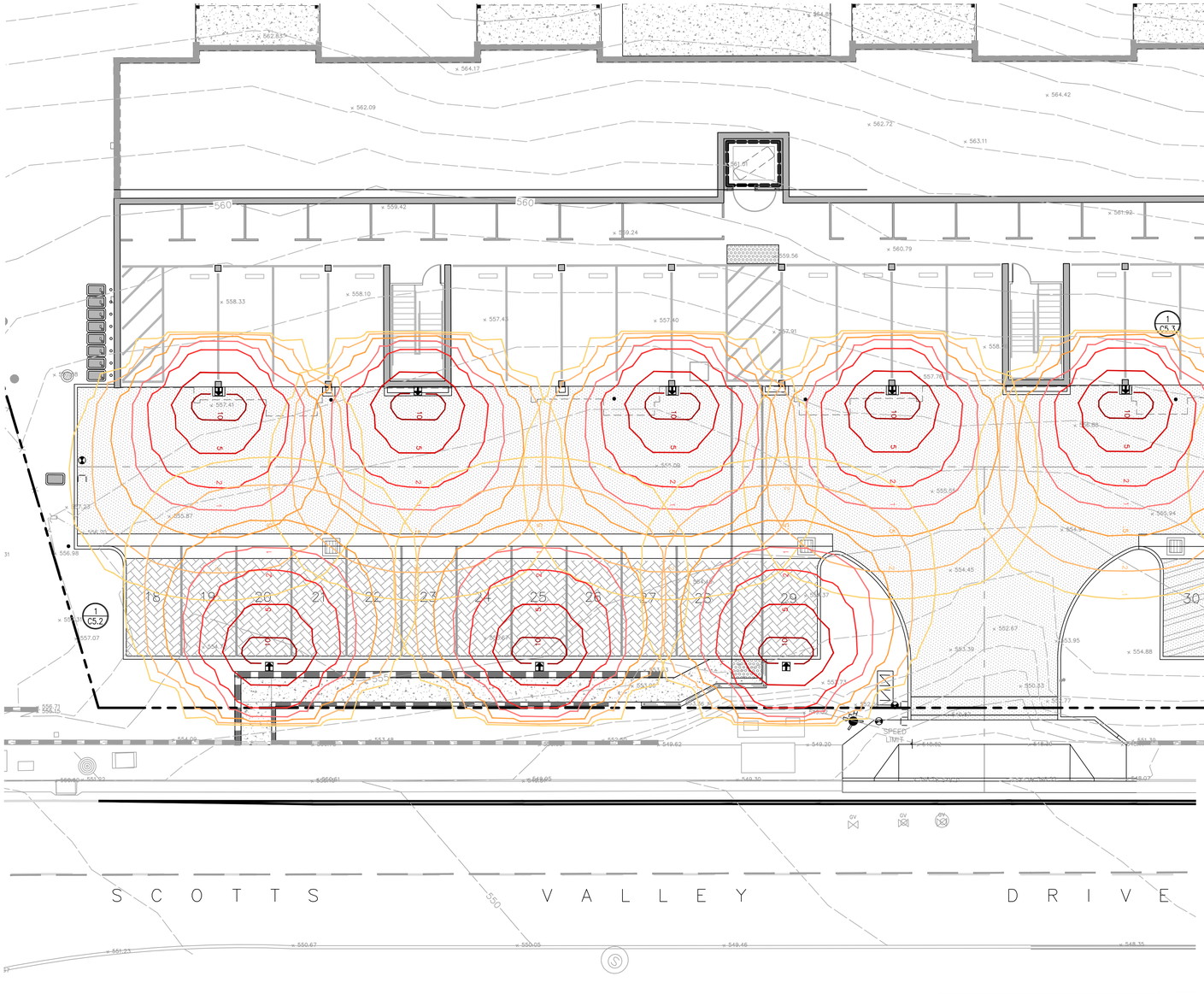
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
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Exp. 6/30/21
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STATE OF CALIFORNIA

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THE ENCORE
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Job:	249-60
Sheet:	C3.1
Of	26 Sheets

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RAB LIGHTING

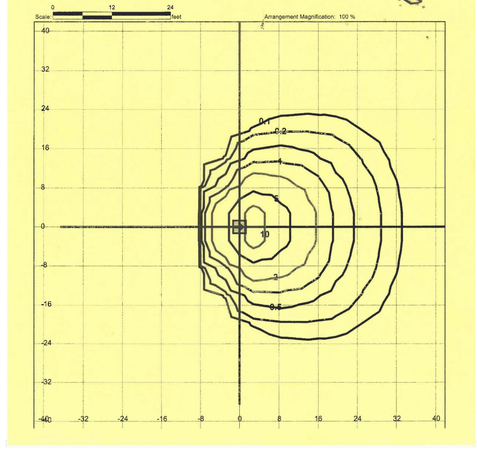
Luminaire

Date : 23 Jul 2019
Title : Enter the title here...
Desc : Enter the description here...

For : Client's name or company...
By : Your name or company...

IES Filename : rab04258mod50.ies
Description : SLIM18
CAST BROWN PAINTED FINNED METAL HOUSING,
1 CIRCUIT BOARD WITH 1 LED,
ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE

Light Loss Factor : 1.00
Number of Lamps : 1
Lamp Lumens : -1 lms
Luminaire Watts : 18 W





NOTE: LIGHT FIXTURE INTEGRATED IN 8' TALL FENCE POSTS OR AFFIXED TO BUILDING.

1 8' TALL LIGHT FIXTURE

Scale: NTS

REVISIONS	BY

PHOTOMETRIC PLAN

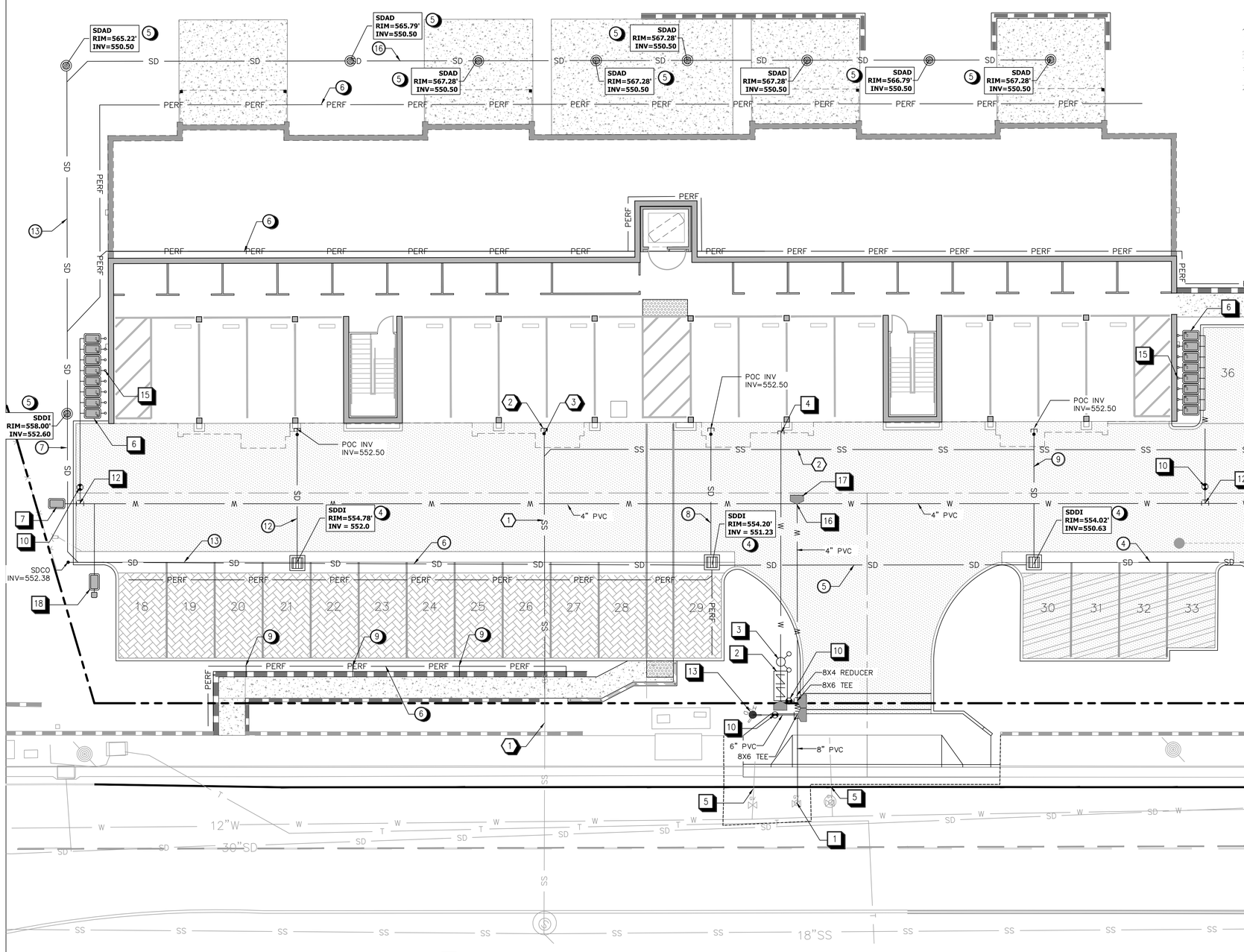
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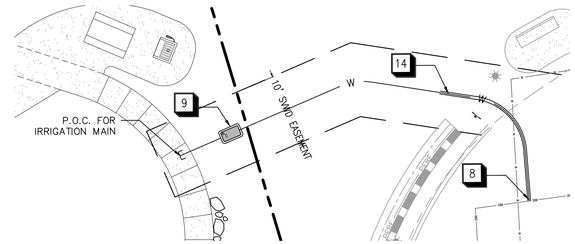
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 10'
Drawn:	DD
Job:	249-60
Sheet:	C3.2
Of	26 Sheets

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1 ENLARGED PLAN

Scale: 1"=10'

WATER NOTES

1. P.O.C. TO EXISTING 8"Φ WATER STUB. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE & MATERIAL PRIOR TO CONSTRUCTION. PROVIDE AND INSTALL COUPLER FOR DISIMILAR SIZE AND/OR MATERIAL.
2. INSTALL 4" BACKFLOW PREVENTER WITH CONCRETE PAD & ENCLOSURE
3. INSTALL FDC (2-WAY PER CITY OF SV FIRE). SIAMESE CONNECTION ON BACK OF BFP
4. P.O.C. TO BUILDING FIRE RISER SERVICE
5. ABANDON EXISTING 2" WATER SERVICE PER THE SCOTTS VALLEY WATER DISTRICT.
6. INSTALL (8) 5/8 METER & BOX FOR DOMESTIC WATER SERVICE
7. INSTALL 2" BLOW OFF VALVE IN METER BOX
8. P.O.C. TO EXISTING RECYCLED WATER LINE. CONTRACTOR SHALL SADDLE TAP W/ (N) 1 IRRIGATION WATER SERVICE.
9. INSTALL 5/8 METER & BOX FOR IRRIGATION SERVICE
10. INSTALL GATE VALVE PER WATER DISTRICT DETAIL
11. NA
12. INSTALL 2" SERVICE MANIFOLD
13. INSTALL FIRE HYDRANT
14. INSTALL FULL STANDARD SLEEVES UP TO 10 FEET BEYOND THE NEAREST DOMESTIC WATER PIPING CROSSING PER SVWD RW-21B. RECYCLED WATER SUPPLY LINE TO BE AT LEAST 12" BELOW POTABLE WATER LINE WHERE CROSSING,
15. INSTALL WALL HANGING BACKFLOW PREVENTER EQUIVALENT TO WATER DISTRICT DETAIL. THE DISTRICT WILL NEED TO REVIEW AND APPROVE THE BACKFLOW DESIGN PRIOR TO INSTALLATION.
16. INSTALL 4"x4" TEE (FLxFL W/ 2104)
17. INSTALL THRUST BLOCK (TYP)
18. INSTALL BELOW-GRADE AIR VALVE INSTALLATION PER SVWD STANDARD DETAIL 25

STORM DRAIN NOTES

1. P.O.C. TO EXISTING 30" STORM DRAIN LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION, DEPTH, SIZE & MATERIAL PRIOR TO CONSTRUCTION. INSTALL 48Φ CAST IN PLACE MANHOLE
2. UNDERGROUND CHAMBERS
3. P.O.C. TO DOWNSPOUT. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF DOWNSPOUTS
4. U23 DROP INLET
5. 8" AREA DRAIN
6. FOUNDATION DRAIN
7. RESTRICTOR MANHOLE W/ INTERNAL BYPASS
8. U43 DROP INLET
9. 4" WEEP HOLE

STORM DRAIN PIPE DATA

1. 22 LF OF 12"Φ HDPE (DOUBLE WALL) SD PIPE @ 4.0% SLOPE
2. 4 LF OF 24"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
3. N/A
4. 70 LF OF 12"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
5. 58 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
6. 78 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
7. 32 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
8. 26 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 5.0% SLOPE
9. 26 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 7.5% SLOPE
10. NA
11. NA
12. 25 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 2.0% SLOPE
13. 38 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 14.0% SLOPE
14. 60 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE
15. 45 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE
16. 115 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE

SANITARY SEWER NOTES

1. POINT OF CONNECTION TO EXISTING SS LATERAL. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. POINT OF CONNECTION TO BUILDING SEWER LATERAL. SEE PLUMBING PLANS FOR CONTINUATION.
3. SANITARY SEWER CLEANOUT (SSCO)

SAN. SEWER PIPE DATA

1. 47 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.
2. 159 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.
3. 13 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.

GENERAL RECYCLED WATER NOTES

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

1. SCOTTS VALLEY WATER DISTRICT (SVWD) WATER RECYCLING PROGRAM RULES AND REGULATIONS
2. SVWD CUSTOMER ON-SITE DESIGN MANUAL
3. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

NORTH

SCALE: 1"=10'

0 10 20 30

REVISIONS	BY

UTILITY PLAN

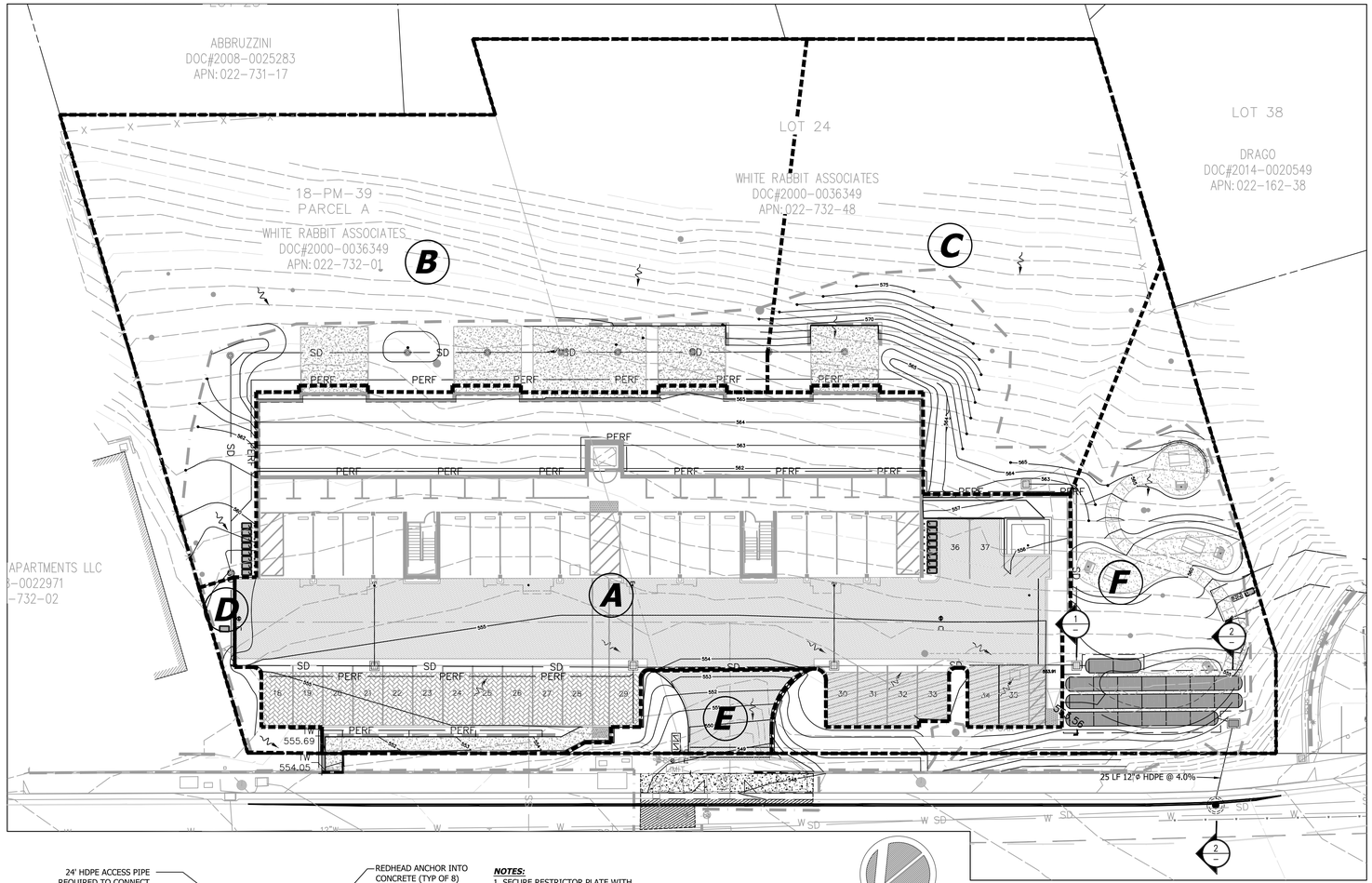
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAGER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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Drawing: Z:\Shared\CAD\249-60 Encr - White Rabbit\Design\CAD\Sheets\C4.1 - UTILITY PLAN.dwg Layout: C4.1 Last Saved: Mon Mar 29, 2021 - 3:36pm Last Plotted: Thu Apr 22, 2021 - 8:13am By: jamie



NORTH

SCALE: 1"=20'

0 20 40 60

DRAINAGE MANAGEMENT AREAS			
ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
A	22,295	178	22,472
B	1,950	18,417	20,367
C	400	12,084	12,484
D	0	532	532
E	748	407	1,155
F	1,453	6,437	7,890
TOTAL	23,043	41,731	64,773

LEGEND

- B — DMA ID
- DROP INLET
- AREA DRAIN
- UNDERGROUND CHAMBER
- STORMDRAIN MANHOLE
- SD — STORMDRAIN PIPE
- DMA BOUNDARY

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 23,043

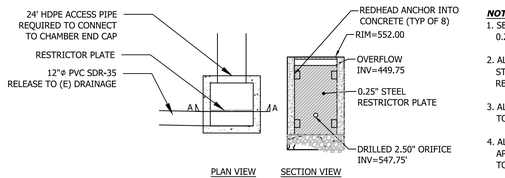
PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- DIRECT ROOF RUNOFF INTO CIESTERNS OR RAIN BARRELS FOR REUSE
- DIRECT RUNOFF FROM WALKWAYS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS ONTO VEGETATED AREAS

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF GROUNDWATER INFILTRATION.
- BASED ON WEB SOIL SURVEY MAPS, SOILS BELOW INFILTRATION SYSTEM ARE MADE ENTIRELY OF ELDER SANDY LOAM, 2 TO 9 PERCENT SLOPES, WITH A KSAT VALUE OF 2.83 TO 9.92 IN/HR (MEDIAN 6.38 IN/HR)
- TREATMENT AREA REQUIREMENT IS 4% OF NET IMPERVIOUS AREA
  - 52,129 SF x 0.04 = 921.7 (REQUIRED INFILTRATION AREA)
  - PROVIDED INFILTRATION AREA = 1,017 SF

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION WITHIN ROCKED SECTION OF BIOFILTRATION SYSTEM
- PER CENTRAL COAST REGION STORM CONTROL MEASURE SIZING CALCULATOR, REQUIRED RETENTION VOLUME = 625 CF
- SEE SWM-24 FROM STORMWATER CONTROL PLAN

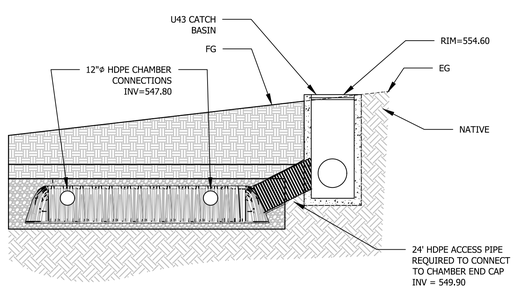
PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY RETENTION AND DETENTION TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS.
- SEE SWM-24 AND SWM-17 ON THE STORMWATER CONTROL PLAN
- REQUIRED DETENTION = 1441 CF
- TOTAL REQUIRED STORAGE = 2066 CF
- TOTAL PROVIDED STORAGE = 2101 CF



NOTES:
1. SECURE RESTRICTOR PLATE WITH 0.25" REDHEAD FASTENERS.
2. ALL STEEL COMPONENTS TO BE STAINLESS OR TREATED TO RESIST CORROSION.
3. ALL STEEL TO CONCRETE JOINTS TO BE SEALED WATER-TIGHT.
4. ALL SUBSTITUTIONS TO BE APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.

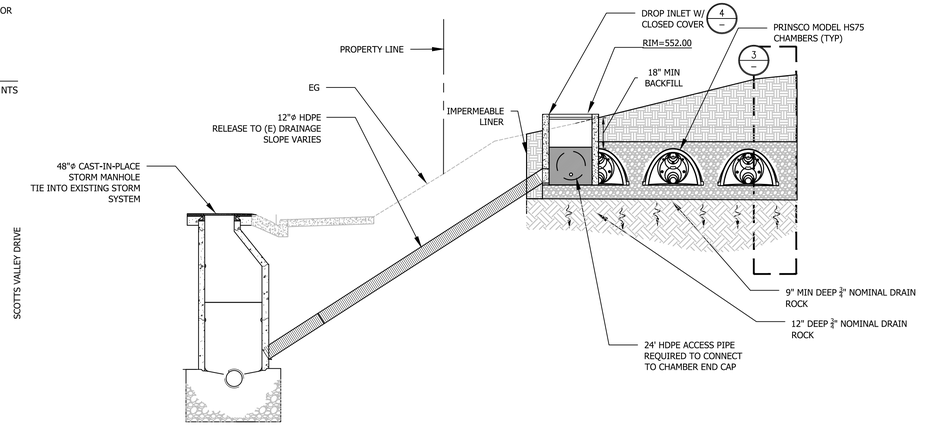
4 RESTRICTOR DIAGRAM

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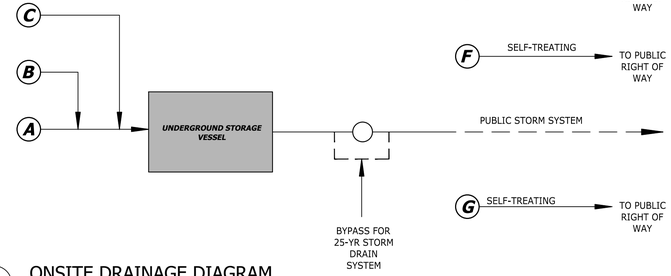
1 TREATMENT/DETENTION/RETENTION CHAMBERS SECTION

Scale: 1"=5'



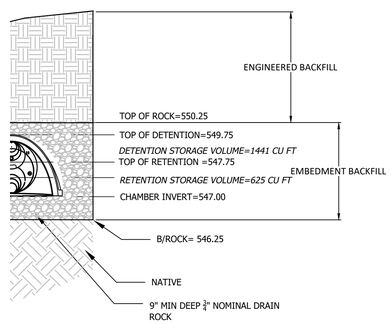
2 TYPICAL RUNOFF TREATMENT/DETENTION/RETENTION CHAMBER TYPICAL PROFILE

Scale: 1"=5'



5 ONSITE DRAINAGE DIAGRAM

Scale: NTS



3 STORAGE CHAMBER SECTION

Scale: 1"=3'

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STORMWATER CONTROL PLAN

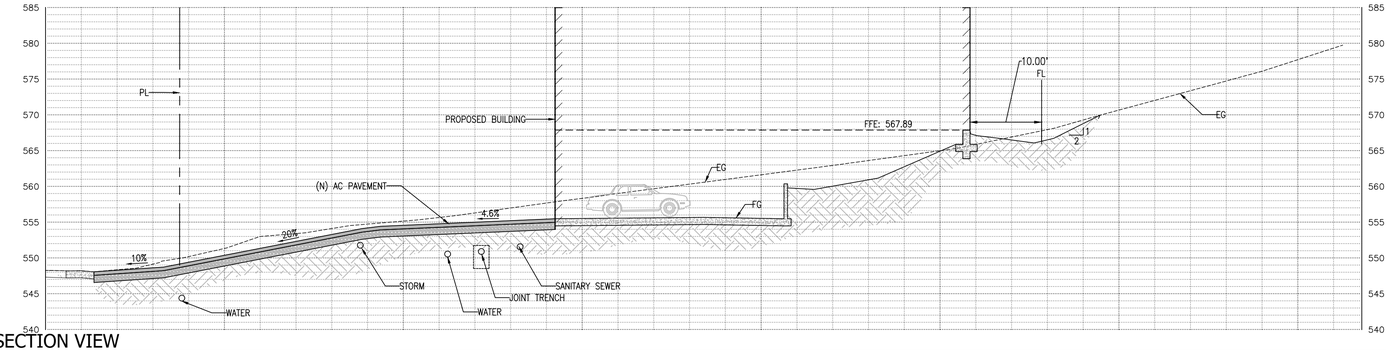
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
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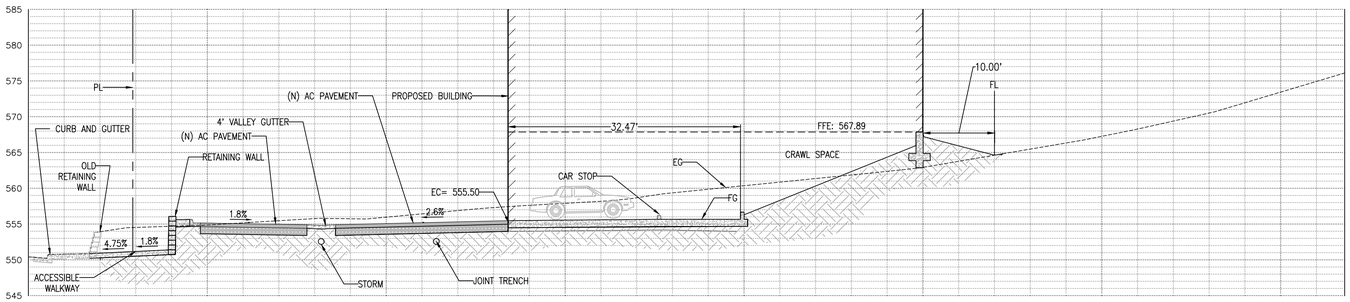
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Of	26 Sheets

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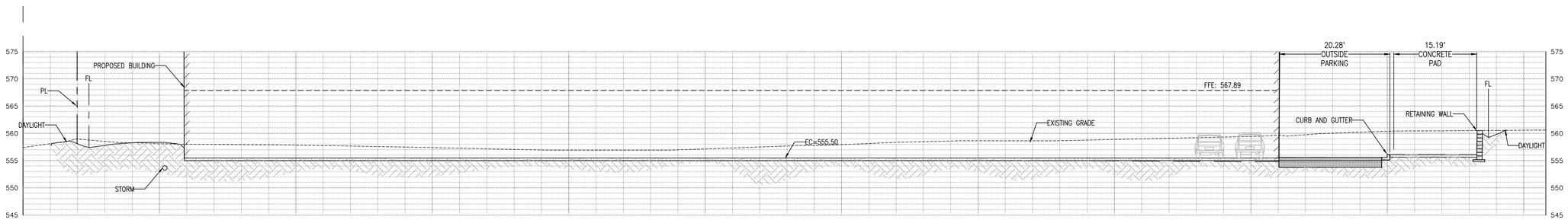
1 SECTION VIEW

Scale: 1"=10'



2 SECTION VIEW

Scale: 1"=10'



3 SECTION VIEW

Scale: 1"=10'

REVISIONS	BY

SITE CROSS SECTIONS

REGISTERED PROFESSIONAL ENGINEER
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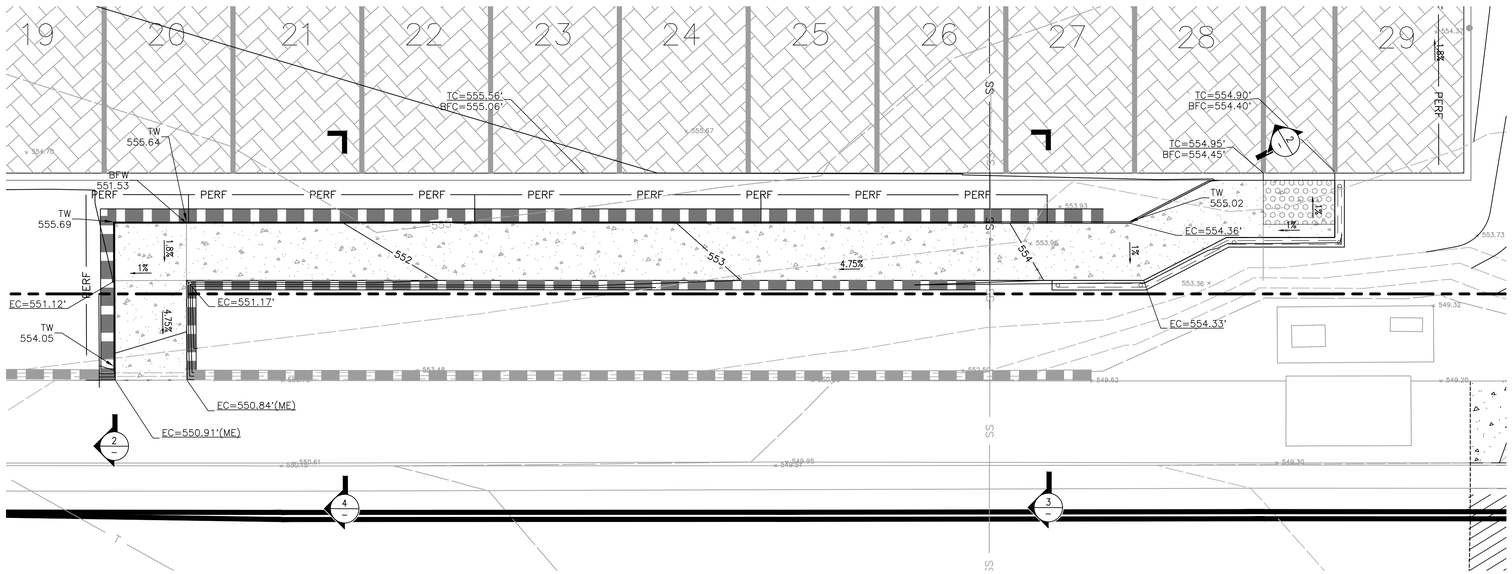
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Job:	249-60

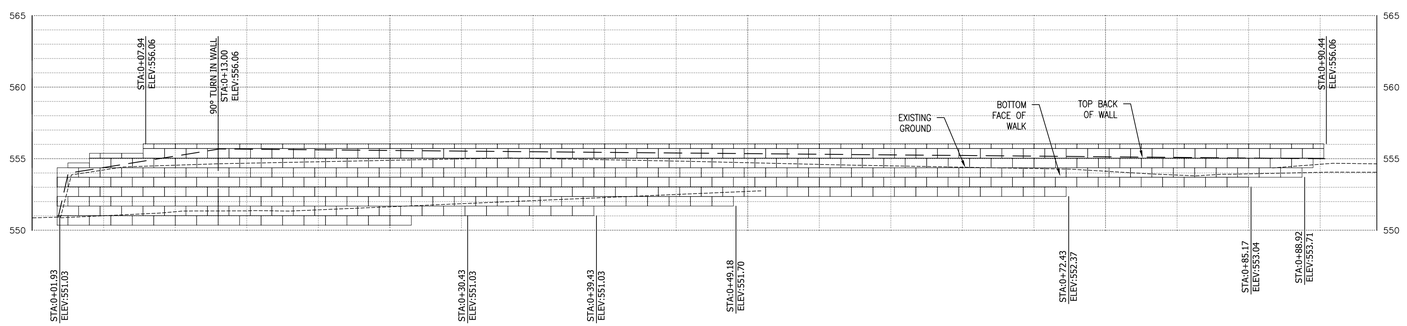
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Of 26 Sheets

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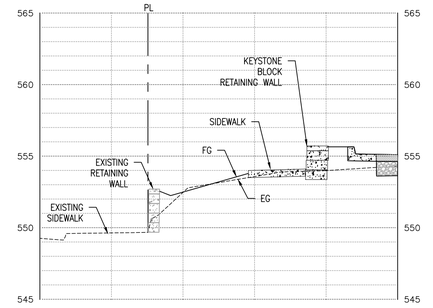
1 ENLARGED GRADING PLAN

Scale: 1"=5'



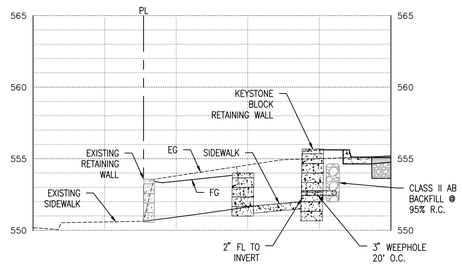
2 NORTH RETAINING WALL

Scale: 1"=5'



3 ACCESSIBLE WALK SECTION

Scale: 1"=5'



4 ACCESSIBLE WALK SECTION

Scale: 1"=5'

REVISIONS	BY

WALL PLAN & PROFILE

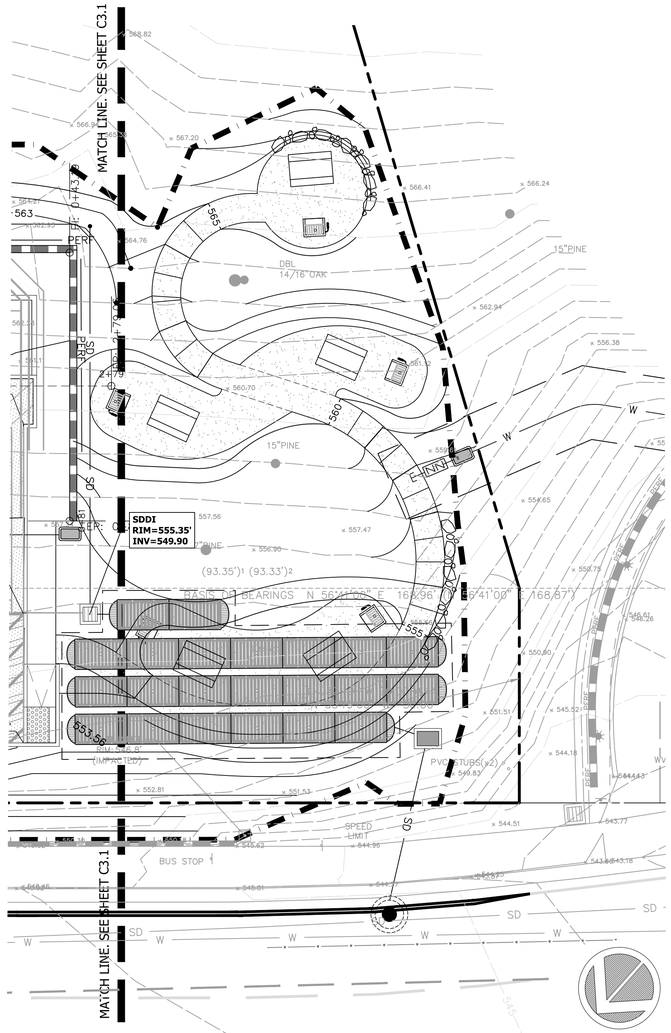
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
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STATE OF CALIFORNIA

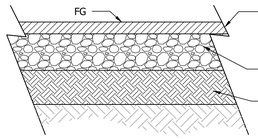
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Of	26 Sheets

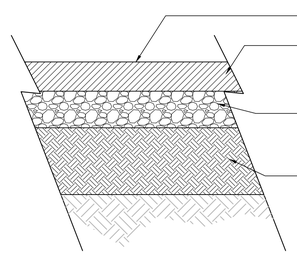
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MATCH LINE, SEE SHEET C3.1
MATCH LINE, SEE SHEET C3.1
SDDI
RIM=555.35'
INV=549.90
(93.35')1 (93.33')2
BASIS OF BEARINGS N 56°41'08" E 168.96' (N 56°41'08" E 168.87')
DBL 14/16" OAK
15"PINE
PROPOSED FIRE HYDRANT
PROPOSED 6" FIRE SERVICE
PROPOSED 8" DOMESTIC SERVICE
PROPOSED 4" SEWER LATERAL
PROPOSED 8" SEWER MAIN
PROPOSED 8" WATER MAIN
PROPOSED 12" STORM DRAIN
PROPOSED 18" STORM DRAIN
PROPOSED 24" STORM DRAIN
PROPOSED 30" STORM DRAIN
PROPOSED 36" STORM DRAIN
PROPOSED 42" STORM DRAIN
PROPOSED 48" STORM DRAIN
PROPOSED 54" STORM DRAIN
PROPOSED 60" STORM DRAIN
PROPOSED 66" STORM DRAIN
PROPOSED



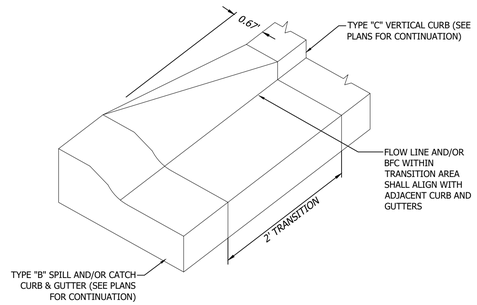
1 HEAVY DUTY PAVEMENT SECTION

Scale: NTS



2 LIGHT DUTY PAVEMENT SECTION (PARKING STALLS ONLY)

Scale: NTS

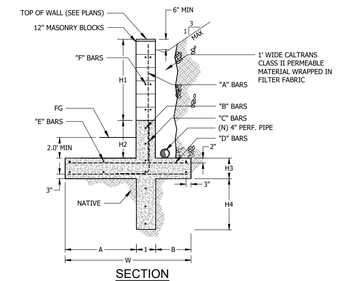


3 CURB TRANSITION

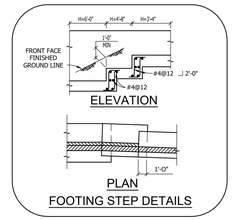
Scale: NTS

RETAINING WALL SCHEDULE

DESC.	H1	H2	H3	H4	W	A	B	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS
2'-8" SLOPED	0	3'-4"	1'-8"	1'-0"	4'-0"	2'-0"	1'-0"	#5 @ 32"O.C.	#5 @ 32"O.C.	#5 @ 32"O.C.	#6 @ 16"O.C.	#7 @ 16"O.C.	#5 @ 32"O.C
5'-9" SLOPED	2'-0"	3'-4"	1'8"	1'-0"	4'-0"	2'-0"	1'-0"	#5 @ 32"O.C.	#5 @ 32"O.C.	#5 @ 32"O.C.	#6 @ 16"O.C.	#7 @ 16"O.C.	#5 @ 32"O.C.



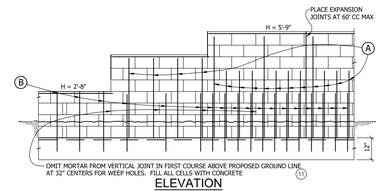
SECTION



ELEVATION

PLAN

FOOTING STEP DETAILS



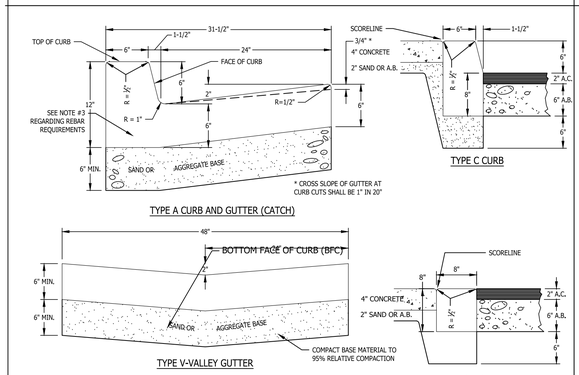
ELEVATION

NOTES:

1. WHERE WALL HEIGHT FALLS BETWEEN CALCULATED HEIGHTS, CONTRACTOR SHALL BUILD PER THE NEXT HIGHER HEIGHT.
2. FOOTING CONCRETE SHALL BE CALTRANS CLASS "A",6 SACK MIX.
3. REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40.
4. HOLLOW CONCRETE MASONRY UNITS SHALL BE GRADE "N" UNITS CONFORMING TO ASTM C-90. STYLE OF BLOCK(ie. SLUMPED, SPLIT FACE, ETC.) IS OPTIONAL.
5. MORTAR SHALL BE TYPE M OR S CONFORMING TO UBC TABLE 24-A.
6. ALL CELLS SHALL BE GROUTED SOLID WITH GROUT CONFORMING TO UBC TABLE 24-B.
7. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 24 "MASONRY" OF THE UBC, LATEST EDITION.
8. SAFETY HANDRAIL OR GUARD RAIL NOT SHOWN AT TOP OF WALL MAY BE REQUIRED AND IS RESPONSIBILITY OF BUILDER.
9. DESIGN DATA: E.F.P. = 35 PCF, LEVEL; E.F.P. = 50 PCF, SLOPED; Qu = 2,500 PSF; PASSIVE PRESSURE = 400 PCF; =0.35
10. ALTERNATE DRAINAGE MAY BE PROVIDED BY 2"ø WEEPS AT 4' C.C. SET 2" ABOVE FRONT FACE GROUND LINE OR BY 4"ø PERFORATED DRAIN PIPE IN BOTTOM OF ROCK POCKET AND SLOPED TO DAYLIGHT WITH APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
11. WITH THE WRITTEN APPROVAL OF A GEOTECHNICAL ENGINEER, THE PERMEABLE MATERIAL BACKFILL MAY BE REPLACED WITH MIRAFAIN (PREFABRICATED DRAINAGE STRUCTURE), OR APPROVED EQUAL, BACKED WITH A MINIMUM 4-INCH THICK SAND BLANKET.
12. WALL TO BE FOUNDED ENTIRELY ON BEDROCK OR ENGINEERED FILL AS PER GEOTECH REPORT.
13. BACKFILL FOR ALL CMU WALLS TO BE GNEISSIC GRANODIORITE

4 CMU BLOCK RETAINING WALL

Scale: NTS



TYPE A CURB AND GUTTER (CATCH)

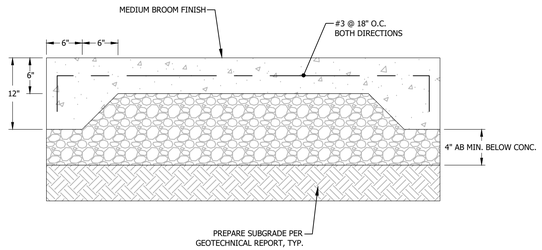
TYPE V-VALLEY GUTTER

FLUSH CURB

1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20ø INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

5 CONCRETE CURBS & GUTTERS

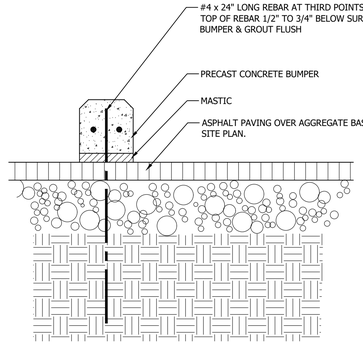
Scale: NTS



NOTE:
1. TYPE OF CONCRETE: CLASS A
2. MINIMUM 6" CLASS 2 AB, COMPACTED TO 95%.
3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
4. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
5. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.

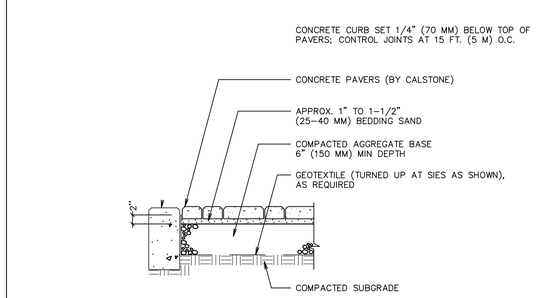
6 VEHICULAR CONCRETE SECTION

Scale: NTS



7 CONCRETE WHEEL STOP

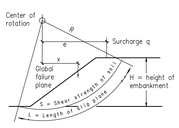
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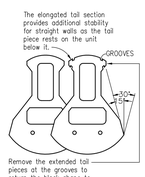
NOTES:
1. THICKNESS OF BASE VARIES DEPENDING ON SUBGRADE AND CLIMATE.
2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
3. PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE EDGING MAY BE USED.

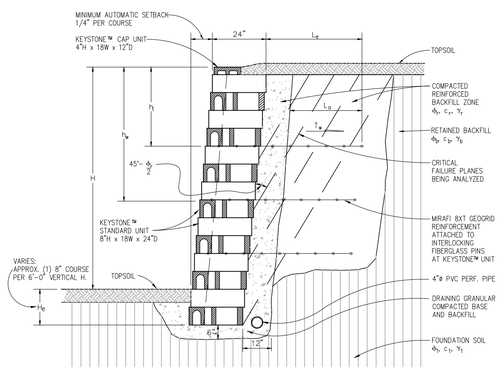
9 CONCRETE PAVERS

Scale: NTS



Slope stability analysis diagram

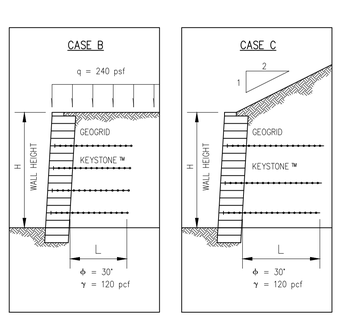




TYPICAL WALL SECTION TERMS

BASIC GEOGRID PLACEMENT CHART *

WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	
4.67	B	8XT	2	5	1.47	2.98			EMBEDMENT DEPTH IN FEET
4.67	C	8XT	2	5.5	0.79	3.00			
6	B	8XT	3	6	1.57	3.02	4.48		
6	C	8XT	3	6.5	1.25	3.05	4.85		
7.33	B	2XT	4	6.86	0.67	2.0	4.0	6.0	
7.33	C	2XT	4	6.86	0.67	2.0	4.0	6.0	



NOTE: RETAINING WALL TO BE FOUNDED ON ENTIRELY BEDROCK OR ENGINEERED FILL AS PER SOILS REPORT.

8 KEYSTONE BLOCK RETAINING WALL

Scale: NTS

REVISIONS	BY

DETAILS

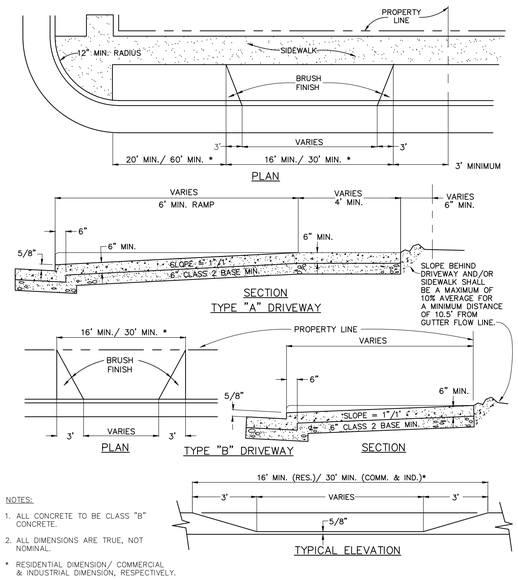
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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APN #022-732-01 & 48

Date:	03.08.21
Scale:	NTS
Drawn:	DD
Job:	249-60
Sheet:	C6.1
Of	26 Sheets

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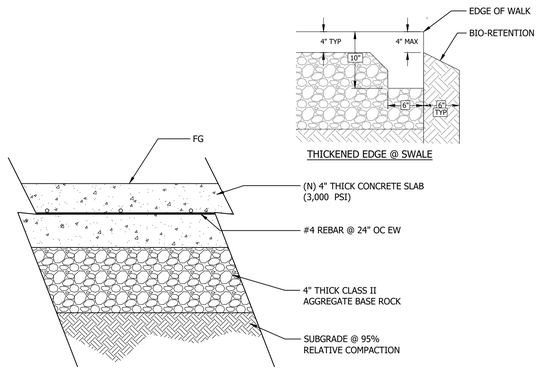
NOTES:

1. ALL CONCRETE TO BE CLASS "B" CONCRETE.
2. ALL DIMENSIONS ARE TRUE, NOT NOMINAL.

* RESIDENTIAL DIMENSION/ COMMERCIAL & INDUSTRIAL DIMENSION, RESPECTIVELY.

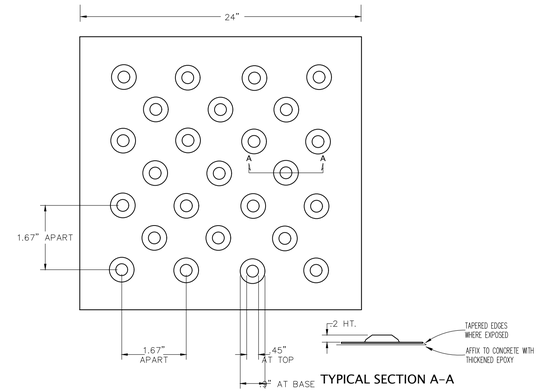
1 DRIVEWAY APRON

Scale: NTS



2 CONCRETE SIDEWALK SECTION

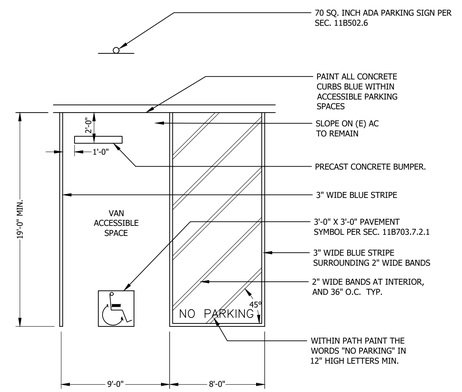
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TYPICAL PLAN

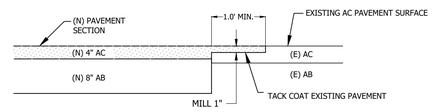
3 TRUNCATED DOMES, OFF-SET PATTERN

Scale: NTS



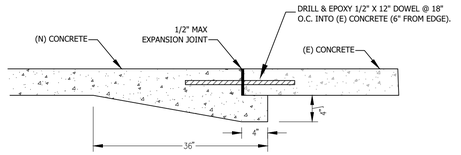
4 ACCESIBLE PARKING STALL IMPROVEMENTS

Scale: NTS



5A ASPHALT TIE-IN DETAIL

Scale: NTS



5B CONCRETE TIE-IN DETAIL

Scale: NTS

REVISIONS	BY

DETAILS

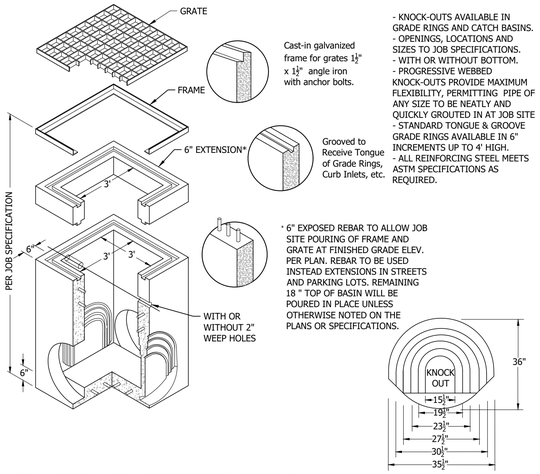
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APN #022-732-01 & 48

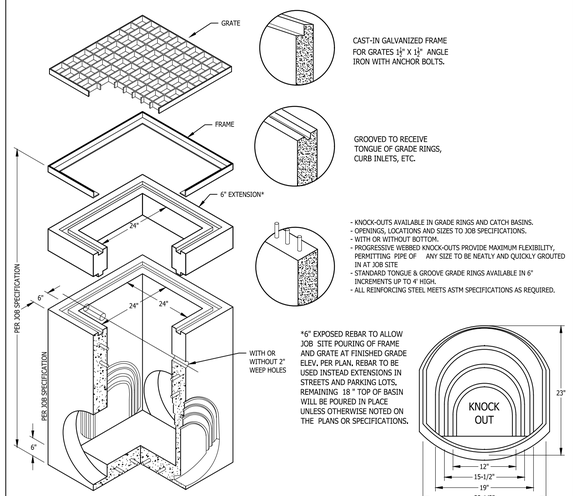
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Of 26 Sheets	

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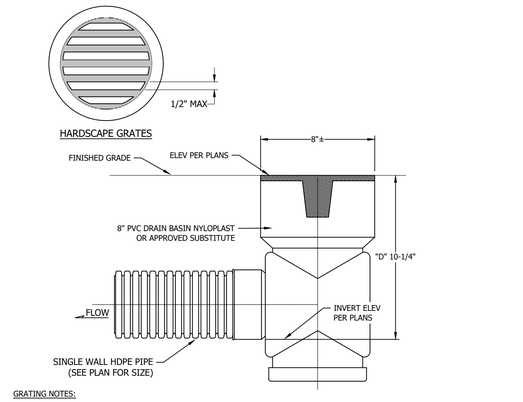
1 U43 - 3' x 3' WITH 6" WALLS

Scale: NTS



2 U23 CHRISTY BOX DROP INLET (2' X 2')

Scale: NTS

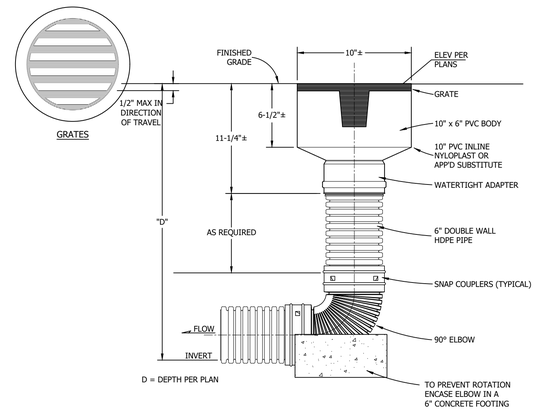


GRATING NOTES:

1. ALL GRATES IN SIDEWALKS, PATIOS, OR OTHER CONCRETE FLATWORK OR SIMILAR PAVED AREAS SHALL BE STANDARD LIGHT-DUTY BRONZE WITH LOCKING BAR.
2. ALL GRATES IN TREE WELLS AND AREAS PLANTED WITH GROUND COVER SHALL BE LIGHT-DUTY DOME-TYPE CAST IRON WITH LOCKING BAR.
3. ALL OTHER GRATES, INCLUDING THOSE IN TURFED AREAS SHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.
4. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS.

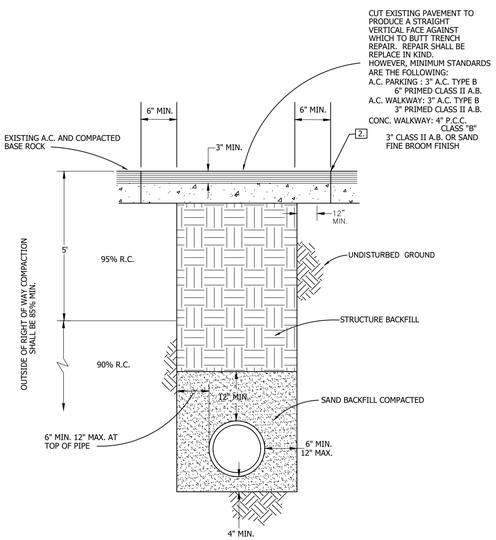
3 8" TERMINAL AREA DRAIN

Scale: NTS



4 SEWER CLEANOUT

Scale: NTS



NOTES:

1. TRENCH WIDTH DETERMINED BY PIPE DIAMETER.
2. SAW CUT ALL HARD SCAPE AREAS.

5 STANDARD UTILITY TRENCH

Scale: NTS

REVISIONS	BY

DETAILS

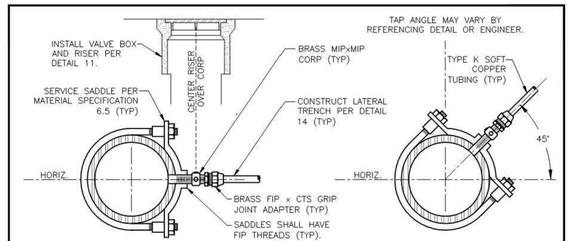
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS, INC.
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SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
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	Of 26 Sheets

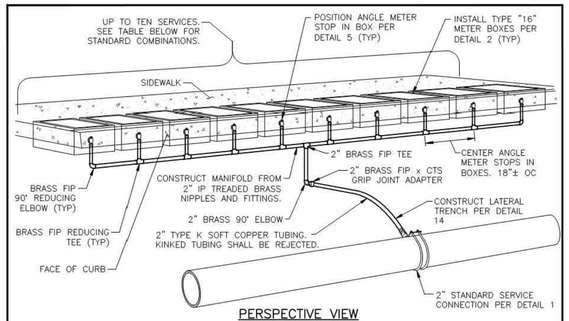
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NOTES

1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

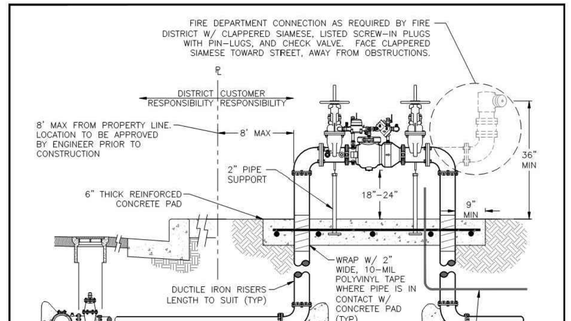


NUMBER OF 1-INCH SERVICES	0	1	2	3	4
MAXIMUM NUMBER OF ¾-INCH SERVICES	10	7	5	2	0

NOTES

1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICES SHALL NOT BE COMBINED WITH OTHER SERVICES IN THIS MANNER.
3. PERMISSION TO INSTALL SERVICES IN OTHER CONFIGURATIONS NOT SHOWN HERE MAY BE GRANTED BY THE ENGINEER. IN THIS CASE, THE DEVELOPER SHALL SUBMIT CALCULATIONS WHICH DEMONSTRATE TO THE SATISFACTION OF THE ENGINEER THAT THE RESIDUAL PRESSURE IS GREATER THAN A SINGLE SERVICE WHEN ALL SERVICES ARE FULLY OPEN.

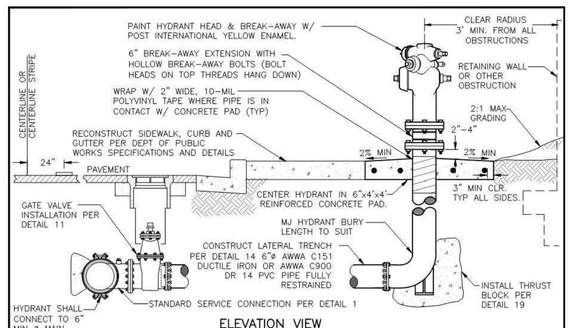
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 3
1-INCH AND SMALLER MULTIPLE BRANCHED SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

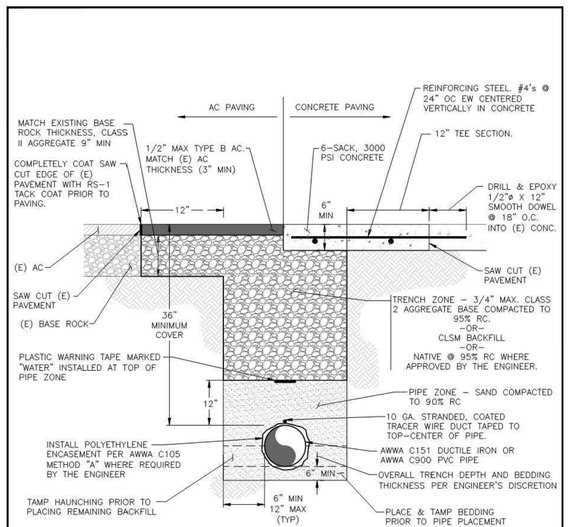
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

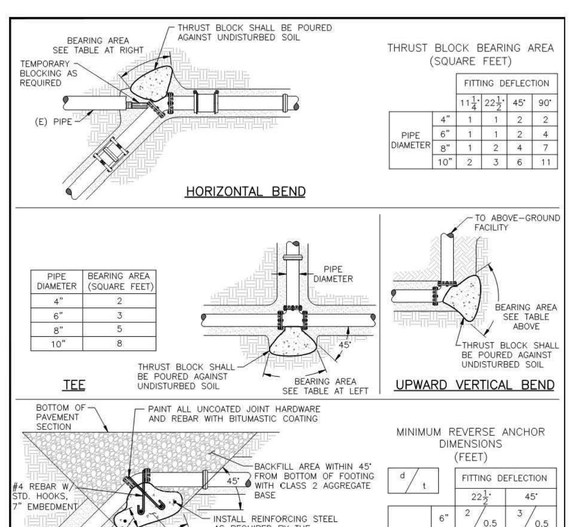
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER MAIN INSTALLATION CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. REFER TO SVWD TECHNICAL SPECIFICATIONS FOR COMPACTION TESTING REQUIREMENTS.
4. FOR SERVICE LATERALS, REFER TO DETAIL 14.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 15
STANDARD WATER MAIN TRENCH
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED; SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DISTRICT DETAILS

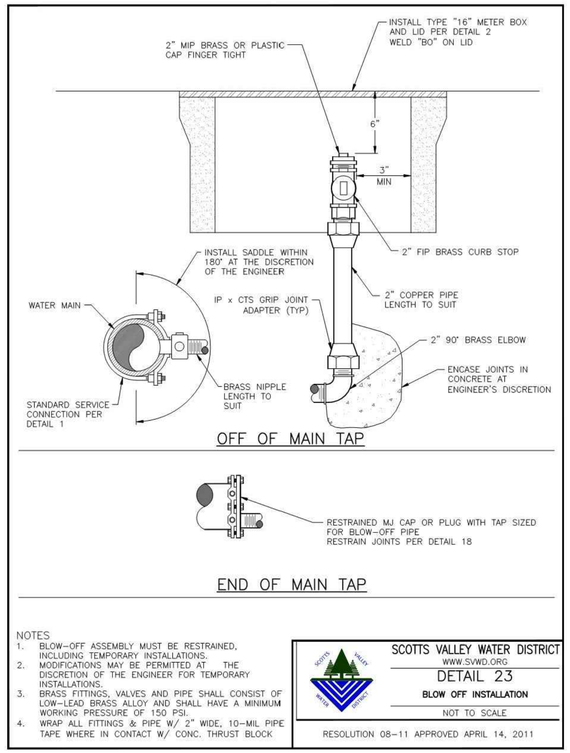
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

C2G CONSULTANTS GROUP, INC.
C2G /CIVIL CONSULTANTS
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

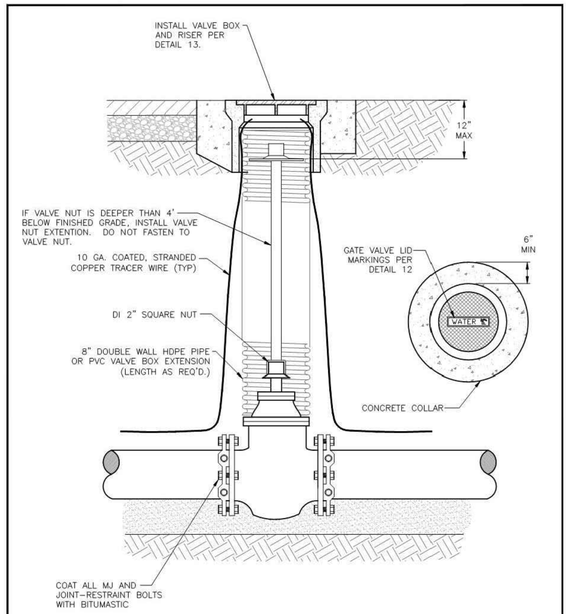
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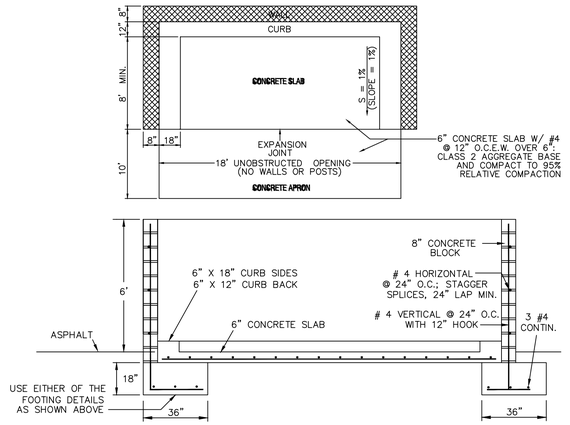
NOTES
1. BLOW-OFF ASSEMBLY MUST BE RESTRAINED, INCLUDING TEMPORARY INSTALLATIONS.
2. MODIFICATIONS MAY BE PERMITTED AT THE DISCRETION OF THE ENGINEER FOR TEMPORARY INSTALLATIONS.
3. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
4. WRAP ALL FITTINGS & PIPE W/ 2" WIDE, 10-MIL PIPE TAPE WHERE IN CONTACT W/ CONC. THRUST BLOCK

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 23
BLOW OFF INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



1. ENCLOSURES SHALL BE DESIGNED TO STORE THE REQUIRED NUMBER OF 1-8 YARD WASTE, RECYCLING, AND FOOD WASTE BINS OR CARTS. THE MINIMUM DEPTH SHALL BE 5' AND THE WIDTH SHALL DEPEND ON THE NUMBER OF CONTAINERS.
2. CONSIDERATION SHALL BE GIVEN TO THE LOCATION OF THE ENCLOSURE, OVERHEAD OBSTRUCTIONS, AND FRONT LOAD TRUCK SERVICE.
3. ENCLOSURES FOR RESTAURANTS REQUIRE A DRAIN CONNECTED TO THE SANITARY SEWER.
4. PROVIDE A PERSONNEL DOOR FOR LARGE OR SHARED ENCLOSURES.
5. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

CITY OF SCOTTS VALLEY STANDARD DETAIL
SOLID WASTE ENCLOSURE
SCOTT HAMBY
DIRECTOR OF PUBLIC WORKS
DRAWING NO: ST-12
SCALE: NONE
DATE: 12/06/17

REVISIONS	BY

SCOTTS VALLEY
WATER DISTRICT
DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date: 03.08.21
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Of 26 Sheets

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1 STREET RENDERING



2 STREET RENDERING



3 STREET RENDERING



4 STREET RENDERING

REVISIONS	BY

RENDERINGS

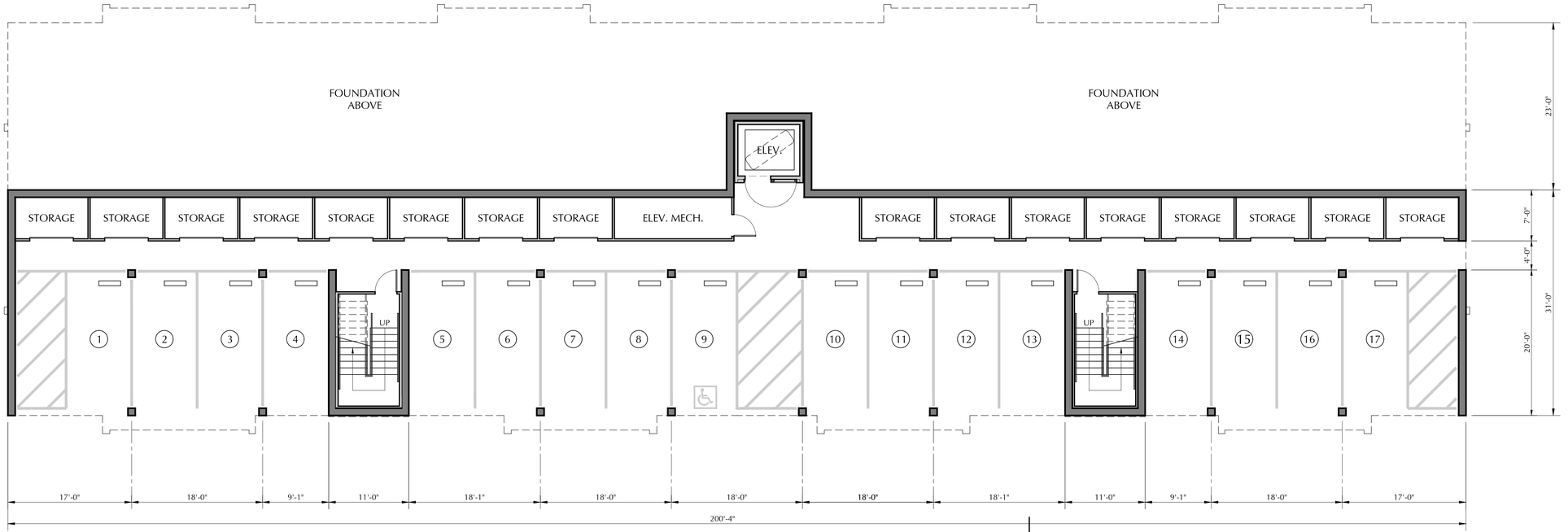
Animatehouse
515 La Honda Drive
Aptos, CA
(831) 295 2719

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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

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1 PARKING LEVEL PLAN

SCALE: 1/8" = 1'-0"

NORTH

3 / A6

WILLIAM C. KEMPF
ARCHITECT
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Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

PARKING LEVEL PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

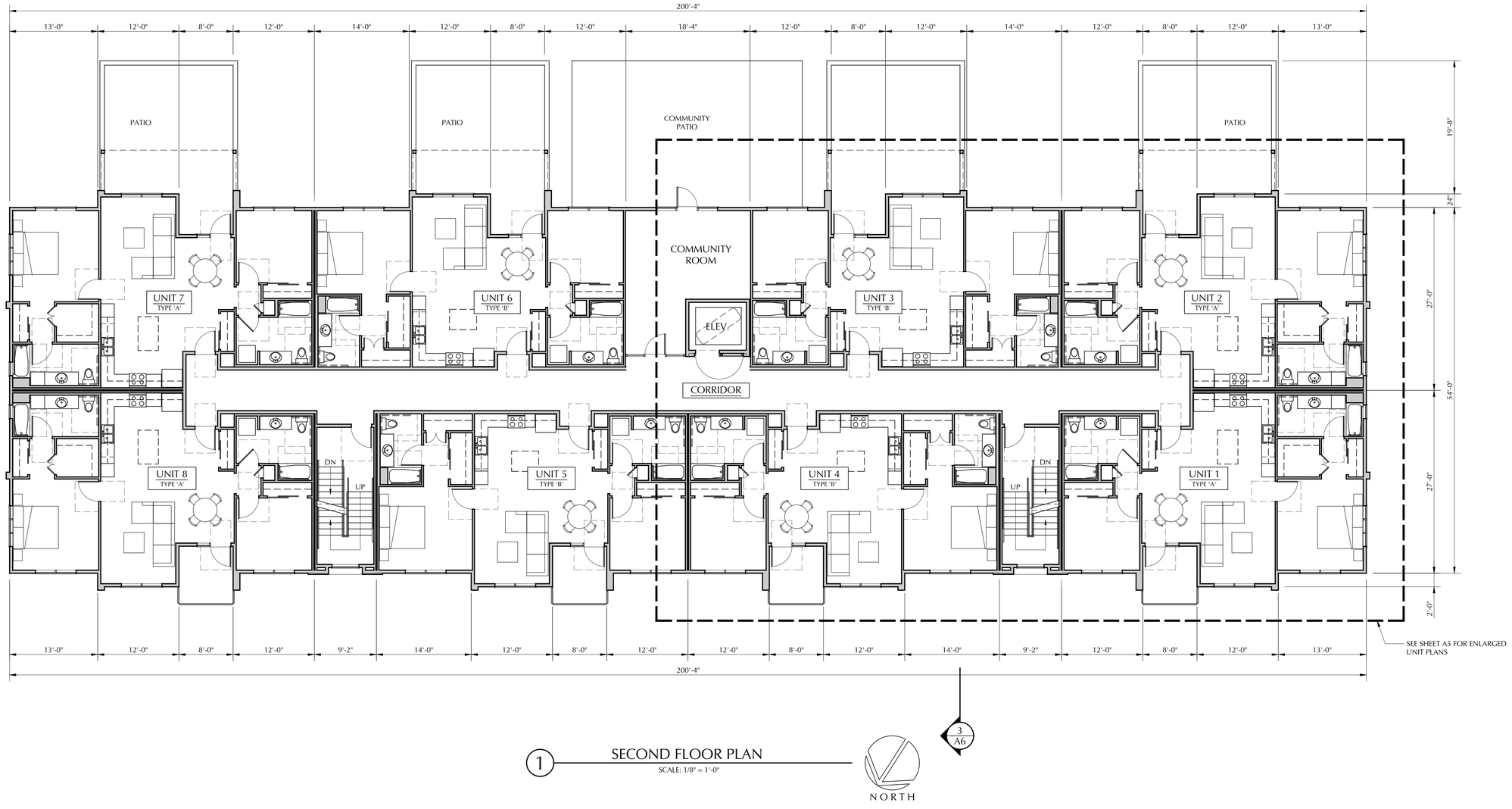
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SHEET

A2



1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

SECOND FLOOR PLAN

DRAWING DATE:
MARCH 4, 2021

A.P.N.
022-732-48 & 022-732-01

CLIENT NAME:
CHRIS PERRI

PROJECT NAME:
THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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SHEET

A3



1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

THIRD FLOOR PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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SHEET

A4



UNIT TYPE 'B'
±1,080 S.F.

1 ENLARGED UNIT PLANS
SCALE: 1/4"=1'-0"

NORTH

UNIT TYPE 'A'
1,134 S.F.

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

ENLARGED UNIT PLANS

DRAWING DATE: MARCH 4, 2021
A.P.N. 022-732-48 & 022-732-01
CLIENT NAME: CHRIS PERRI
PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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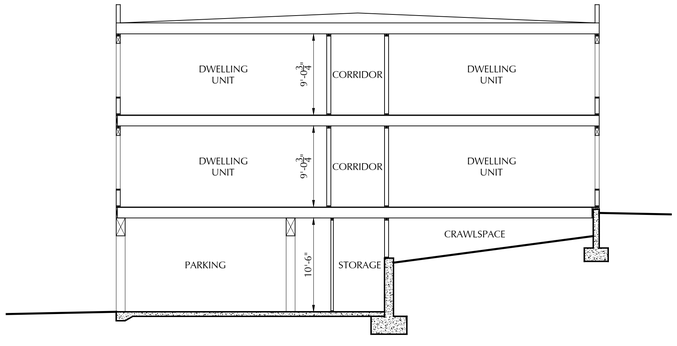
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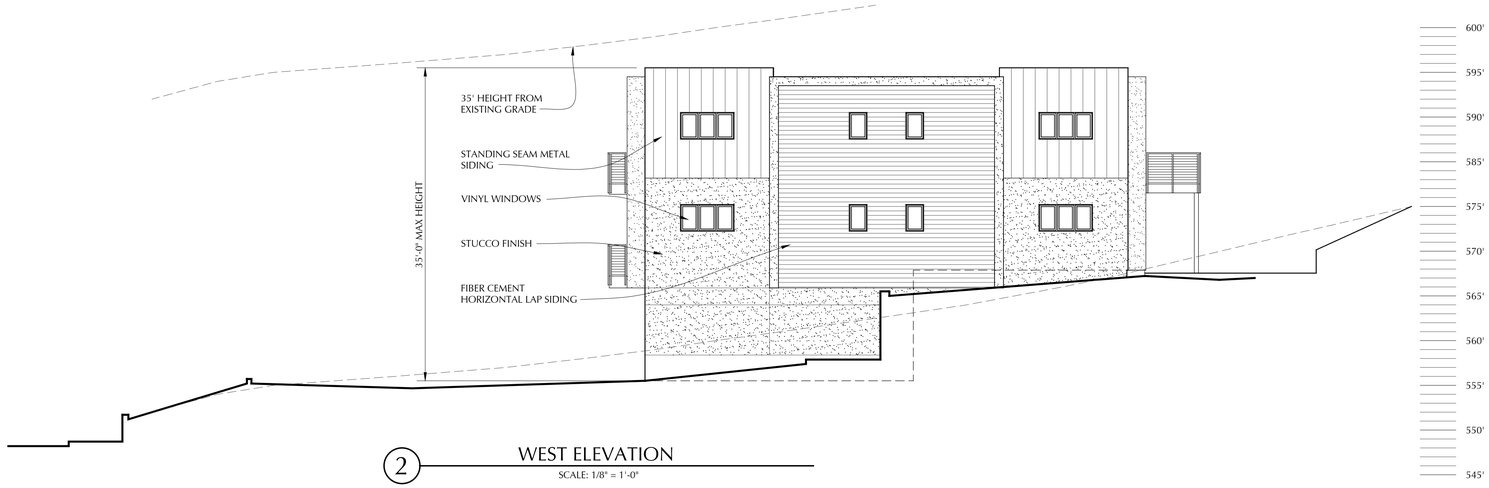
A5



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SCHEMATIC BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:
THE ENCORE AT 4104
SCOTTS VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

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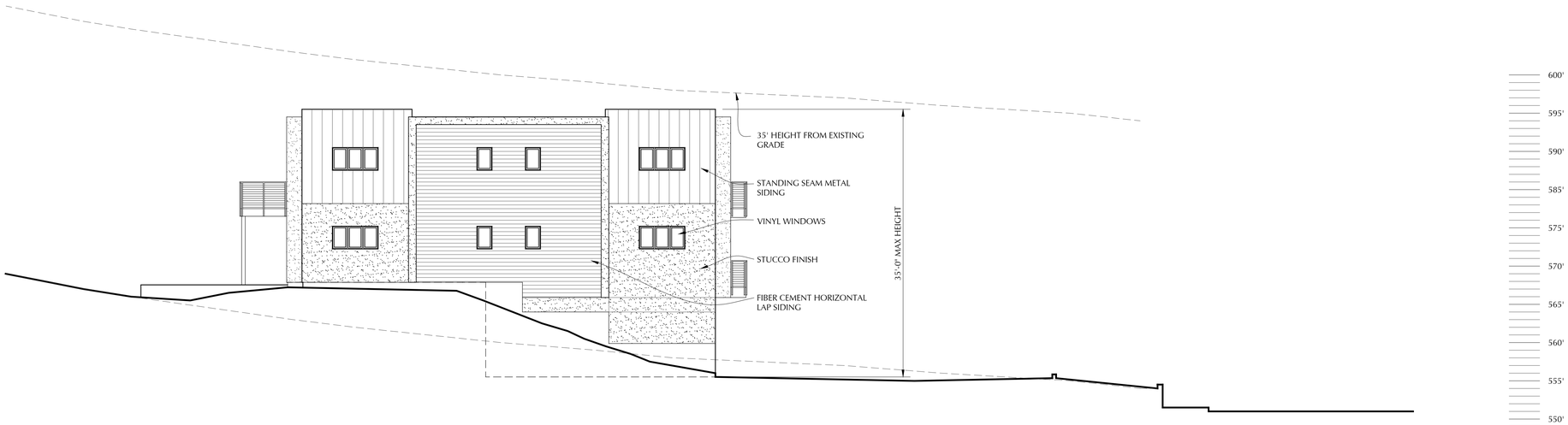
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SHEET
A6



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

WILLIAM C. KEMPF
ARCHITECT
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Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR:
THE ENCORE AT 4104
SCOTTS VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

STAMP

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SHEET
A7



3 NORTH ELEVATION



1 VIEW 1



4 VIEW 4



5 VIEW 5



2 VIEW 2

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NEW RESIDENTIAL DEVELOPEMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

PERSPECTIVE VIEWS

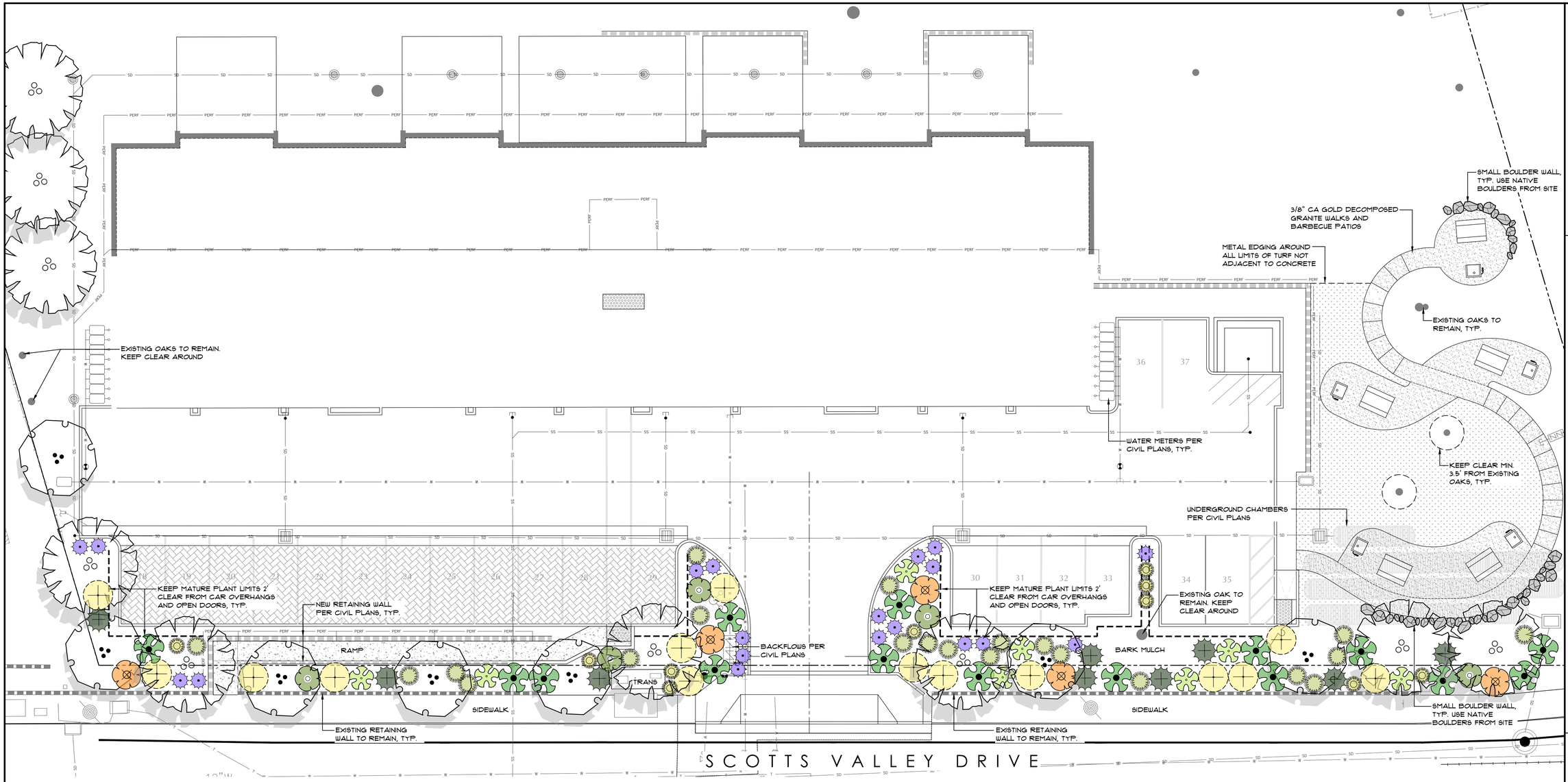
DRAWING DATE: MARCH 4, 2021
A.P.N. 022-732-48 & 022-732-01
CLIENT NAME: CHRIS PERRI
PROJECT NAME: THE ENCORE AT 4104

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SHEET

A8



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	7	20' X 20'	L
	LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	9	18' X 15'	L

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	AGAVE ATTENUATA 'RAY OF LIGHT' / RAY OF LIGHT AGAVE	2 GAL	8	4' X 6'	L
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL	15	4' X 6'	L
	LAVANDULA X INTERMEDIA 'HIDCOTE GIANT' / HIDCOTE LAVENDER	1 GAL	19	18" X 42"	L
	LANTANA X 'SUNBURST' / SUNBURST SPREADING YELLOW	1 GAL	13	2' X 1'	L
	LEUCADENDRON 'SAFARI GOLDSTRIKE' / YELLOW CONEBUSH	1 GAL	5	5' X 5'	L
	LEUCOSPERMUM'SUNRISE' / EARLY SALMON PINCUSHION	5 GAL	5	6' X 6'	L

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL	9	4' X 5'	L
	MUHLENBERGIA RIGENS / DEERGRASS	1 GAL	23	4' X 4'	L
	RHODOCOMA CAPENSIS / GIANT CAPE RESTIO	1 GAL	15	5' X 3'	M
	NO-MOW FINE FESCUE PER CONTRACTOR. SHADE TOLERANT.	SOD	1,450 SF		M

WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
VL - VERY LOW WATER USE

PLANTING NOTES

1. TOTAL LANDSCAPED AREA = 2,809 SF
2. MULCH TO BE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
3. SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AND TURF AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL ADDITIVES SHALL BE THOROUGHLY MIXED INTO EXISTING SOILS IN PLANTING PITS ONLY. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS.
4. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6 CY OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
5. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

IRRIGATION EQUIPMENT

DRIP (POINT-SOURCE) EMITTERS EQUAL TO RAIN BIRD XERI-BUG XB SINGLE OUTLET WITH DIFFUSER CAP AND STAKE CONFIGURATION RAIN BIRD DBC-025. MIN. TWO (2) 1.0 GPH EMITTERS PER PLANT.

DRIP VALVE EQUAL TO RAIN BIRD XCZ-100-PRB-COM - BELOW GRADE IN VALVE BOXES (CAN FIT FOUR IN ONE VALVE BOX). LOW-FLOW

TREE BUBBLERS TO BE EQUAL TO: RAIN BIRD RWS-M-B-C-1402 (0.5 GPM) TREE ROOT BUBBLERS 18" DEEP

ROTARY SPRAY (NO-MOW TURF) TO BE HUNTER MP ROTATER NOZZLES SPRAY BODIES TO HAVE CHECK VALVES

IRRIGATION SUBMETER EQUAL TO RAIN BIRD FM0625B. INSTALLED PER MANUFACTURER AND IN VALVE BOX BELOW GRADE. MINIMUM 8 PIPE DIAMETERS IN LENGTH BEFORE / AFTER METER

MASTER VALVE EQUAL TO RAIN BIRD 100 PGA - IN VALVE BOX BELOW GRADE. INLET PRESSURE 15-150 PSI

PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL CONTRACTOR TO SIZE

BACKFLOW DEVICE (REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) EQUAL TO WILKINS 975XL 3/4" PER CITY STANDARDS

IRRIGATION CONTROLLER EQUAL TO RAIN BIRD ESP4SMTI WEATHER-BASED CONTROLLER MOUNTED TO SIDE OF BUILDING.

MAINLINE PIPE - SCHEDULE 40 PVC, 1"

LATERAL PIPE - CLASS 200, 3/4"

IRRIGATION NOTES

1. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
2. SITE WATERED WITH POTABLE WATER FROM SCOTTS VALLEY DRIVE.
3. LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.
4. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
5. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
6. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

mbLA
megan bishop
LANDSCAPE ARCHITECTURE
po box 328 aptos, ca 95001
(831) 818-9227
www.mb-landarch.com

LICENSED LANDSCAPE ARCHITECT
MEGAN BLENCOWE BISHOP
NO. 5706
Exp. 4/11/22
STATE OF CALIFORNIA

THIS SHEET TO BE PRINTED AT 24" X 36"

THE ENCORE

SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
APN: 022-732-01 & 48

NORTH

0 5 10 20
SCALE: 1" = 10'-0"

PLAN REVISIONS

3/3/2021	DESIGN REVISIONS
4/26/2021	DESIGN REVISIONS

DATE • 12/21/2020
JOB • 2017

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

1 STREET RENDERING

REVISIONS	BY

EXHIBIT A (GRAY)

Animatehouse
515 La Honda Drive
Aptos, CA
(831) 295 2719

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date: 07.27.21
NTS
Drawn: JB
Job: 249-60
Sheet: CE0.1
Of 2 Sheets

1 STREET RENDERING

REVISIONS	BY

EXHIBIT B (BROWN)

Animatehouse
515 La Honda Drive
Aptos, CA
(831) 295 2719

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	07.27.21
	NTS
Drawn:	JB
Job:	249-60
Sheet:	CE0.2
Of	2 Sheets

CITY OF SCOTTS VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY AND

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

for

THE ENCORE CONDOMINIUM PROJECT

Assessor's Parcel Number 022-732-01 and -48



Tentative Map No. LD 21-001

Use Permit No. U 21-001

Design Review No. DR 21-001

Apple Homes Development, Applicant

May 21, 2021

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This CEQA document has been prepared for the City of Scotts Valley by:

Kim Tschantz, MSP, CEP

Cypress Environmental and Land Use Planning

P. O. Box 1844, Aptos, CA, 95001

kimt@cruzio.com

CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066

Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvalley.org

Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title: Encore Condominium Project

Project Location: 4104 Scotts Valley Drive (vacant), Scotts Valley, CA, 95066
APN 022-732-01 & -48

Description of Project: Proposal to construct a 16-unit condominium project (16 individual residential ownerships) with one common parcel for vehicle access, parking and open space on two adjoining vacant parcels that encompass 1.56 acres. All residential units would be within a single three-story building. Grading of 2,137 cubic yards would be required to construct the project.

Required project entitlements include Tentative Subdivision Map, Use Permit and Design Review approvals. The project also requires approval of a Habitat Conservation Plan by the U.S. Fish and Wildlife Service to address the loss of Mt. Hermon June Beetle habitat. This insect is listed as an endangered species by the federal Endangered Species Act.

Planning Permit Application Nos.: LD21-001, U21-001, DR21-001, MND21-001

Lead Agency:
City of Scotts Valley
Community Development Department
One Civic Center Drive, Scotts Valley, CA 95066

Contact Person:
Kim Carlos Tschantz, Contract Planner
Cypress Environmental and Land Use Planning
kimt@cruzio.com

Documents may be obtained on the City of Scotts Valley website at this link:
http://www.scottsvalley.org/242/Current-Projects

Public Review Period Begins: May 21, 2021

Ends: June 21, 2021(by 5:00PM)

All written comments on the Mitigated Negative Declaration should be submitted to the Planning Department at the address above or by email to the project planner during the review period.

Public Hearings: This project will Hearings be considered at a future hearing by both the Planning Commission and City Council. Public notices will be mailed when these hearings scheduled will also be posted at the City of Scotts Valley On- Line Agenda Center: https://www.scottsvalley.org/AgendaCenter.

Documents are available for public review on the City's website at the link provided on the previous page. Project files and plans are available for public review at the Planning Department by appointment only by emailing the project planner.

WARNING NOTICE: If you challenge the above application in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City of Scotts Valley (One Civic Center Drive, Scotts Valley) at, or prior to, the close of hearing. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure.

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 this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5600 at least 5 to 7 days in advance of the meeting to make arrangements for assistance.

The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

Kim Tschantz

By: _____ Date: May 17, 2021

Kim Tschantz, Contract Planner

300' Radius Notice Mailed: 5/21/2021

Posted at City Hall: 5/21/2021

City of Scotts Valley

California Environmental Quality Act (CEQA)

INITIAL STUDY

I. INTRODUCTION

1. Project Address, Application Number and Title:

4104 Scotts Valley Drive, Scotts Valley, CA, 95066
Assessor Parcel Number 022-732-01 and -48

Tentative Map (LD21-001);
Use Permit (U21-001); &
Design Review (DR21-001)

Encore Condominium Project

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Kim Tschantz, MSP, CEP - Contract Planner
Cypress Environmental and Land Use Planning
kimt@cruzio.com

4. Project Sponsor's Name and Address:

Chris Perri
Apple Homes Development, Inc.
15 Sherman Court
Scotts Valley, CA 95066

5. General Plan Designation and Zoning:

General Plan: “Medium High Residential” - density = 5--9 d.u./acre.
Zoning: “R-M-6” (Multi-family Residential with a 5,000-sq. ft. minimum lot size)

6. Project Description:

The applicant is proposing a 16-unit condominium project (16 individual residential ownerships) with one common owned parcel for vehicle access, parking and open space on two adjoining vacant parcels that encompass 1.59 acres. All residential units would be within a single three-story building not to exceed 35 feet in height. The first story would contain parking for 17 vehicles and storage spaces. Residential units would be located on the second and third stories with eight units on each floor. Each unit would have two bedrooms and two bathrooms. All units will be designed to be accessible. In addition, two stairways and an elevator in the center of the building would serve each floor. The floor areas of 8 units would be 1,140 sq. ft. (Type B unit) and the remaining 8 units would be 1,080 sq. ft. (Type B). All units would have private outdoor space. Eight dwelling units would have 68-sq. ft. outdoor balconies, and four units would have 168-sq. ft. balconies. The remaining four units would each have a 440-sq. ft. patio that extend from a 45-sq. ft. deck at the ground level of the rear of the building. Two units will be designated as affordable.

The 1.59-acre common parcel would be owned by the homeowners of the 16 units. This parcel would include the first story of the building, a new hammerhead-style driveway, 20 unenclosed parking spaces and storm drainage improvements. The remainder of the lot would be retained as open space, most of it on a steep slope at the rear of the site. Project site design locates development at the front of the site near Scotts Valley Drive and open space at the rear near existing dwellings in the Scotts Valley Heights subdivision. Open space would also be located on the east side of the site near the Terrace townhouse project. This 5,000-sq. ft. area would be minimally developed as useable community outdoor space for the project residents. In addition, a 731-sq. ft. patio that extends from the building’s community room would also be community outdoor space. Both outdoor community spaces would be accessible to residents with physical limitations. Grading of 2,137 cubic yards would be required to construct the project.

Required project entitlements include Tentative Subdivision Map, Use Permit and Design Review approvals. The project is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, which requires this environmental review. 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 entitlement and this environmental review. The project will also need the approval of the U.S. Fish and Wildlife Service for the approval of a Habitat Conservation Plan. However, this approval is not required prior to City action on the project.

7. **Project Location:**

The project site is a vacant forested property located on the southeast side of Scotts Valley Drive 777 feet northeast from Mt. Hermon Road in the central area of the City of Scotts Valley (See the Location Map on following page). The property is adjacent to a single-family residential neighborhood, Scotts Valley Heights, to the southeast and multi-family residential uses to the northeast and southwest. The Terrace townhouses adjoin the southwest edge of the site and an apartment complex, Scotts Valley Apartments, adjoins the opposite side of the site. Residential uses and Scotts Valley Middle School are located to the northwest on the opposite side of Scotts Valley Drive. These features are shown on the location map (Figure 1).

The property slopes downward towards the northwest (towards Scotts Valley Drive) with an overall gradient of 19%. On the lower portion of the property, where development is proposed, the inclination reduces to a range of 10%--15%. Existing site improvements are limited to a concrete retaining wall along the property frontage. Figures 2 and 3 show some of these features.

8. **Location Map:** See next page

Location Map

Figure 1



Notation for Figure: The project site is located 777 feet northeast of the Mt. Hermon Road/Scotts Valley Drive intersection shown in the aerial photo above. The building on the adjoining parcel to the northeast contains the Scotts Valley Apartments. The date of this aerial photo preceded the development of the Terrace Townhouse project adjacent to the southwest side of the project site. This is why the adjoining site appears as vacant forested land.

II. Environmental Checklist

This section includes the CEQA check list 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

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

Data Sources: 4 & 5

Discussion

Scenic Vista. This project would not block any scenic vista nor substantially change an important view from a scenic vantage point.

Scenic Resources and Visual Character The vacant site contains a mixed evergreen forest on a north east facing slope within a surrounding developed area. The existing condition of the site does not include physical conditions that are unique or representative of special aesthetic features. Typical views of the site are shown below and on the following page.

Figure 2

Typical View of the Project Site from Scotts Valley Drive



Figure 3

Typical View of the Project Site from Interior of Site Looking Towards Scotts Valley Drive



Light and Glare. Exterior lighting for the proposed project consists of 10 light standards mounted at 8 feet above grade. Lighting would be affixed to the front of the building or located on fencing in the outdoor parking area. The lighting would be This type of lighting will be visible to motorists and pedestrians on Scotts Valley Drive but will not create glares that would interfere with normal vision for people passing by the project site. A photometric plan (Exhibit A; Sheet C3.2) has been prepared that shows this lighting will not project glares nor direct illumination beyond the site.

Finding

For the "Aesthetics" category, the project will not generate any significant visual impacts or impacts to aesthetic resources. Therefore, no mitigation is required.

B. Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Resources Agency. While the 1.59-acre is in forest habitat, it is surrounded by developed urban uses and therefore, cannot be considered productive forest land. The site is located in a portion of the city zoned for developed uses. 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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

Data Sources: 1, 3, 4, 5 & 13

Significant Impacts

Impact AQ-1: Project grading on approximately 41,434 sq. ft. (0.95 acre) of the 1.59-acre site will generate substantial airborne dust that will affect surrounding properties, including people residing in dwellings surrounding the site. This is a potentially significant impact during the construction phase of the project.

Discussion

Air Quality Plan and Air Quality Standards. The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP) which limits the emissions that can be generated by various uses and/or activities, and identifies 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 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone ambient air quality standards (AAQS) to achieving the 8-hour ozone requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of

the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm[1].

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

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.

- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.

- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.

- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

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

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. The applicant's traffic consultant determined the project will generate an average of 87 vehicle trips/day which is the normal trip generation for a multi-family residential

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

project of this size. As such, these impacts will not be significant. Please refer to Section II.P. "Transportation and Traffic" for further discussion. Therefore, the proposed use does not have the potential for significant impacts that would conflict with the AQMP. Therefore, the project would be consistent with the AQMP for the Monterey Bay Region.

Cumulative Increase and Exposure of Sensitive Receptors to Pollutants. Project plans show construction of the site will requires 2,137 cubic yards of grading over an area of about 0.95 acre. This grading will occur as close as 50 feet from rear yards of the Scotts Valley Heights residential neighborhood to the northeast and 10 feet from the Scotts Valley apartment building directly northeast of the project site. Other residential uses and Scotts Valley Middle School are located on the opposite side of Scotts Valley Drive as close as 100 feet.

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Regardless of exceeding this threshold, grading activities during construction could cause dust accumulation in the project area. Implementation of best management practices would be required to ensure potential impacts are reduced to a less-than-significant level.

Project grading could cause substantial dust accumulation in this area. Similarly, airborne dust could reduce visual abilities of motorists, bicyclists and pedestrians using the proximate segment of Scotts Valley Drive thereby creating traffic safety problems. The amount of dust generation from project construction may cause air quality impacts to surrounding areas. This impact can be mitigated by implementing standard best management practices during grading to minimize dust generation from vehicular equipment and wind. MBARD specifies a list of BMPs during construction which are included in the mitigation measure below. Otherwise, there is nothing unusual about the construction grading for this project that would necessitate extraordinary BMPs.

Mitigation Measure AQ-1: To reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices for dust control, including the following:

- Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
- A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
- In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

- The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
- Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street.
- No grading activities shall occur during days of high wind velocity.
- Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
- Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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. There would not be any known sources of objectionable odors associated with the long-term operational use and therefore there would be no impact.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standards, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, for this "Air Quality" category, the thresholds of significance may be exceeded by the substantial generation of dust during the construction phase of the project. This is a potentially significant construction impact. This impact can be mitigated by requiring best management dust control practices as part of the construction requirements for the project. This mitigation will reduce the impact to less than significant levels.

D. Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

Data Sources: 2, 4, 5 ,6, 7, & 8

Significant Impacts

Impact BIO-1: The removal of 61 mature native trees for project construction has the potential to disrupt the nesting period for raptors and special status song birds, two avian wildlife groups that are protected by State and federal laws. This is a potentially significant biotic impact.

Impact BIO-2: Project construction will remove approximately 0.95 acre of potential habitat of the Mt. Hermon June beetle (*Polyphylla barbata*), an insect listed as an endangered species by the federal Endangered Species Act. This is a significant biotic impact.

Impact BIO-3: The project will remove 60 trees/tree groups that are protected by Section 17.44.080 of the Scotts Valley Municipal Code by meeting the criteria as a "protected tree". These include 21 coast live trees (*Quercus agrifolia*) and 23 Ponderosa pine trees (*Pinus ponderosa*) with trunk diameters of 8 inches or greater. This is a significant biotic impact.

Impact BIO-4: Project grading and construction will occur up to the tree canopy or within a few feet from several trees proposed to be retained by the project. This could damage the root zone of these trees resulting in tree deaths. This is a potential significant biotic impact.

Discussion

Adverse Effect on Special Status Species-birds: A biological report has been prepared for the project by Biotic Resources Group. (Exhibit B). The report states there is a potential impact to bird species if they are nesting on or near the site during construction. The project's arborist, Kurt Fouts, has reviewed the project plans and the project site and prepared a tree resource/construction impact assessment and tree protection plan (Exhibit C). This report states the project will remove a total of 61 native trees or tree groups. There are also several mature trees in adjoining residential properties located east of the site. These trees are potential nesting sites for raptors (birds of prey) and migratory passerines (song birds), which are two groups of bird species that are protected by State and federal laws. Raptors are protected by the California Fish and Game Code. Passerines are protected by the federal Migratory Treaty Act. Adults and juveniles of these bird species could be injured or killed if nesting is occurring during tree removal. Similarly, nesting birds on adjoining properties could be impacted by construction noise and activity that adults could respond by abandoning their nest. This potential impact can be avoided by implementing the following mitigation measure.

Mitigation Measure BIO-1: To avoid impacting nesting raptors or passerine species, the project applicant shall schedule all construction outside of the nesting season of August 1 to February 1. If this is not feasible, the applicant shall implement the following alternative measure. To minimize impacts to nesting raptors or migratory passerines on the site, a qualified wildlife biologist, under contract to the project proponent, shall conduct pre-construction surveys for nesting raptors and migratory passerines to determine if they occur on the site or in close proximity to the site. The surveys shall be conducted no earlier than 30 days prior to

commencement of construction. If raptors or migratory passerines are observed nesting on the site, or on an adjoining site within 300 feet, the project proponent shall postpone construction within 300 feet of a raptor nest site and 50 feet from a migratory passerine nest site until all young have fledged. The wildlife biologist shall document that the young have fledged prior to commencement of proximate construction work.

Adverse Effect on Special Status Species-insects: Some areas of Scotts Valley contain habitat that supports a federally endangered insect species-the Mt. Hermon June beetle (*Polyphylla barbata*) and this species has been observed inhabiting the project property. An entomological habitat assessment was conducted on this property by Dr. Richard Arnold, in 2020 and incorporated into a Draft Habitat Conservation Plan (HCP) he prepared for the project (Exhibit D). The assessment concludes that the species inhabits the site and the entire site provides suitable habitat for the species. The project will permanently remove 0.95 acre of this habitat and construction activities may kill or harm individual Mt. Hermon June beetles.

The City and the County of Santa Cruz have adopted a regional Habitat Conservation Plan (HCP) that addresses preservation of this species and other protected species within the City and surrounding areas of the unincorporated county. The regional HCP has been approved by the U.S. Fish and Wildlife Service (USFWS). It provides a mitigation formula for impacts to protected species for smaller projects (e.g. construction of a single dwelling) and allows such projects that disturb an area of 15,000 sq. ft. or less to be exempt from preparing an additional project-specific HCP or needing an Incidental Take Permit. However, this project does not qualify for the exemption due to the size of habitat disturbance. Therefore, the applicant has employed Dr. Arnold to prepare an HCP for the project. A Draft HCP has been submitted to the USFWS for review and approval. The agency is currently reviewing the document. This impact can be mitigated through implementation of the mitigation measure below, which includes implementing an approved HCP.

Mitigation Measure BIO-2: To compensate for the loss of about 0.95 acre of habitat for the endangered species, Mt. Hermon June beetle, the applicant shall complete the HCP/Incidental Take Permit process with the USFWS as specified by Section 10 of the Endangered Species Act and continue to employ a qualified entomologist to implement the approved HCP according to the requirements and schedule specified by USFWS and the approved HCP for this project. Written documentation of USFWS approval of the HCP and Take Permit for this project shall be submitted to the City of Scotts Valley Planning Department prior to commencing any ground disturbance at the project property.

Conflict with Local Policies Protecting Biological Resources. As depicted in Figures 2 and 3 in Section II.A, the majority of the parcel is a forest habitat. The forest is dominated by Ponderosa pine (*Pinus ponderosa*) and coast live oak (*Quercus agrifolia*). Section 17.44.080 of the Scotts Valley Municipal Code (Tree Preservation Ordinance) restricts the removal of various mature trees, including coast live oaks and Ponderosa pine trees, with trunk diameters of 8 inches or greater. All tree removal will be within an area with an overall slope range of 9% -- 16%. An

arborist report, that included a construction impact assessment and tree protection plan, was prepared by the project arborist, Kurt Fouts, dated March 16, 2021 (Exhibit C). The report concludes the following:

Total number of trees assessed for health on the site =	123
Total number of trees meeting the City criteria for "Protected Tree" =	109
Trees suitable for retention or incorporation into project =	62
Number of trees proposed for removal =	61*
Removed trees in poor condition recommended for removal =	23*
Removed trees in good condition =	38

All but 1 of these trees in poor condition meet the criteria as City Protected. Therefore, a total of 60 trees proposed for removal are City Protected.

The report states that of the 38 trees in good health proposed for removal all meet the criteria as trees protected by the Ordinance. Of the trees in declining health, all but one meets the criteria. In addition to identifying tree loss, the report recommends measures to compensate for tree loss primarily by planting new coast live oaks propagated from acorns collected from the site. An additional recommendation identified to compensate for native tree loss is removal of 11 Blue gum eucalyptus trees (E*ucalyptus globulus*) on the site, most of which are large mature trees covering the southeast corner of the site. Eucalyptus are non-native invasive species that prevent other trees or understory plants from growing in their vicinity. As such, removal of eucalyptus on the site would be a beneficial impact.

The report also identifies existing trees proposed to remain but will be in jeopardy of harm due to proximate construction activities, including grading to alter the topography and trenching for new utilities. This is a second impact regarding tree resources on the site. This impact and the loss of City Protected Trees discussed in the preceding paragraph can both be mitigated by the following two mitigation measures.

Mitigation Measure BIO-3: To compensate for the loss of 60 City Protected Trees, the project applicant shall implement one or more of the following mitigation strategies as approved by the Community Development Director:

a) Planting of new trees at a 2:1 replacement ratio on-site or at another site approved by the project arborist and the Community Development Director prior to any occupancy of the project building. In this case, replacement trees shall include ornamental trees shown on the project landscaping plan (Exhibit A, Sheet L1.0) and native tree seedlings propagated from seed stock gathered on the site. Monitoring of all replacement trees

at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist, to ensure a 100% survival of all replacement plantings on site and a 60% or better survival rate for off-site plantings.

b) Removal of all Blue gum eucalyptus trees on the site and treatment of the cut stumps that will prevent tree re-sprouting. In this case, the removal of each eucalyptus tree shall be given compensatory credit for a multiple number of native trees removed as determined by the Community Development Director. Monitoring of the areas where eucalyptus removal occurred at a frequency of 6 months or greater, shall be conducted by a qualified biologist for five years with remedial actions, as specified by the monitoring biologist to prevent recolonization by eucalyptus.

c) Payment into the City Tree Replacement fund according to the fee schedule specified by the fund. In this case, contribution into the fund shall be used only if complete compensatory mitigation cannot be achieved by the other two strategies of this measure.

Mitigation Measure BIO-4: To protect trees retained on the site from project construction impacts the applicant shall install construction exclusion fencing as recommended by the project arborist prior to any site disturbance. Plan specifications to protect retained trees shall be included in the construction contracts with all project contractors involved with land alteration, and foundation construction. The project arborist shall inspect the site prior to any grading activities and thereafter on a weekly basis to ensure tree preservation measures are in place throughout the construction phase of this project.

Conflict with an Adopted Habitat Conservation Plan. USFWS has approved a regional HCP for the City and nearby areas of the unincorporated portion of the County. The project applicant has hired a qualified entomologist, Dr. Richard Arnold, to prepare a project specific HCP as required by the regional HCP. Implementation of Mitigation Measure BIO-2 will ensure the project complies with the regional HCP.

Finding

For the "Biological Resources" category, the thresholds of significance have been exceeded or potentially exceeded regarding four impacts to various sensitive wildlife species, including a federally listed endangered insect species, and impacts to City Protected trees. With the implementation of the four mitigation measures above, all impacts can be reduced or otherwise mitigated to levels of less than significance.

E. Cultural Resources

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

Data Sources: 1, 2, 5 & 12

Significant Impacts

Impact CUL-1: Although not expected, it is possible that historical or archaeological resources could be accidently encountered during project grading. The destruction or otherwise lack of adequate protection of such resources during project grading is a potentially significant impact to archaeological resources.

Impact CUL-2: The geologic stratigraphy in the immediate area indicates a high sensitivity for buried paleontological resources. These resources, if present, could be destroyed during project grading. The possible destruction of these resources is a potentially significant impact to paleontological resources.

Discussion

Historical Resources. The site does not contain any visible historical resources and none are expected to occur on the site. The accidental discovery of any buried resources during project construction is discussed in the following subsection.

Cultural Resources. General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the project site is located within areas of moderate and high archaeological sensitivity. An archaeological assessment has not been conducted for this property. General Plan policy OSA-400 requires avoiding or substantially reducing adverse effects to archaeological resources from development. A mitigation measure which is consistent with this policy is provided below. Implementation of this mitigation measure will mitigate the potential impact to less than significant for archaeological resources.

Mitigation Measure CUL-1: To ensure that archaeological resources are not destroyed if accidentally discovered during project grading or other subsurface work, the contractor shall immediately halt all work activities within a 150 foot radius of the discovery and the City Planning Department contacted immediately and an archaeologist retained to examine the find and make appropriate recommendations to conserve the resource. The project proponent shall include this requirement in the contract for all contractors involved with grading and subsurface work.

Paleontological Resources. A geotechnical report was prepared for the project by Dees and Associates dated September 9, 2020 (Exhibit E). According to the report, the subject parcel is underlain by the weathered quartz dorite and Santa Margarita sandstone which is an indicator for paleontological sensitivity.

A paleontological resource assessment has not been conducted for the property. To mitigate the potential impact of accidently destroying paleontological resources, the grading plans should be reviewed a qualified paleontologist and site monitoring conducted during all grading to determine if resources are encountered. Implementation of this type of mitigation measure with performance standards, as specified below, will effectively mitigate the potential impact t0 paleontological resources to a less than significant level.

Mitigation Measure CUL-2: To 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 and 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, the actions required to mitigate for impacts to cultural resources will be followed. This will effectively preserve any human remains for proper burial.

Finding

For the "Cultural Resources" category, the thresholds of significance have been potentially exceeded regarding impacts to archaeological and paleontological resources. As discussed above, the two mitigation measures stated above will reduce potential impacts to these resources to levels of less than significant.

F. Energy

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

Data Sources: 13

Discussion

Energy consumption associated with construction of the project would be temporary and short-term. Project design and operation will comply with State Building Energy Efficiency Standards,

appliance efficiency regulations, and green building standards. Additionally, the project includes other design features including efficient low-energy lighting, and solar generated electricity.

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

Findings

The project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. All dwelling units will be supplied with solar generated electricity. There will be no impacts regarding energy.

G. Geology and Soils

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:		X		
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Data Sources: 1, 2, 4, 5, 11

Significant Impacts

Impact GEO-1: The development and use of 16-dwelling units 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. This is a potentially significant seismic impact.

Impact GEO-2: The grading of 2,137 cubic yards over approximately 0.95-acre of the 1.59-acre site includes removal of 1,876 cu. yds. of material from the site. This will result in the loss of

valuable top soil and vegetation that could generate erosion and damage project improvements. This is a potentially significant soils impact.

Impact GEO-3: The site contains loose soils at the surface that that could generate structural failure if used as the substrate to support foundations. This is a potentially significant soils impact.

Discussion

Geotechnics. A geotechnical report was prepared for the project by Dees and Associates, dated September 9, 2020. The report includes a general discussion on seismic issues. The report states the project site is located 4 miles southwest of the Zayante fault zone and 7.5 miles southwest of the San Andreas Fault. It is also located 9 miles southwest of the Sargent Fault. In addition, two off-shore faults are located 12 miles of less from the site. The Tularcitos Fault is located 10 southwest from the site in the Monterey Bay and the San Gregorio Fault is located 12 mile west of the site in the Pacific Ocean. While the San Andreas Fault is the largest and most active of these faults, each fault zone is considered capable of generating moderate to severe ground shaking that could affect the site. According to the Dees report, it is reasonable to assume that the project will be affected by, at least, one moderate to severe earthquake during the next fifty years. This is a potentially significant impact. Liquefaction occurs during seismic events due to groundwater mixing with fine grained soils resulting in soils becoming saturated with water up to the surface. Such instability causes structures to sink. The report concludes there is a very low potential for liquefaction at the site. This is due to the density of the subsoil and the lack of a shallow groundwater table.

Mitigation Measure GEO-1: To reduce the effects of seismic shaking to acceptable levels, the project proponent shall have the dwelling structure designed to California 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 condominium building.

Erosion. The project includes 2,137 cubic yards of grading for development of the condominium building, the new driveway, parking spaces and drainage improvements. This grading will occur over about 60% of the 1.59-acre site. All grading will occur on portions of the site with slopes of less than 16%. No grading will occur on the steeper portion of the site located at the eastern and southern edge of the parcel. (Refer to Exhibit A, sheets C1.1 & C3.1.) Grading will include removal of all trees and understory vegetation within the 0.95-acre development area. The root systems of this vegetation serve an important erosion control function by its uptake of water in the soil and their stabilizing ability. The project proposes to replant the cleared portions surrounding the building with trees, shrubs and groundcover to re-create an absorbing root system. The proposed planting can prevent long-term erosion problems from occurring on the site. However, the majority of the site will remain as erosion-prone bare exposed soil during the construction phase. This potential impact can be mitigated by mitigation measure specified below.

Grading of the site is below the threshold of the National Pollution Discharge Elimination System (NPDES) which requires a Storm Water Pollution Prevention Plan (SWPPP) for all projects that disturb 1 acre or more. However, 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 will need to be submitted to the City Building Department for review and approval.

Mitigation Measure GEO-2: To prevent erosion from occurring during or after grading and development of the project site, the project proponent shall have a qualified professional prepare an erosion control plan and submit it to City Building Department for review and approval prior to approval of the final subdivision map. 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 entering drainageways, erosion control seeding and mulching following construction and other measures as appropriate.

Slope Instability. The geotechnical engineer did not observe any physical signs of past landslide activity on the site. The report states there are no mapped landslides on or near the site and concludes there is a very low potential for landsliding to occur.

Expansive Soils. The geotechnical report does not identify expansive clays on the site. However, the report concludes the upper 2.5--6 feet of soil at the proposed structure is loose and not suitable for support a building foundation. It states that foundations must penetrate these loose soils and be supported on deeper native soils. Alternatively, engineering fill could be imported for the foundation. Geotechnical review of the foundation and drainage plans will be necessary to ensure the adequacy of the foundation design and construction.

Mitigation Measure GEO-3: To prevent foundation instability or settlement of the new building, a design level geotechnical report shall be prepared by a qualified geotechnical engineer to address any challenging soil characteristics for construction and submitted to the City Building Department staff with applications for Building Permits for the dwellings. The building plans and drainage plans for the condominium building shall be reviewed and approved by the project geotechnical prior to submitting the plans to the City for a Building Permit. Construction of the condominium building and its storm drainage system shall meet the recommendations of the approved geotechnical report.

Sewage Disposal. All proposed dwellings will be served by the City domestic sewer system. Therefore, soil capability for on-site sewage disposal is not an issue for this project.

Finding

There are three impacts in the "Geology & Soils" category which are significant or potentially significant. However, the mitigation measures specified above will reduce all impacts to levels of less than significant.

H. Greenhouse Gas Emissions

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

Data Sources: 4 &, 13

Discussion

Construction

Construction of the project would result in direct emissions of carbon dioxide, nitrous oxide and methane (CO_2, N_2O, & CH_4) from the operation of construction equipment and the transport of materials. MBARD does not have a threshold for construction GHG emissions, which will be one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the project. In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the State's CARB Mandatory Reporting Program requirements are triggered for sources of GHG emissions exceeding 2,500 million tonnes of carbon dioxide equivalents ($MTCO_2e$) per year.

The law created by AB 32 requires California agencies to take actions that will reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050. Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change. Therefore, this impact typically involves an analysis to determine if a project's GHG emissions are cumulatively considerable (significant cumulative impact). Once construction is complete, the generation of construction-related GHG

emissions would cease. Due to its relatively small scale, the project is not expected to exceed the CARB Mandatory Reporting applicability level of 2,500 $MTCO_2e$ per year. As a result, the short-term emissions of GHGs during construction would less than significant.

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

Additionally, the project includes water-efficient landscape, water-reducing features, and low-impact development practices to reduce water use. The project is an example of "smart growth" strategies based on infill, density, and unit types that reduce emissions from reduced motor vehicle trips. Energy use of the completed residential units 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. Thus, impacts would be considered less than significant.

Findings

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

I. Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous				X

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
of loss, injury or death involving wildland fires?				

Data Sources: 1, 3 & 12

Significant Impacts

Impact HAZ-1: The use of construction vehicles and machinery will bring oils, lubricants, fuels and similar hazardous substances to the site during the construction phase of the project. The regular use of these materials could include accidental release of these substances into steep slopes, the roadway or other areas of the site. This is a potentially significant impact during the construction phase of the project.

Discussion

Hazardous Substances. The proposed project is for residential and open space uses. 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 is remote.

Release of Hazardous Substances. 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. But the release of these pollutants will be reduced to minimal levels by implementation of Mitigation Measure AQ-1 to protect air quality during construction.

It is likely that oils, lubricants and similar materials may be used to maintain and/or fuel construction vehicles and machinery during the construction phase of the project. Implementation of Mitigation Measure GEO-2 in combination with a plan to contain any hazardous materials stored and used on the site during construction. This will protect against the accidental release of such substances.

Mitigation Measure HAZ-1: To prevent sedimentation and discharge of contaminants into the right-of-way of Scotts Valley Drive, the project proponent shall have the construction contractor implement the approved erosion control plan discussed in mitigation measure GEO-2 and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

a) Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus;
b) Construction materials shall not be stockpiled or stored where they could be accidently displaced into the adjoining right-of-way; and
c) Any petroleum lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the City staff who review this plan.

Release of Substances Near Schools. Scotts Valley Middle School is located on the opposite side of Scotts Valley Drive from the site. Implementation of the mitigation measure discussed above will be adequate to prevent any problematic hazardous material releases affecting this school.

Located on a Hazardous Materials Site. According to information provided by the State and the County, the subject parcel is not identified as a hazardous materials site. The subject parcel is located a minimum of 1,500 feet from the closest, known hazardous materials site at the intersection of Glen Canyon Road and Scotts Valley Drive. Given the considerable distance from the subject parcel, impacts from the known hazardous site to the subject parcel and the proposed use are remote.

Public Airport or Private Airstrip. There is no public airport or private airstrip in Scotts Valley or the nearby unincorporated portion of the County

Emergency Response Plan. Scotts Valley Drive is a primary Evacuation Routes in the City's Emergency Response Plan. The project does not propose any changes to the Emergency Response Plan.

Wildland Fires. The site is not adjacent or near a wildland or substantial forested area. While about 0.4-acre will be retained in forested open space, it will be surrounded by developed uses. The project includes installation of a fire hydrant.

Finding

For this "Hazards and Hazardous Substances" category, the project would have 1 potentially significant impact. However, this potential impact is effectively mitigated by the one mitigation measure described above.

J. Hydrology and Water Quality

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Data Sources: 1, 4, 5, 12 & 14

Significant Impacts

Impact HYD-1: The creation of at least 23,043 (0.53 acre) of impervious surfacing to construct the project building, street, and related improvements will substantially reduce the area available for groundwater recharge on the property. This is a significant cumulative impact on the Santa Margarita aquifer and the City's water supply.

Impact HYD-2: The use of heavy construction vehicles to grade of 2,137 cubic yards over a 0.95-acre area on a northwest facing slope will generate a high potential for accelerated erosion to add sediment into the right-of-way of Scotts Valley Drive and a potential to discharge vehicle lubricants off-site. This is a significant potential impact during the construction phase of the project.

Discussion

Water Quality and Waste Discharge Standards. Site grading and development activities have the potential to place sediment, motor vehicle lubricants and motorized equipment fuel into the street and sidewalk from soil erosion and accidents. This is a potentially significant impact that can be mitigated by implementing Mitigation Measure GEO-2.

Groundwater Supply. Scotts Valley overlies the Santa Margarita aquifer which is experiencing groundwater overdraft. The General Plan map OS-5 shows a portion of the project site as a potential groundwater recharge area. General Plan policy OSA-343 requires developer 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.

The project building will have a footprint of 11,145 sq. ft. The construction of the project street associated curb, gutter and sidewalk will cover 11,898 sq. ft. of the site with asphalt or concrete. The conversion of 23,043 sq. ft. (0.53 acre) of open ground to impervious surfaces (building, driveway and parking spaces) will substantially reduce the recharge ability of this portion of the site. This is a significant cumulative impact on the City's water supply. As discussed in more detail in the following subsection, the project has been designed to collect and convey storm drainage into an underground detention chamber that will percolate some stormwater into the soil before conveying it into the City's storm drainage system.

Mitigation Measure HYD-1: To compensate for the loss of groundwater recharge area, the project proponent shall design and install drainage facilities that provides for the same rate of rainwater percolation as occurs currently on the site.

Alteration of Drainage and Erosion. Site grading and development will alter the existing drainage pattern of the site but the project drainage plan has been designed to capture site drainage in a manner that will not increase the rate (cubic feet per second) or velocity (feet per second) of storm runoff into the City's storm drainage system.

The use of heavy construction vehicles to grade of 2,137 cubic yards over a 0.95-acre area on a northwest facing slope will generate a high potential for accelerated erosion to add sediment into the right-of-way of Scotts Valley Drive and a potential to discharge vehicle lubricants off-site. This is considered a potentially significant impact during the construction phase of the project and has been discussed above in Section II. G "Geology and Soils". Implementation of Mitigation Measure GEO-1 will reduce this impact to an insignificant level.

Mitigation Measure HYD-2: Implement Mitigation Measure GEO-2.

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, December 1989, as required by the City Public Works Department.

Otherwise Degrade Water Quality. This issue is discussed under "Water Quality and Waste Discharge Standards" subsection above.

Floodplain and Housing. The project site not within a floodplain

Flow Impedance in a Floodplain. The project site is not within a floodplain

Dam or Levee Failure. There is no dam or levee within the vicinity of the project site.

Sieche, Tsunami and Mudflow Related Hazards. The project site is not located on or near a lake or seacoast where sieches and tsunamis can occur. The geotechnical report prepared for the project concludes the site does not contain evidence of an old landslide that would facilitate

mudflows. The steepest portion of the site, containing a 20% slope, is beyond the grading limit line and will not be developed.

Finding

For this "Hydrology and Water Resources" category, there is one cumulative impact and one potential impact. The mitigation measures discussed above can mitigate these two impacts to levels of less than significant.

K. Land Use and Planning

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

Data Sources: 1, 2 & 4

Discussion

Divide a Community. The 1.59-acre project property is located within a developed area and on a major arterial street. The proposed project will be located between an existing residential apartment use and the Terrace townhouses and directly northwest from a residential neighborhood of single-family dwellings. It therefore an urban infill project. No community will be physically divided by the project.

Conflict with Plans. The General Plan designates the property as “Medium High Residential” land use with a density range of 5--9 dwelling units/acre. Fourteen dwellings are consistent with the high end of this density range for this 1.59-acre parcel. The project employs the

density bonus provided in Municipal Code 17.62.030.C which, for this project, allows an increase of 2 dwelling units beyond the normal density range. Therefore, the number of units can be increased from 14 dwellings units to 16 unit if 2 units are designated as affordable dwellings, as proposed.

Conflict with Conservation Plans. As discussed in the "Biological Resources" section above, implementation of Mitigation Measure BIO-2 will ensure the project complies with the regional Habitat Conservation Plan.

Finding

The proposed condominium project, including a residential subdivision, is consistent with surrounding land uses and the land use designation of the City's General Plan. For this "Land Use and Planning" category, the project would have no impacts and therefore no mitigation is required.

L. Mineral Resources

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

Data Sources: 1 & 4

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 deposits are present but their significance is unknown. However, mining in this

residential area is not feasible due to lack of available land for mining and the impacts mining would generate to current land uses surrounding the site.

Finding

Finding. For this "Mineral Resources" category, the project would not have any impacts and therefore no mitigation is required.

M. Noise

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport,				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
would the project expose people residing or working in the project area to excessive noise levels?				

Data Sources: 1, 2, 4 & 14

Significant Impacts

Impact N-1: Grading and construction activities will increase ambient noise levels during the construction phase of the project. This additional construction related noise will be heard by residents living in the residences that surround the site as well as people at Scotts Valley Middle School. This is a significant noise impact during the construction phase of the project.

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. A traffic noise assessment was conducted for this project by Edward Pack Associates (Exhibit F). The study analyzed the effect of traffic noise at the proposed units closest to the noise source, Scotts Valley Drive. The study determined traffic noise heard outdoor next to these future units would be 58 dB DNL and 43 dB DNL inside these future dwellings. Both levels are below the thresholds established by the City General Plan. Therefore, no mitigation measure is necessary.

Exposure to Groundborne Vibrations and Noise. The inhabitants of homes may experience occasional groundborne vibrations from nearby traffic on Scotts Valley Drive when large trucks or busses use the roadway. But this vibration is not expected to be frequent nor at high levels. This impact is less than significant.

Generate a Permanent Increase in Ambient Noise. The placement of 16 dwellings on this vacant property will generate greater human activity than occurs on the site presently. However, the residential activities that are expected to occur will be the same as those occurring at the existing residential neighborhood surrounding the site. 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, power generators and power tools; all of which will generate substantial noise that will travel beyond the boundaries of the property. People residing in the dwellings surrounding the site will be potentially affected by this new source of noise. This is a significant 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.

Mitigation Measure N-1: To reduce construction noise emanating beyond the site to acceptable levels, the project proponent shall require all contractors to limit their work to 8:00 A.M. to 5:00 P.M. weekdays. Any work on weekends shall be limited to 9:00-5:00 p.m. on Saturdays only. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties beyond the project site. In addition, the applicant shall post a sign clearly visible to pedestrians on Scotts Valley Drive displaying the

name and phone number of the person designated as the project “disturbance coordinator”. Resident calls to voice noise concerns and complaints shall be returned and resolved to a reasonable level by the disturbance coordinator in 24 hours.

Located near an Airport or Private Airstrip. The project site is not located near an airport nor a private airstrip.

Finding

As discussed above, the proposed project would exceed noise thresholds during the construction phase only. A mitigation measure has been provided to reduce noise related impacts to a level of insignificance during the construction phase. Therefore, for this "Noise" section, noise impacts can be reduced to levels of less than significance.

N. Population and Housing

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

Data Sources: 1& 4

Discussion

Population Growth. The project will provide 16 new dwellings. Project plans show these dwellings will be relatively small at 1,080--1,143 sq. ft. and have two bedrooms. This will generate a maximum population increase of about 32--48 persons. This is not a significant increase in the population of the City. The Land Use Element of the General Plan anticipates a population range for parcels designated as “Medium High Residential” as 12.5--22.5

persons/acre or 20--36 persons for this site. The maximum projected population is not significantly higher than that anticipated by the General Plan.

Displace People or Existing Housing. Currently the site is vacant land. Therefore, the project will not displace any housing or residents.

Finding

The amount of anticipated growth generated by this project will be minimal and will be insignificantly greater than 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. Therefore, no mitigation is required.

O. Public Services

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities?			X	

Data Sources: 1, 4, 5 & 14

Discussion

Fire Services. The Scotts Valley Fire Protection District has reviewed the project and concludes there are no significant fire prevention issues with the proposed project on the site. The project will include an emergency vehicle turn-around design in the project driveway and the installation of a new fire hydrant.

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 is expected to add 32--48 new residents to the City, some of which will 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

For this "Public Service" category, the project would not have any significant impacts and therefore no mitigation is required.

P. Recreation

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

Data Sources: 1, 5 & 11

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 area and the Scotts Valley Senior Center. The additional population generated by this project will add new users to these parks but the increased use will be minimal compared to the existing user population of these facilities. This increased demand is less than significant.

New Facilities that Could Affect the Environment. The project does not include the construction of public recreational facilities or require the expansion of existing public recreational facilities. A 5,000 sq. ft. area (approx.) of the common area parcel will be developed for outdoor recreational use of the dwelling unit owners. It will be owned and maintained by the owners. This area will be minimally developed with picnic tables, free-standing bar-be-ques and an accessible walkway; none of which will generate environmental impact.

Finding

For this "Recreation" category, the project would not have any significant impacts and therefore no mitigation is required.

Q. Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) regarding adopted thresholds of significance?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
d) Result in inadequate emergency access?				X

Data Sources: 1, 2, 4, 12 & 14

Significant Impacts

Impact T-1: An existing masonry retaining wall at the project site frontage would create a traffic hazard due to it reducing the sight distance less than the 250-ft. for northbound motorists planning to enter the project driveway. This is a significant impact.

Discussion

Conflict with City Policies or Programs, Increase Hazards, Impair Emergency Access. A traffic analysis study was prepared by W-Trans (Exhibit G) which concludes traffic generated by the

project will be 87 average daily trips (ADTs). Of these trips, 6 trips will occur during the A.M peak period (7:00--9:00 A.M.) and 7 trips will occur during the P.M. peak period (4:00--6:00 P.M.). According to the traffic report, these additional vehicle trips will not result in reducing the operational capacity of any nearby roadways or intersections. ADTs is discussed further in the following subsection.

Both site inspection and the W-Trans report confirm the project site is served by adequate sidewalk, bicycle lane and transit service. A continuous 4-foot wide concrete sidewalk exists along the project frontage which continues northeast and southwest to connect with sidewalk along Mt. Hermon Road. Scotts Valley Drive includes a bicycle lane that connects with bikes lanes on intersecting arterial roadways. Scotts Valley Drive is a transit route with bus stops.

CEQA Guidelines S**ection 15064.3 (b) Regarding Significance Thresholds.** Vehicle Miles Traveled (VMT) is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. The City of Scotts Valley has not formally adopted VMT significance criteria. In the interim, this CEQA analysis uses guidance per the City of Scotts Valley's VMT Implementation Guidelines (Kimley-Horn and Associates, July 2020). These guidelines use a screening criteria threshold of 110 ADTs as the threshold that must be exceeded to trigger a VMT analysis. This threshold avoids unnecessary analysis and findings for non-significant transportation impacts or small projects.

According to the traffic study (Exhibit G), the project is expected to generate 87 ADTs. This is below the City's current threshold for requiring a VMT analysis. Project trip generation was estimated by applying to the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012)*. The ITE estimated rate for mid-rise multi-family dwellings (3--10 floor levels) is 5.5 daily trips/dwelling (ITE Land Use Code 221). Therefore, it can be concluded that, while the project will add to the total VMTs in areas traffic, it will not be a significant increase

increase Hazards due to a Geometric Design Feature. The traffic study determined the existing masonry retaining wall at the project site frontage reduces sight distance less than the 250-ft. recommended minimum at the proposed project entrance. The study recommends lowering the height of the wall to a maximum height of 3.5 feet to provide adequate sight distance for motorists. Plan Sheet C2.1 (Exhibit A) has now been revised to show the sight distance triangle where this wall lowering needs to occur.

Mitigation Measure T-1: To provide adequate sight distance for motorists driving northbound on Scotts Valley Drive and those intending to exit the project driveway, the project proponent shall reduce the height of the existing masonry retaining wall along the project frontage to a maximum of 3.5 feet. The reduced height shall occur from the southwest corner of the project site northeastward to the project entry drive as shown on Sheet C2.1 of the project plans. The

reduction in wall height shall occur before completion of the grading work in project construction.

Result in inadequate emergency access. The project street will be 242 feet in length and designed as an enlarged hammer-head emergency vehicle turn-around area. The proposed design would accommodate the parking of a single fire engine and ambulance at the same time. The project building will be located 67 feet from Scotts Valley Drive. Standard fire truck hoses could reach this building from fire trucks parked on Scotts Valley Drive. The Scotts Valley Fire District has reviewed and accepted the project plans.

Finding

The project would not conflict with City policies or programs regarding the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project would not impair emergency access. The thresholds of significance have not been exceeded for VMT and therefore, additional traffic generated by this project will be less than significant. The one significant impact in this topical area is regarding sight visibility. It can be effectively mitigated by the mitigation measure discussed above to a level of insignificance

R. Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of				X

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

Data Sources: 1 &, 13

Discussion

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

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

Findings

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

S. Utilities and Service Systems

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Data Sources: 1 & 13

Discussion

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

All other checklist items. 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 16 multi-family dwellings.

Finding

For this "Utility and Service Systems" category, the project would not generate any significant impacts and therefore no mitigation is required.

T. Wildfire

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

Data Sources: 1, 5, 6 & 13

Discussion

Emergency Response Plan or Evacuation Route. Scotts Valley Drive is designated as an emergency evacuation route. The project will not interfere with the uses of this roadway for emergency and/or evacuation purposes. The traffic sight visibility issue identified in Section II.P above will be mitigated by Mitigation Measure T-1 discussed in that section.

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

Findings

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

U. Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Discussion and Findings

The project will generate significant impacts and potentially significant impacts to the environment in the areas of air quality, biological resources, cultural resources, geology and soils and hydrology and water quality. The potential to significantly degrade the quality of the environment, including effects on animals or plants; the cumulative significant impact on the overdraft of the Santa Margarita aquifer and the City's water supply and traffic hazard can all be reduced or otherwise mitigated to levels of less than significant with the mitigation measures provided in this Initial Study.

Impacts to human beings generated by excessive noise during construction and inadequate sight visibility for northward driving motorists on Scotts Valley Drive can be mitigated as discussed in the "Noise" and "Traffic and Transportation" sections. Each impact and corresponding mitigation measure to address the impact are described in detail under the appropriate subheading in the Environmental Checklist above.

III. DETERMINATION

On the basis of this initial evaluation:

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

Kim Tschantz _____May17, 2021_____

Kim Tschantz, MSP, CEP Date

Cypress Environmental and Land Use Planning

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, 2012
4. Project plans, prepared by C2G Civil Consultants, dated April 8, 2021; RAB Lighting, dated March 8, 20121; William Kempf, Architect, dated March 4, 2021 and MBLA, dated April 26, 2021
5. Site inspection conducted by Cypress Environmental and Land Use Planning

6. Biotic report prepared by Biotic Resources Group, dated June 18, 2020
7. Arborist Report prepared by Kurt Fouts, dated April 13, 2020
8. Low-effect Habitat Conservation Plan report prepared by Dr. Richard Arnold, dated August 2020
9. Geotechnical Report prepared by Dees and Associates, dated September 9, 2020
10. Traffic noise assessment study prepared by Edward Pack Associates, dated October 28, 2020
11. Traffic Impact Study prepared by W-Trans, dated April 5, 2021
12. Initial Study prepared for the Terrace Townhouse project in Scotts Valley by Cypress Environmental, dated July 15, 2015
13. Initial Study for Bay Village Planned Development in Scotts Valley prepared by Kimley-Horn Associates
14. Comments from public agency representatives at the City's Project Review Committee meeting on January 12, 2020 and associated project review comment sheets

V. EXHIBITS

A - Project plans, prepared by C2G Civil Consultants, dated April 8, 2021; RAB Lighting, dated March 8, 20121; William Kempf, Architect, dated March 4, 2021 and MBLA, dated April 26, 2021

B - Biotic report prepared by Biotic Resources Group, dated June 18, 2020

C - Arborist Report prepared by Kurt Fouts, dated March 16, 2021

D - Low-effect Habitat Conservation Plan report prepared by Dr. Richard Arnold, dated August 2020

E - Geotechnical Report prepared by Dees and Associates, dated September 9, 2020

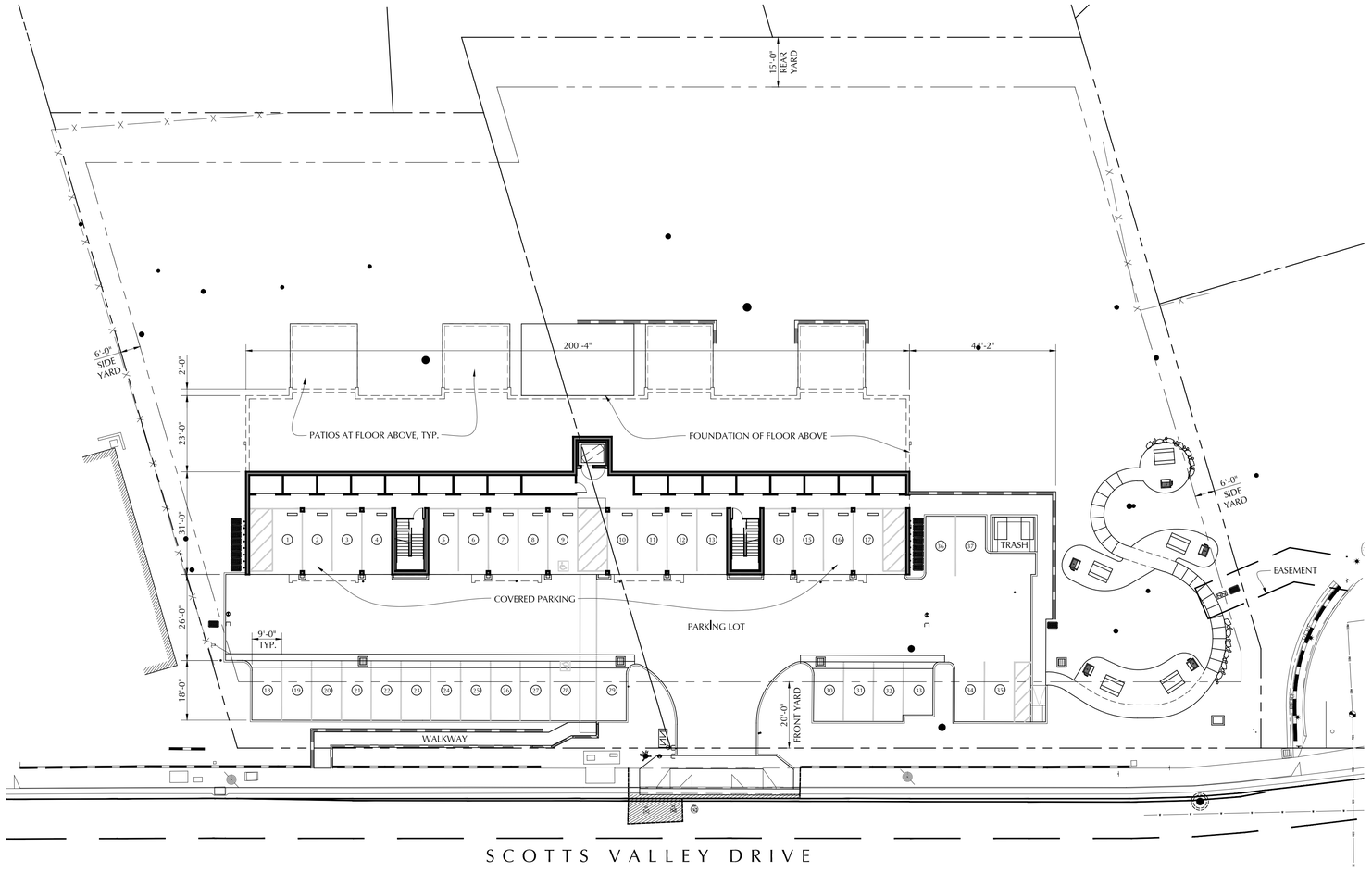
F - Traffic noise assessment study prepared by Edward Pack Associates, dated October 28, 2020

G - Traffic Impact Study prepared by W-Trans, dated April 5, 2021

NEW CONDOMINIUM BUILDING

THE ENCORE AT 4104

SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA



1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NORTH

Third Floor			
Space	Heated Area	Unheated Area	Deck or Balcony
Unit 9 (Type 'A')	1,134		68
Unit 10 (Type 'A')	1,134		162
Unit 11 (Type 'B')	1,080		162
Unit 12 (Type 'B')	1,080		68
Unit 13 (Type 'B')	1,080		68
Unit 14 (Type 'B')	1,080		162
Unit 15 (Type 'A')	1,134		162
Unit 16 (Type 'A')	1,134		68
Indoor Community Space	323		
Corridor		1,048	
Elevator		80	
Stairs		388	
Second Floor Total	9,179	1,516	920

Building - Total			
Heated	18,358		
Un-heated		9,365	
Deck or Balcony			3,564
Additional community oudoor space provided at West edge of property			2,750 s.f.
* each unit is provided with its own individual 570 cu. ft. storage room			

Building Areas			
Space	Heated Area	Unheated Area	Deck or Balcony
Parking Level			
Storage Rooms*		1,166	
Evel. & Elev. Mech.		227	
Stairs		374	
Parking Aera		4,566	
Prking Level Total	0	6,333	0
Second Floor			
Unit 1 (Type 'A')	1,134		68
Unit 2 (Type 'A')	1,134		409
Unit 3 (Type 'B')	1,080		409
Unit 4 (Type 'B')	1,080		68
Unit 5 (Type 'B')	1,080		68
Unit 6 (Type 'B')	1,080		409
Unit 7 (Type 'A')	1,134		409
Unit 8 (Type 'A')	1,134		68
Indoor Community Space	323		
Outdoor Community Space			736
Corridor		1,048	
Elevator		80	
Stairs		388	
Second Floor Total	9,179	1,516	2,644

PROJECT DATA

OWNER:	APPLE HOMES DEVELOPMENT 15 SHERMAN COURT SCOTTS VALLEY, CA 95066 CHRIS PERRI: 831 239-9269
PROJECT SITE:	APN: 022-732-01 & 48 SCOTTS VALLEY DRIVE SCOTTS VALLEY, CA 95066
SITE AREA:	022-732-48: 40,000 S.F. 022-732-01: 29,057 S.F. TOTAL: 69,057 S.F. (±1.59 ACRES)
ZONING:	RM-6 (MULTI-FAMILY RESIDENTIAL)
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLERS:	THROUGHOUT (NFPA 13-R)
PROJECT DESCRIPTION:	PROPOSAL TO CREATE A NEW 16 UNIT CONDO BUILDING

STATE DENSITY BONUS CALCULATION

THIS LOT IS ZONED 'R-M-6' ZONING STANDARDS. 'R-M-6' ZONING PERMITS AN ALLOWED DENSITY OF 1 UNIT PER 5,000 S.F. OF SITE AREA.

PERMITTED DENSITY

69,057 S.F. [SITE AREA] x 1 UNIT PER 5,000 S.F [ZONING DENSITY] = 13 UNITS ALLOWED [13.8 ROUND DOWN]

DENSITY BONUS

THE PROJECT PROPOSES TO PROVIDE 2 UNIT AT MODERATE INCOME

UNDER THE DENSITY BONUS ALLOWED UNIT MAY BE ROUND UP (SECT. 17.12.040) THIS ALLOWS FOR 14 UNITS

2 MODERATE INCOME UNITS / 14 ALLOWED UNITS x (100%) = 14% MODERATE INCOME UNITS

14% MODERATE INCOME UNITS RESULTS IN 9% DENSITY BONUS PER SVMC TABLE 17.62.0030.C.3

14 ALLOWED UNITS [13.8 ROUND UP] x 1.09 [DENSITY BONUS] = 16 UNITS [15.26 ROUND UP]

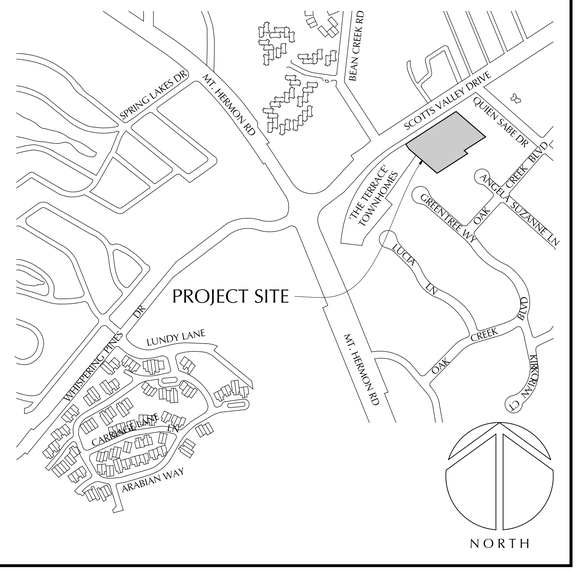
16 UNITS ARE PERMITTED WHEN PROVIDING 2 MODERATE INCOME UNITS

PARKING SPACE REQUIREMENTS

2.2 PER UNIT x 16 UNITS = 35.2 SPACES

TOTAL SPACES REQUIRED = 36 SPACES
TOTAL SPACES PROVIDED = 37 SPACES

VICINITY MAP



WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

ARCHITECTURAL SITE PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET A1

TENTATIVE PLANS FOR THE ENCORE
SCOTTS VALLEY, CA
APN# 022-732-01 & 48

4104 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066

CONTRACTOR RESPONSIBILITY

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

DISCREPANCIES

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

EROSION CONTROL NOTE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS

CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.

SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.

CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

CONSTRUCTION SURVEYING / STAKING

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

GENERAL NOTES

NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.

CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.

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

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

IF ANY INDICATIONS OF ARCHEOLOGICAL REMIANS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRATE EVALUATION PROCEDURES.

ADDITIONAL NOTES

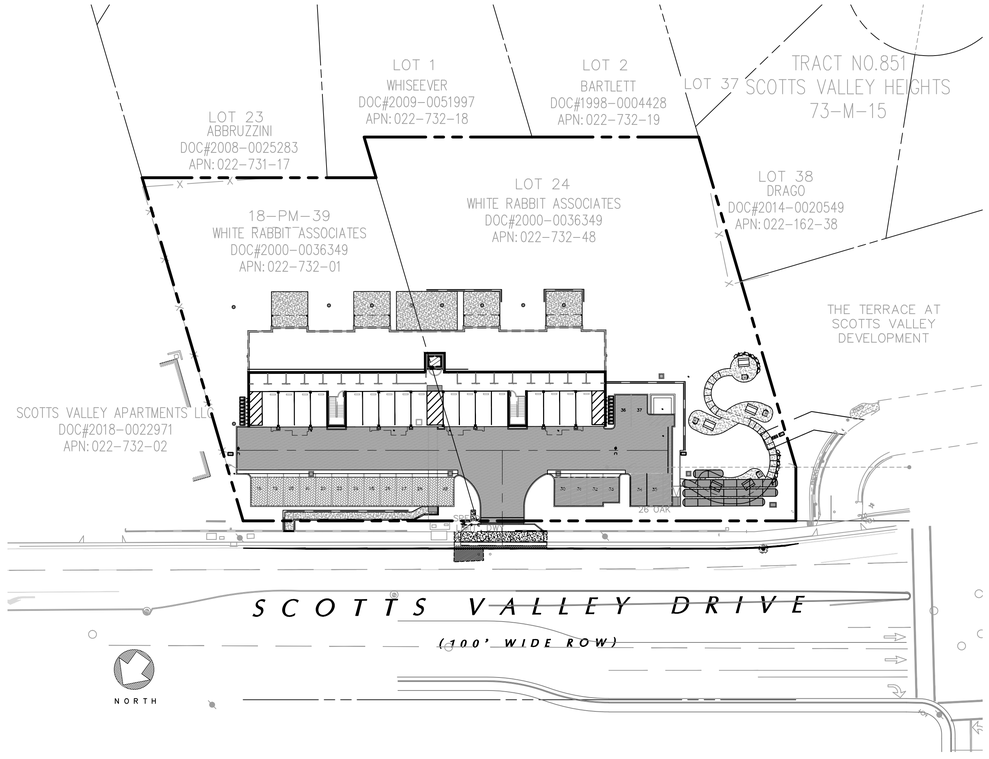
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 642-2444. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

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

- THE STANDARD SPECIFICATIONS AND DETAILS, LATEST EDITION, OF THE CITY OF SCOTTS VALLEY SHALL GOVERN UNLESS OTHERWISE SPECIFIED HEREIN.

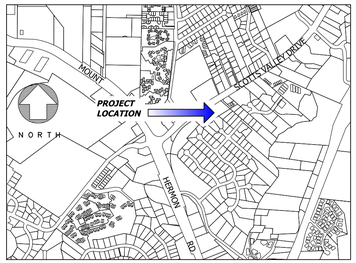
(N) IMPERVIOUS AREAS TABLE

DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
EXISTING	0	0
BUILDING & GARAGE	0	0
ASPHALT & CONCRETE	0	0
TOTAL (N) IMPERVIOUS AREA	23,043	0.529
TOTAL LOT AREA	64,773	1.487
IMPERVIOUS % OF TOTAL LOT	24.4%	



UNDERGROUND NOTES

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



VICINITY MAP
SCALE: NTS

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

DEVELOPER:
APPLE HOMES DEVELOPMENT
15 SHERMAN COURT
SCOTTS VALLEY, CA 95066
OFFICE: (831) 464-3380

ARCHITECT:
BILL KEMPF ARCHITECTS
911 CENTER STREET STE. F
SANTA CRUZ, CA 95060
OFFICE: (831) 459-0951

LANDSCAPE ARCHITECT:
GREGORY LEWIS LANDSCAPE ARCHITECT
736 PARK WAY
SANTA CRUZ, CA 95065
OFFICE: (831) 425-4747

CIVIL ENGINEER:
C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

GEOTECHNICAL ENGINEER:
BECKY DEES AND ASSOCIATES
501 MISSION STREET
SANTA CRUZ, CA 95060
OFFICE: (831) 427-1770

ARBORIST:
KURT FOUTS
826 MONTEREY AVE.
CAPITOLA, CA 95010
OFFICE: (831) 359-3607

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACCP	SPUN CONCRETE PIPE
BFC	BOTTOM FACE OF CURB
BFP	BACK FLOW PREVENTER
BFS	BOTTOM FACE OF STEP
BLDG	BUILDING
BO	BLOW OFF VALVE
CONC	CONCRETE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET/DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
ER	END OF RETURN
(E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GF	GARAGE FINISH FLOOR @ GARAGE DOOR
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NAP	NOT A PART
NTS	NOT TO SCALE
NG	NATURAL GROUND
P/L	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TC	TOP OF CURB
TYP	TYPICAL
WV	WATER VALVE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
CENTERLINE		
CURB AND GUTTER		
SIDEWALK		
STANDARD HOODED INLET		
FIRE HYDRANT		
STREET LIGHT		
WATER METER		
DOMESTIC WATER SERVICE		
SANITARY SEWER		
STORM DRAIN		
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
HANDICAP RAMP		
IRRIGATION METER AND BACK FLOW PREVENTER		
MONUMENT WELLS		

INDEX OF SHEETS:

COVER
A1 - COVER SHEET

CIVIL
C0.1 - CIVIL COVER SHEET
C0.2 - TENTATIVE MAP
C1.1 - EXISTING SITE & DEMOLITION PLAN
C2.1 - SITE PLAN
C3.1 - GRADING PLAN
C3.2 - LIGHTING PLAN
C4.1 - UTILITY PLAN
C4.2 - STORMWATER CONTROL PLAN
C5.1 - SITE CROSS SECTIONS
C5.2 - WALL PLAN & PROFILE
C5.3 - WALL PLAN & PROFILE
C6.1 - DETAILS
C6.2 - DETAILS
C6.3 - DETAILS
C6.4 - DETAILS
C6.5 - DETAILS
C7.1 - RENDERINGS (by Animatehouse)

ARCHITECTURAL
A2 - PARKING LEVEL PLAN
A3 - SECOND FLOOR PLAN
A4 - THIRD FLOOR PLAN
A5 - ENLARGED UNIT PLAN
A6 - EXTERIOR ELEVATIONS - NORTH & WEST
A7 - EXTERIOR ELEVATIONS - SOUTH & EAST
A8 - PERSPECTIVE VIEWS

LANDSCAPE
L1.0 - LANDSCAPE PLAN

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

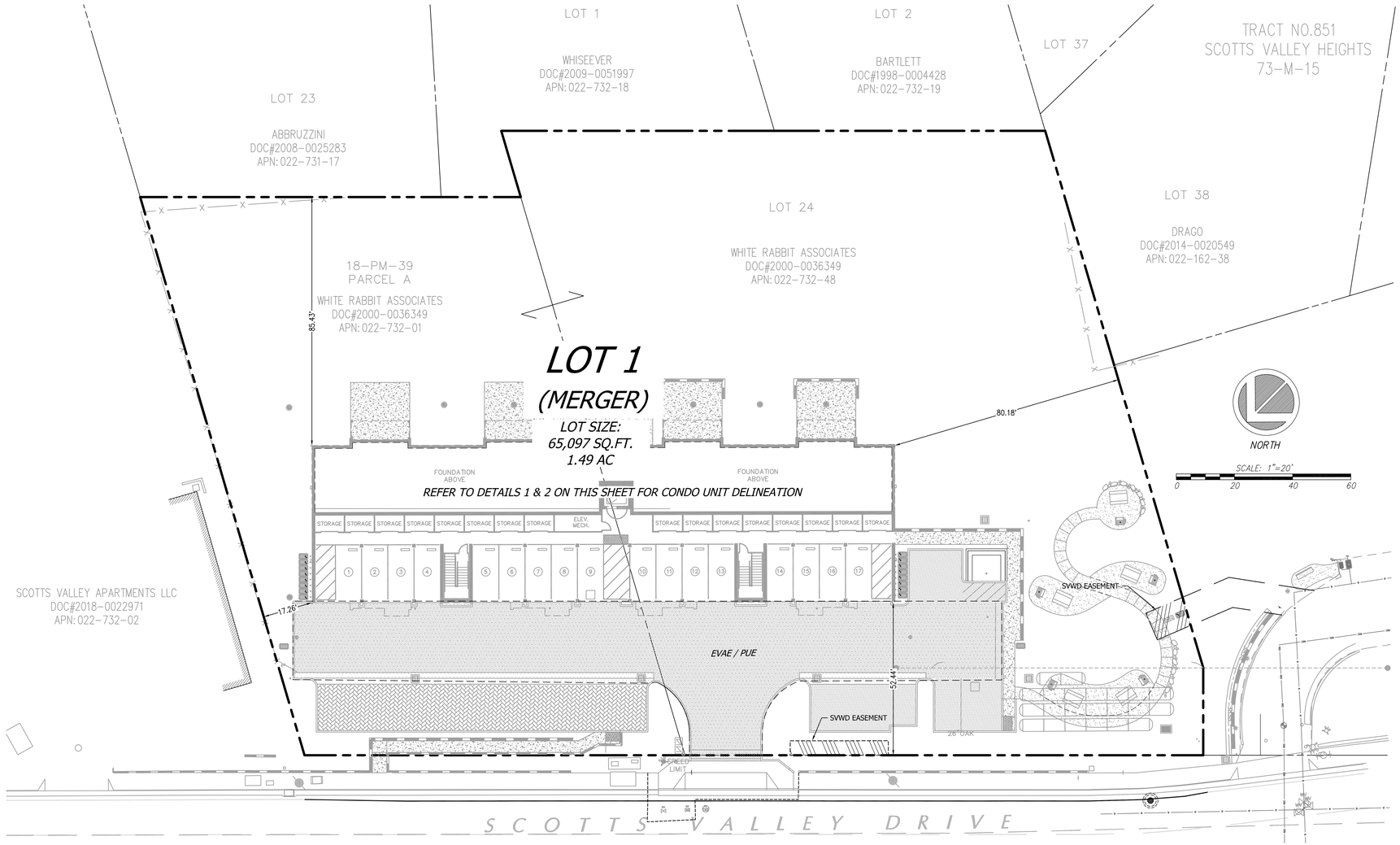
C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date: 03.08.21
Scale: 1"=40'
Drawn: DD
Job: 249-60

Sheet: C0.1
Of 26 Sheets

Drawing: Z:\Shared\CAD\249-60 Print - White Rabbit\Design\CAD\Sheets\C01 - COVER.dwg Layout: C01 Last Saved: Wed Mar 03, 2021 - 9:45am Last Plotted: Mon Mar 08, 2021 - 7:49am By: jamie



LEGEND

- EVAE / PUE
- SVWD USE EASEMENT
- BOUNDARY LINE
- LOT LINE
- EXCLUSIVE USE EASEMENT (E.U.E.)

EASEMENT NOTES

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

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

SURVEYOR'S STATEMENT

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

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SVWD	SCOTTS VALLEY WATER DISTRICT
APN	ASSESSORS PARCEL NUMBER
DOC	DOCUMENT
PM	PARCEL NUMBER

ZONING

EXISTING

THE EXISTING LOT IS ZONED R-M-6 (MULTI-FAMILY RESIDENTIAL)
(SEE SCOTTS VALLEY, CALIFORNIA - CODE OF ORDINANCES CHAPTER 17.24)

MINIMUM SETBACKS:	
FRONT	20'
REAR	15'
SIDE	6'

MAXIMUM LOT COVERAGE: 55%

PROPOSED

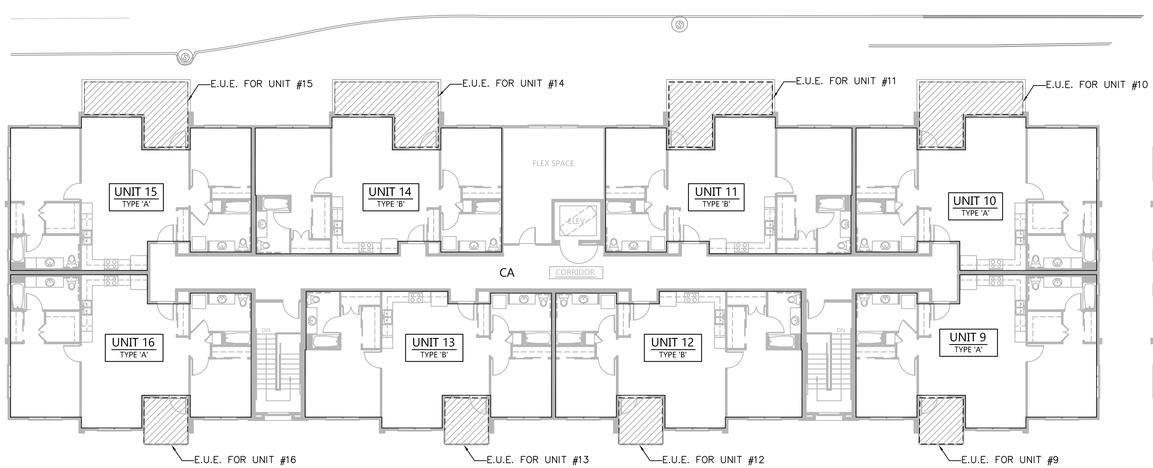
THE PROPOSED LOT IS ZONED MEDIUM DENSITY R-M-6

MINIMUM SETBACKS:	
FRONT	20'
REAR	15'
SIDE	6'

MAXIMUM BUILDING COVERAGE: 16%

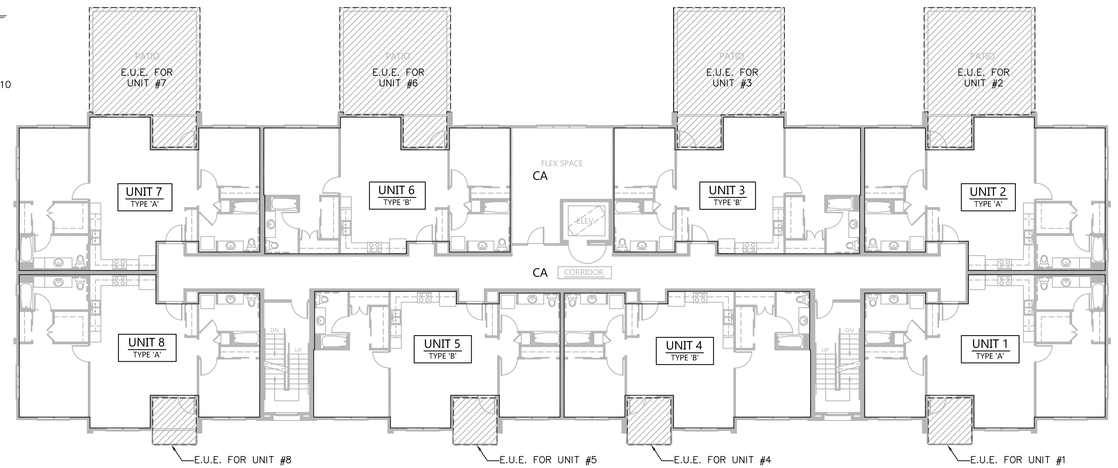
UNIT COUNT

TOTAL OF 16 CONDOMINIUM UNITS



2 THIRD FLOOR - CONDOMINIUM PLAN

Scale: NTS



1 SECOND FLOOR - CONDOMINIUM PLAN

Scale: NTS

REVISIONS	BY

TENTATIVE MAP FOR CONDOMINIUMS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	NTS
Drawn:	DD
Job:	249-60
Sheet:	C0.2
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Penn - White Rabbit\Design\CAD\Sheets\C0.2 - TENTATIVE MAP.dwg Layout: C0.2 Last Saved: Thu Mar 04, 2021 - 5:08pm Last Plotted: Tue Mar 09, 2021 - 6:47pm By: Dave

LOT 23
ABBRUZZINI
DOC#2008-0025283
APN: 022-731-17

LOT 1
WHISEEVER
DOC#2009-0051997
APN: 022-732-18

LOT 2
BARTLETT
DOC#1998-0004428
APN: 022-732-19

LOT 37

TRACT NO.851
SCOTTS VALLEY HEIGHTS
73-M-15

LOT 38
DRAGO
DOC#2014-0020549
APN: 022-162-38

LOT 24
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-48

18-PM-39
PARCEL A
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-71

SCOTTS VALLEY APARTMENTS LLC
DOC#2018-0022971
APN: 022-732-02

(103.47')1
(27.34')1
(93.90')1
(93.10')1
(S 49°43'00" E 200.00')1,3
S 49°43'00" E 200.00'
(N 56°41'00" E 130.81')1,3
N 56°41'00" E 130.81
(130.81')1,3
(63.32')2
(168.87')
(N 33°19' W 30.00')1,2,3
N 33°19'00" W 30.00'
(178.36')1
(12.41')1
(12.22')2
(9x3.33')2
BASIS OF BEARINGS N 56°41'00" E 768.55' (N 56°41'00" E 768.87')

LIMIT OF DISTURBANCE (TYP)

SCOTTS VALLEY DRIVE
(100' WIDE ROW)

CURB OF TRAFFIC ISLAND

3' WIRE FENCE
CONCRETE BLOCK WALL
DRAIN INLET RIM: 558.7'
DRAIN INLET RIM: 550.6'
SS MH RIM: 552.2'
SS MH RIM: 550.5'
6"PVC FL: 556.1'
UNMARKED PEDESTALS
COMM. PEDESTAL
SPEED HUMP
BUS STOP
AC DWY
DWY CUT
PG+E
PACBELL
FOUND 6" CONCRETE MON
ROUND 6"x6" CONCRETE MON
10"OAK
26"OAK
DBL 14/16"OAK
DBL 10/10"OAK
DBL 8/14"OAK
DBL 12/16"OAK
DBL 6/8"OAK
DBL 10"/14" PINE
DBL 16"/20" PINE
30" PINE
36" PINE
26" PINE
16"/20" PINE
34" PINE
24" OAK
14" ACACIA
20" ACACIA
10" ACACIA
12" ACACIA
15" PINE
16" PINE
18" PINE
17" OAK
12" OAK
12"/16" OAK
8"/14" OAK
20" PINE
10"/14" PINE
18"SS
36"RCP
10"SS
8"RW

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

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
FL	FLOWLINE
GB	GRADE BRAKE
G	GROUND
INV	INVERT ELEVATION
LP	LOW POINT
NAP	NOT A PART
NG	NATURAL GROUND
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TG	TOP OF GRATE
UG	UNDREGROUND
W	WATER

LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EDGE GRIND EXISTING AC PER CITY STANDARD
- REMOVE EXISTING TREE
- 25% OR GREATER SLOPES
- TREE PROTECTIVE FENCING (1/-)

(X) DEMOLITION KEY NOTES

1. REMOVE EXISTING CONCRETE
2. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
3. SAWCUT AND REMOVE PORTION OF EXISTING AC
4. EXISTING TRANSFORMER AND PEDESTAL TO REMAIN
5. EXISTING TREE TO REMAIN - PROTECT IN PLACE PER DETAIL 1 THIS SHEET
6. EXISTING CURB AND GUTTER TO REMAIN
7. REMOVE EXISTING PORTION OF WALL
8. SAWCUT EXISTING PORTION OF SIDEWALK
9. REMOVE EXISTING BIKE LANE STRIPING
10. PORTION OF EXISTING WALL TO BE LOWERED IN ORDER TO PROVIDE 300' SIGHT VISIBILITY (SEE SHEET C2.1). CONTRACTOR SHALL REMOVE CONCRETE V-DITCH @ TBW & REGRADE AS NECESSARY TO PROVIDE 6" @ TBW

[X] TREE DEMOLITION SCHEDULE

1. 30" PINE	15. 10"/14" PINE
2. 36" PINE	16. 20" ACACIA
3. 26" PINE	17. DBL 6"/8" OAK
4. 16"/20" PINE	18. 10" ACACIA
5. 34" PINE	19. 10" OAK
6. 24" OAK	20. 12" ACACIA
7. 14" ACACIA	21. 16" PINE
8. 14" ACACIA	22. 10" ACADIA
9. 15" ACACIA	23. 16" PINE
10. 17" OAK	24. 18" PINE
11. 12" OAK	25. 15" PINE
12. 12"/16" OAK	26. 16" PINE
13. 8"/14" OAK	27. 20" EUC.
14. 20" PINE	28. EUC GROVE (11)
	29. EUC TREE (SMALL)

NOTE: EUCALYPTUS TREE REMOVAL IS PROPOSED AS MITIGATION

BASIC OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON FOUND 6"x6" CONCRETE MONUMENTS AS SHOWN ON THAT MAP ENTITLED TRACT NO.851 SCOTTS VALLEY HEIGHTS, FILED IN VOLUME 73 OF MAPS, PAGE 15 SANTA CRUZ COUNTY RECORDS.

NORTH 56°41'00" EAST

BASIC OF ELEVATIONS

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

TREE NOTES

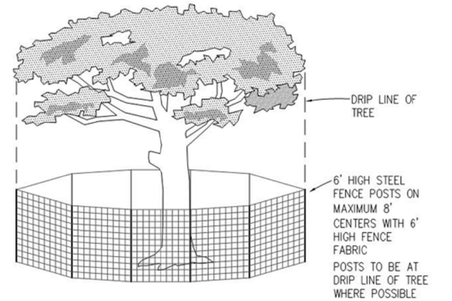
TREE SPECIES AND SIZES HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS'S KNOWLEDGE.

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT, USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTES

UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA SURVEYS N MARCH OF 2019. 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.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.



1 EXISTING TREE PROTECTION
SCALE: NONE

REVISIONS	BY

EXISTING SITE & DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 20'
Drawn:	DD
Job:	249-60
Sheet:	C1.1
Of 26 Sheets	

Drawing: Z:\Shared\CAD\249-60 Penn - White Rabbit\Design\CAD\Sheets\C1.1 - EX SITE AND DEMO.dwg Layout: C1.1 Last Saved: Thu Mar 11, 2021 - 4:07pm Last Plotted: Mon Mar 15, 2021 - 7:03am By: Dave

LOT 23
ABBRUZZINI
DOC#2008-0025283
APN: 022-731-17

LOT 1
WHISEEVER
DOC#2009-0051997
APN: 022-732-18

LOT 2
BARTLETT
DOC#1998-0004428
APN: 022-732-19

LOT 37

TRACT
SCOTTS VAL
73-

18-PM-39
PARCEL A
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-01

LOT 24
WHITE RABBIT ASSOCIATES
DOC#2000-0036349
APN: 022-732-48

LOT 38
DRAGO
DOC#2014-0020549
APN: 022-162-38

SCOTTS VALLEY APARTMENTS LLC
DOC#2018-0022971
APN: 022-732-02

SIGHT TRIANGLE. STOPPING DISTANCE DETERMINED BY AASHTO & CALTRANS. CONTRACTOR SHALL LOWER EXISTING RETAINING WALL AS NECESSARY TO ACHIEVE VISIBILITY WITHIN SIGHT TRIANGLE

250' @ 35 MPH + 20% PER CAL TRANS (FALLING SLOPE >3.0%)
TOTALING 300'

LEGEND

- VEHICULAR CONCRETE
- CONCRETE SIDEWALK
- HEAVY AC PAVEMENT
- LIGHT AC PAVEMENT
- DECOMPOSED GRANITE
- PERMEABLE PAVERS
- STORM DRAIN DROP INLET
- STORM DRAIN AREA DRAIN
- MATCHLINE
- EXISTING FIRE ACCESS LANE
- TYPE "A" CURB & GUTTER
- TYPE "C" CURB
- X.X — DIMENSION TO FACE OF CURB
- ADA ACCESSIBLE ROUTE

NORTH

SCALE: 1"=20'
0 20 40 60

IMPERVIOUS AREA CALCULATIONS

	SQ FT	ACRES
NEW		
BUILDING	11,145	0.26
AC PAVEMENT	10,223	0.23
CONCRETE SIDEWALK	450	
CONCRETE DUMPSTER PAD	244	
CONCRETEVALLEY GUTTER	731	
CONCRETE CURB GUTTER	250	
TOTAL NEW AND REPLACED IMPERVIOUS AREA	23,043	0.53

SHEET NOTES

1. MATCH AC @ SAWCUT LINE (5A 6.2)
2. MATCH CONCRETE @ SAWCUT LINE (5B 6.2)
3. HEAVY DUTY AC PAVEMENT (1 6.1)
4. CONCRETE SIDEWALK (2 6.2)
5. CONCRETE TYPE-C CURB (5 6.1)
6. CONCRETE CURB & GUTTER (5 6.1)
7. CONCRETE CURB TAPER (3 6.1)
8. TYPE-V VALLEY GUTTER (5 6.1)
9. KEYSTONE BLOCK RETAINING WALL (8 6.1)
10. CONCRETE FLUSH CURB (5 6.1)
11. CONCRETE CURB STOP (7 6.1)
12. CONCRETE DRIVEWAY APRON (8 6.1)
13. LIGHT DUTY AC PAVEMENT (2 6.1)
14. TRUNCATED DOMES (3 6.2)
15. VEHICULAR CONCRETE (6 6.1)
16. CMU RETAINING WALL, MAXIMUM 4' IN HEIGHT (4 6.1)
17. INSTALL CONCRETE CAP OVER MODIFIED PORTION OF (E) RETAINING WALL
18. 20' x 20' CONCRETE PATIO =
19. TRASH ENCLOSURE PER CITY OF SCOTT'S VALLEY STANDARD DETAIL ST-12
20. PICNIC TABLE
21. FREE-STANDING BBQ
22. ROCK LANDSCAPE WALL (3' MAX HEIGHT)
23. 6" RISER WITH 3' LANDING
24. NEW BICYCLE LANE STRIPING ALONG FRONTAGE
25. PERMEABLE PAVERS (9 6.1)

REMOVE 2 COURSES OF BLOCK FROM (E) WALL (± 1.17') & POUR (N) CONCRETE CAP @ (N) TW
(E) TW = 551.11
BEGIN WALL@ DWY ENTRANCE
(E) TW = 550.18
END WALL
CAR EXITING PROPOSED ACCESS
FG @ DWY = 549.0
FG @ SV DRIVE FL = 548.5
3.5'
30'
130'
300'
LINE OF SIGHT
SV DRIVE EG
SIDEWALK
EG (SV DRIVE) = ±542.2

1 LINE OF SIGHT ELEVATION
Scale: 1":20'

REVISIONS	BY

SITE PLAN

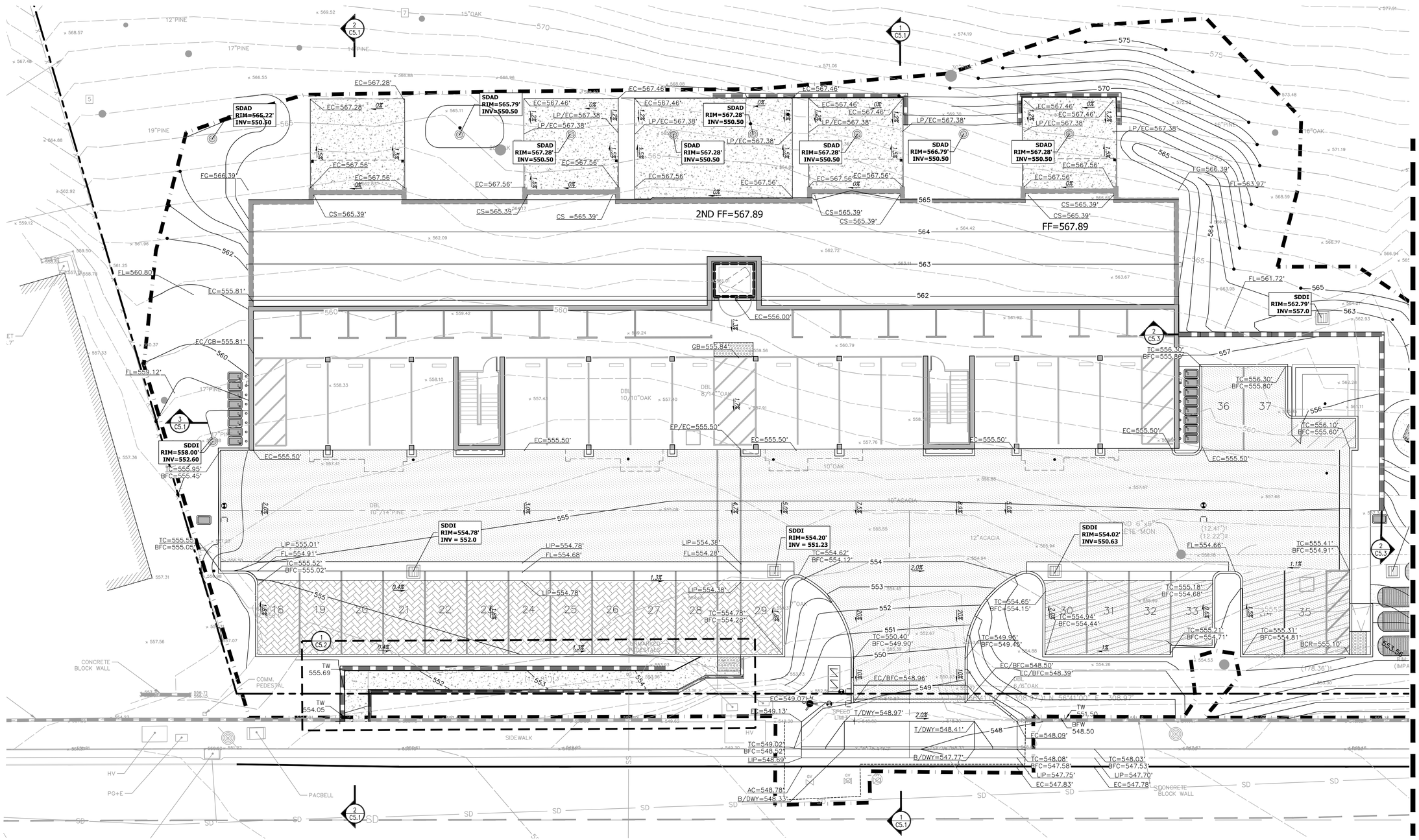
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 20'
Drawn:	DD
Job:	249-60
Sheet:	C2.1
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Perm - White Rabbit\Design\CAD\Sheets\C2.1 - SITE PLAN_.dwg Layout: C2.1 Last Saved: Tue Mar 09, 2021 - 7:52pm Last Plotted: Tue Mar 09, 2021 - 8:55am By: Dave



GENERAL GRADING NOTES

1. SURFACE VEGETATION PRESENT AT THE TIME OF CONSTRUCTION SHOULD BE STRIPPED TOGETHER WITH ORGANIC LADEN TOPSOIL. THE ACTUAL DEPTH SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. FOR PLANNING PURPOSES THE AVERAGE DEPTH MAY BE ASSUMED TO BE 3-INCHES IN VEGETATED AREAS.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE SOILS ENGINEER.
3. THESE SOILS WILL NEED TO BE PROCESSED; MOISTURE CONDITIONED AND RE-COMPACTED AS ENGINEERED FILL. AT A MINIMUM, SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8-INCHES; MOISTURE CONDITIONED AND RE-COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
4. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
5. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
6. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST ADDITION OF THE UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
9. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY UPDATE, DATED APRIL 11, 2019, BY GEOSPHERE CONSULTANTS, INC.
10. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
12. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
13. FOR ALL ACCESS ROADS, CONTRACTOR SHALL EXTEND SUBGRADE PREPARATION 1' MIN. BEYOND FACE-OF-CURB. OVER-EX AND RE-COMPACTION SHALL BE 18" DEEP

EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	2137	261

NET VOLUME = 1876 CU.YDS. OF CUT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

LEGEND

- PERF — PERFORATED PIPE
- SD — STORM DRAIN PIPE
- SD — PORTION OF (E) STORM DRAIN PIPE TO REMAIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- 250 — GRADING CONTOUR
- 250 — EXISTING CONTOUR
- RETAINING WALL

NORTH

SCALE: 1"=10'

0 10 20 30

REVISIONS	BY

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

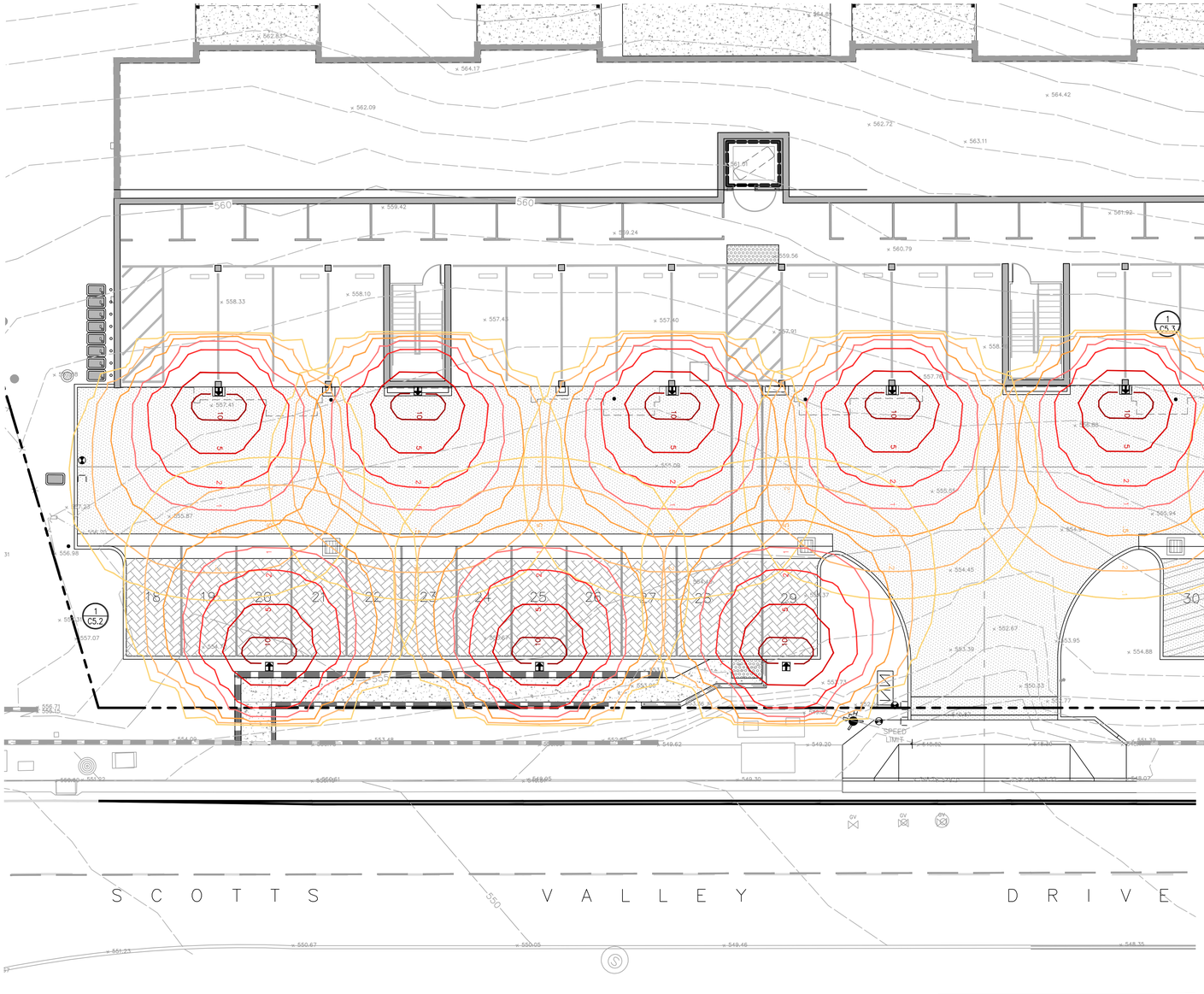
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
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Date:	03.08.21
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Drawn:	DD
Job:	249-60

Sheet: C3.1 Of 26 Sheets

Drawing: Z:\Drawn\Cad\249-60 Encore Master Package\Cad\Sheets\C03.1 - GRADING PLAN.dwg Layout: C3.1 Last Saved: Wed Mar 03, 2021 - 8:28am Last Plotted: Mon Mar 08, 2021 - 7:50am By: jamie



RAB LIGHTING

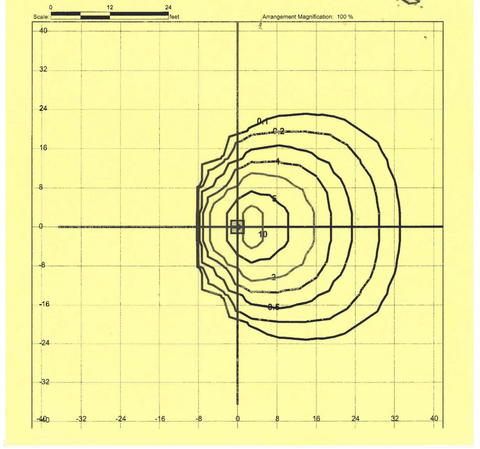
Luminaire

Date : 23 Jul 2019
Title : Enter the title here...
Desc : Enter the description here...

For : Client's name or company...
By : Your name or company...

IES Filename : rab04258mod50.ies
Description : SLIM18
CAST BROWN PAINTED FINNED METAL HOUSING,
1 CIRCUIT BOARD WITH 1 LED,
ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE

Light Loss Factor : 1.00
Number of Lamps : 1
Lamp Lumens : -1 lms
Luminaire Watts : 18 W





NOTE: LIGHT FIXTURE INTEGRATED IN 8' TALL FENCE POSTS OR AFFIXED TO BUILDING.

1 8' TALL LIGHT FIXTURE

Scale: NTS

REVISIONS	BY

PHOTOMETRIC PLAN

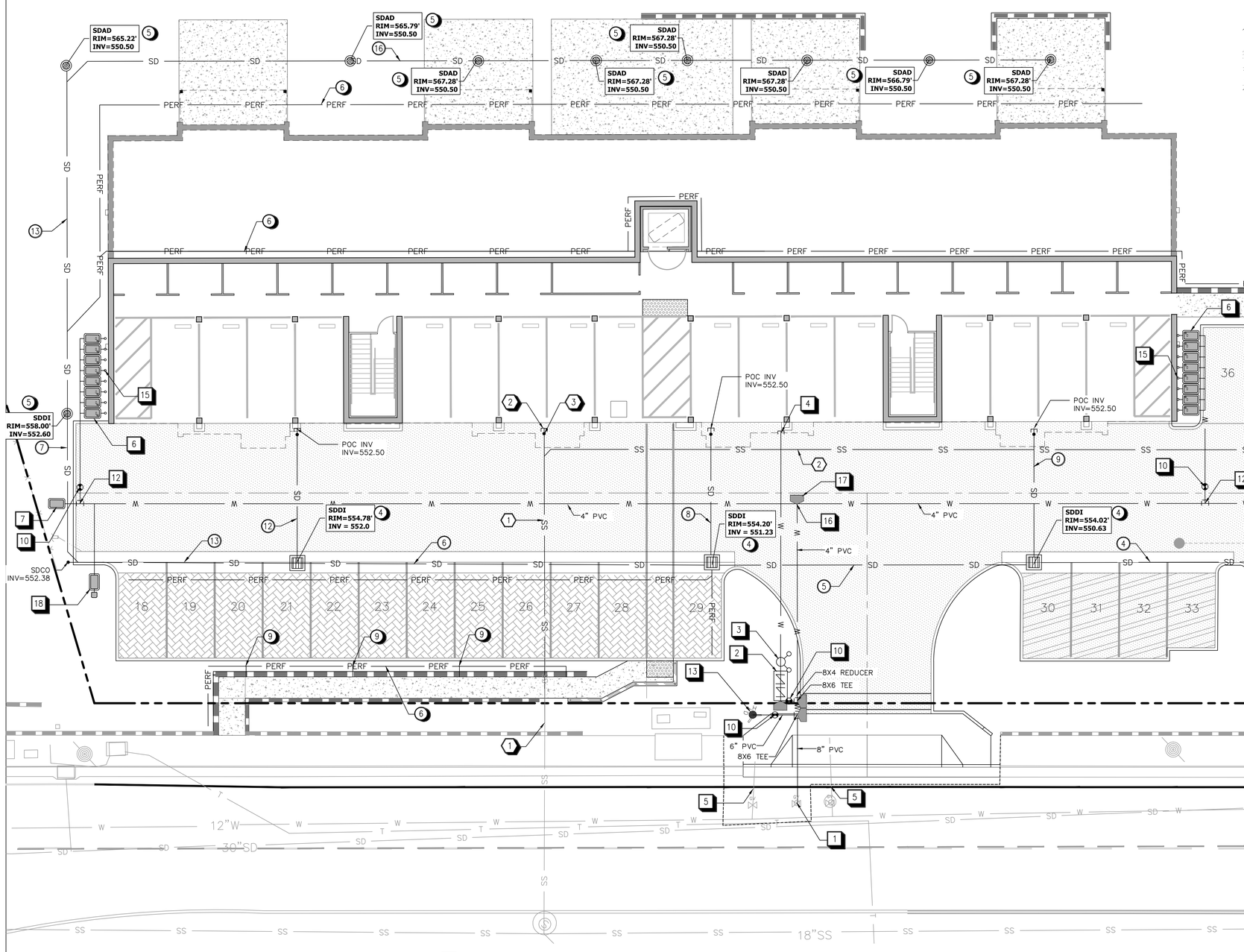
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THE ENCORE
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Job:	249-60
Sheet:	C3.2
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Pearl - White Rabbit\Design\CAD\Sheets\C3.2 - LIGHTING PLAN.dwg Layout: C3.2 Last Saved: Mon Mar 08, 2021 - 11:30am Last Plotted: Mon Mar 08, 2021 - 3:46pm By: Dave



1 ENLARGED PLAN

Scale: 1"=10'

WATER NOTES

1. P.O.C. TO EXISTING 8"Φ WATER STUB. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE & MATERIAL PRIOR TO CONSTRUCTION. PROVIDE AND INSTALL COUPLER FOR DISIMILAR SIZE AND/OR MATERIAL.
2. INSTALL 4" BACKFLOW PREVENTER WITH CONCRETE PAD & ENCLOSURE
3. INSTALL FDC (2-WAY PER CITY OF SV FIRE). SIAMESE CONNECTION ON BACK OF BFP
4. P.O.C. TO BUILDING FIRE RISER SERVICE
5. ABANDON EXISTING 2" WATER SERVICE PER THE SCOTTS VALLEY WATER DISTRICT.
6. INSTALL (8) 5/8 METER & BOX FOR DOMESTIC WATER SERVICE
7. INSTALL 2" BLOW OFF VALVE IN METER BOX
8. P.O.C. TO EXISTING RECYCLED WATER LINE. CONTRACTOR SHALL SADDLE TAP W/ (N) 1 IRRIGATION WATER SERVICE.
9. INSTALL 5/8 METER & BOX FOR IRRIGATION SERVICE
10. INSTALL GATE VALVE PER WATER DISTRICT DETAIL
11. NA
12. INSTALL 2" SERVICE MANIFOLD
13. INSTALL FIRE HYDRANT
14. INSTALL FULL STANDARD SLEEVES UP TO 10 FEET BEYOND THE NEAREST DOMESTIC WATER PIPING CROSSING PER SVWD RW-21B. RECYCLED WATER SUPPLY LINE TO BE AT LEAST 12" BELOW POTABLE WATER LINE WHERE CROSSING,
15. INSTALL WALL HANGING BACKFLOW PREVENTER EQUIVALENT TO WATER DISTRICT DETAIL. THE DISTRICT WILL NEED TO REVIEW AND APPROVE THE BACKFLOW DESIGN PRIOR TO INSTALLATION.
16. INSTALL 4"x4" TEE (FLxFL W/ 2104)
17. INSTALL THRUST BLOCK (TYP)
18. INSTALL BELOW-GRADE AIR VALVE INSTALLATION PER SVWD STANDARD DETAIL 25

STORM DRAIN NOTES

1. P.O.C. TO EXISTING 30" STORM DRAIN LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION, DEPTH, SIZE & MATERIAL PRIOR TO CONSTRUCTION. INSTALL 48Φ CAST IN PLACE MANHOLE
2. UNDERGROUND CHAMBERS
3. P.O.C. TO DOWNSPOUT. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF DOWNSPOUTS
4. U23 DROP INLET
5. 8" AREA DRAIN
6. FOUNDATION DRAIN
7. RESTRICTOR MANHOLE W/ INTERNAL BYPASS
8. U43 DROP INLET
9. 4" WEEP HOLE

STORM DRAIN PIPE DATA

1. 22 LF OF 12"Φ HDPE (DOUBLE WALL) SD PIPE @ 4.0% SLOPE
2. 4 LF OF 24"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
3. N/A
4. 70 LF OF 12"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
5. 58 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
6. 78 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
7. 32 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 1.0% SLOPE
8. 26 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 5.0% SLOPE
9. 26 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 7.5% SLOPE
10. NA
11. NA
12. 25 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 2.0% SLOPE
13. 38 LF OF 8"Φ HDPE (DOUBLE WALL) SD PIPE @ 14.0% SLOPE
14. 60 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE
15. 45 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE
16. 115 LF OF 6"Φ HDPE (DOUBLE WALL) SD PIPE @ 16.0% SLOPE

SANITARY SEWER NOTES

1. POINT OF CONNECTION TO EXISTING SS LATERAL. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. POINT OF CONNECTION TO BUILDING SEWER LATERAL. SEE PLUMBING PLANS FOR CONTINUATION.
3. SANITARY SEWER CLEANOUT (SSCO)

SAN. SEWER PIPE DATA

1. 47 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.
2. 159 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.
3. 13 LF OF 6"Φ SDR-35 @ 1.0% SLOPE MIN.

GENERAL RECYCLED WATER NOTES

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

1. SCOTTS VALLEY WATER DISTRICT (SVWD) WATER RECYCLING PROGRAM RULES AND REGULATIONS
2. SVWD CUSTOMER ON-SITE DESIGN MANUAL
3. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

REVISIONS	BY

UTILITY PLAN

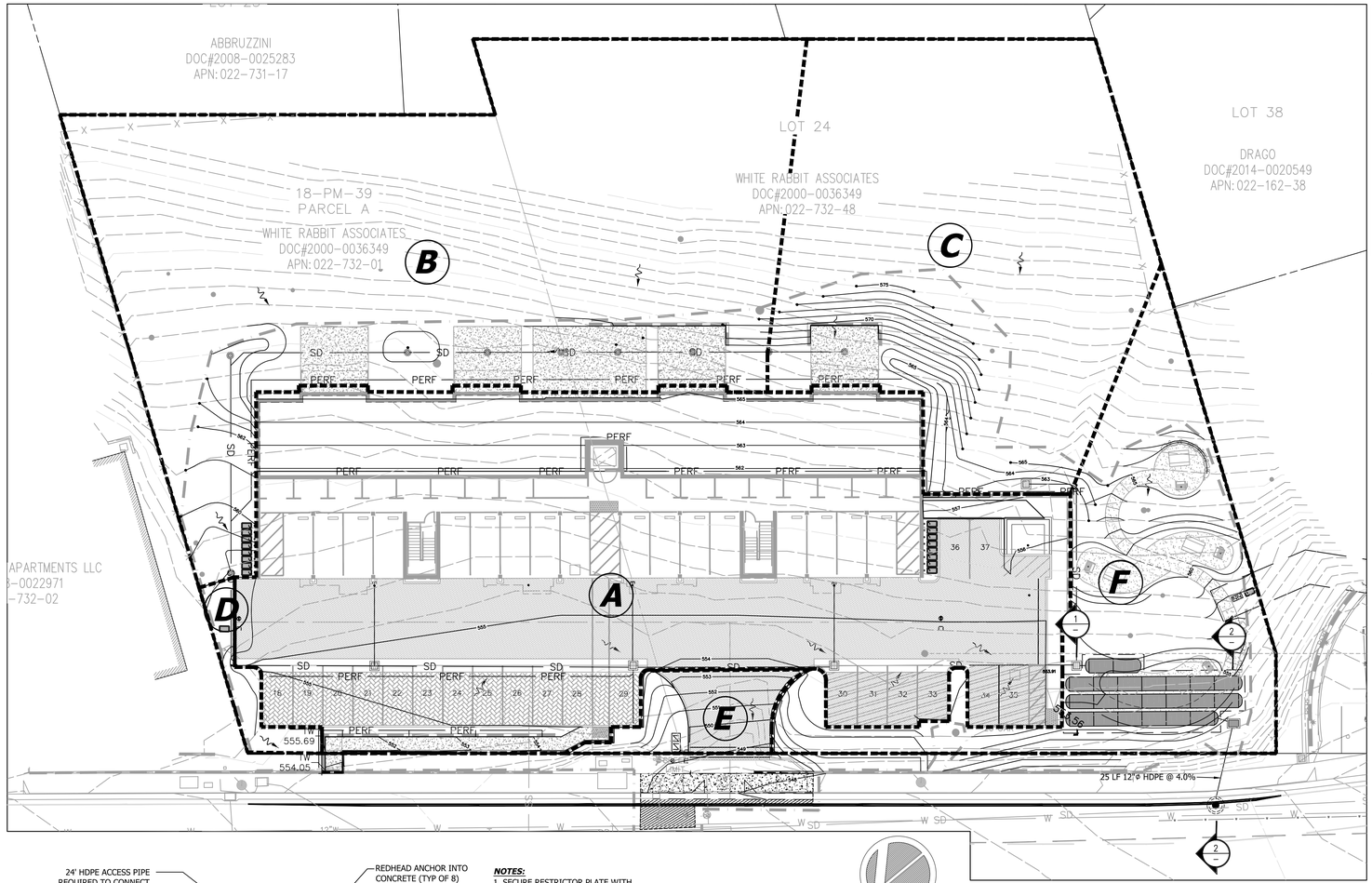
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAGER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 10'
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Job:	249-60
Sheet:	C4.1
Of	26 Sheets

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NORTH

SCALE: 1"=20'

0 20 40 60

DRAINAGE MANAGEMENT AREAS			
ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
A	22,295	178	22,472
B	1,950	18,417	20,367
C	400	12,084	12,484
D	0	532	532
E	748	407	1,155
F	1,453	6,437	7,890
TOTAL	23,043	41,731	64,773

LEGEND

- B — DMA ID
- DROP INLET
- AREA DRAIN
- UNDERGROUND CHAMBER
- STORMDRAIN MANHOLE
- SD — STORMDRAIN PIPE
- DMA BOUNDARY

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 23,043

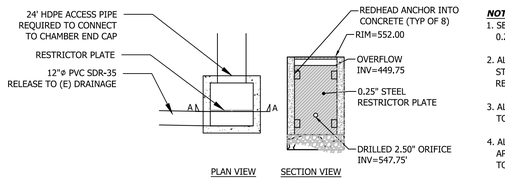
PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- DIRECT ROOF RUNOFF INTO CIESTERNS OR RAIN BARRELS FOR REUSE
- DIRECT RUNOFF FROM WALKWAYS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS ONTO VEGETATED AREAS

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF GROUNDWATER INFILTRATION.
- BASED ON WEB SOIL SURVEY MAPS, SOILS BELOW INFILTRATION SYSTEM ARE MADE ENTIRELY OF ELDER SANDY LOAM, 2 TO 9 PERCENT SLOPES, WITH A KSAT VALUE OF 2.83 TO 9.92 IN/HR (MEDIAN 6.38 IN/HR)
- TREATMENT AREA REQUIREMENT IS 4% OF NET IMPERVIOUS AREA
  - 52,129 SF x 0.04 = 921.7 (REQUIRED INFILTRATION AREA)
  - PROVIDED INFILTRATION AREA = 1,017 SF

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION WITHIN ROCKED SECTION OF BIOFILTRATION SYSTEM
- PER CENTRAL COAST REGION STORM CONTROL MEASURE SIZING CALCULATOR, REQUIRED RETENTION VOLUME = 625 CF
- SEE SWM-24 FROM STORMWATER CONTROL PLAN

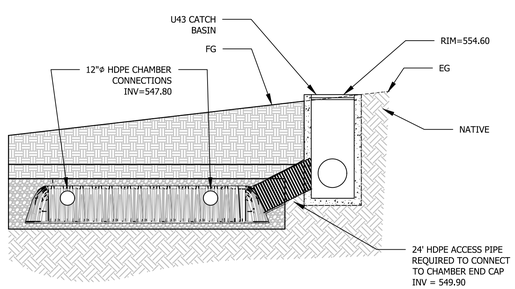
PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY RETENTION AND DETENTION TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS.
- SEE SWM-24 AND SWM-17 ON THE STORMWATER CONTROL PLAN
- REQUIRED DETENTION = 1441 CF
- TOTAL REQUIRED STORAGE = 2066 CF
- TOTAL PROVIDED STORAGE = 2101 CF



NOTES:
1. SECURE RESTRICTOR PLATE WITH 0.25" REDHEAD FASTENERS.
2. ALL STEEL COMPONENTS TO BE STAINLESS OR TREATED TO RESIST CORROSION.
3. ALL STEEL TO CONCRETE JOINTS TO BE SEALED WATER-TIGHT.
4. ALL SUBSTITUTIONS TO BE APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.

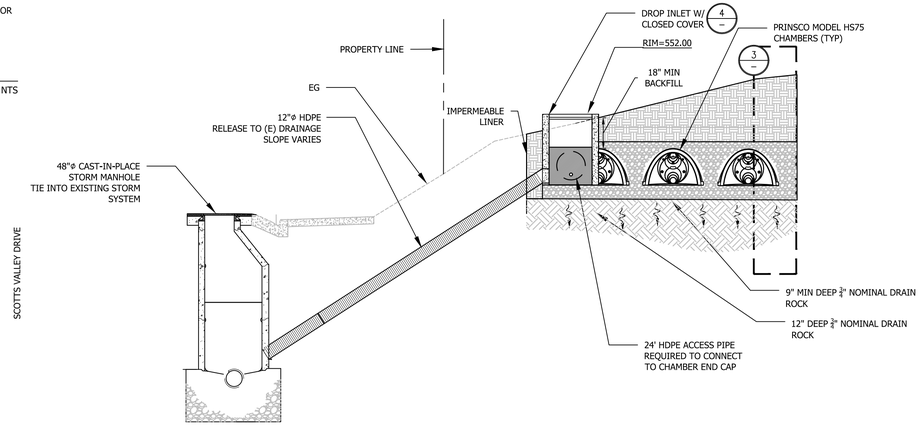
4 RESTRICTOR DIAGRAM

Scale: NTS



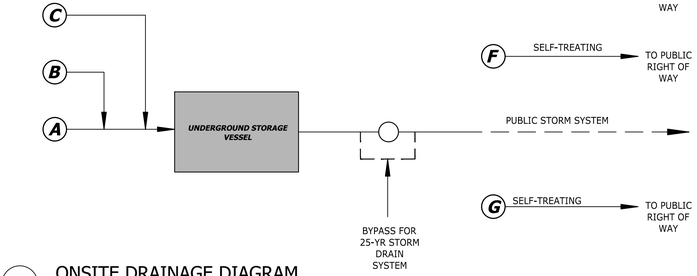
1 TREATMENT/DETENTION/RETENTION CHAMBERS SECTION

Scale: 1"=5'



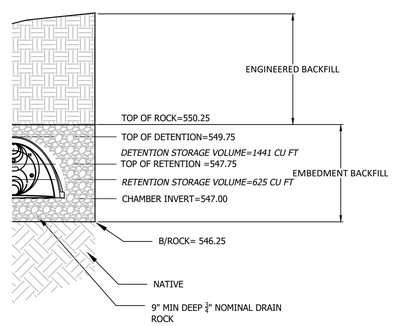
2 TYPICAL RUNOFF TREATMENT/DETENTION/RETENTION CHAMBER TYPICAL PROFILE

Scale: 1"=5'



5 ONSITE DRAINAGE DIAGRAM

Scale: NTS



3 STORAGE CHAMBER SECTION

Scale: 1"=3'

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STORMWATER CONTROL PLAN

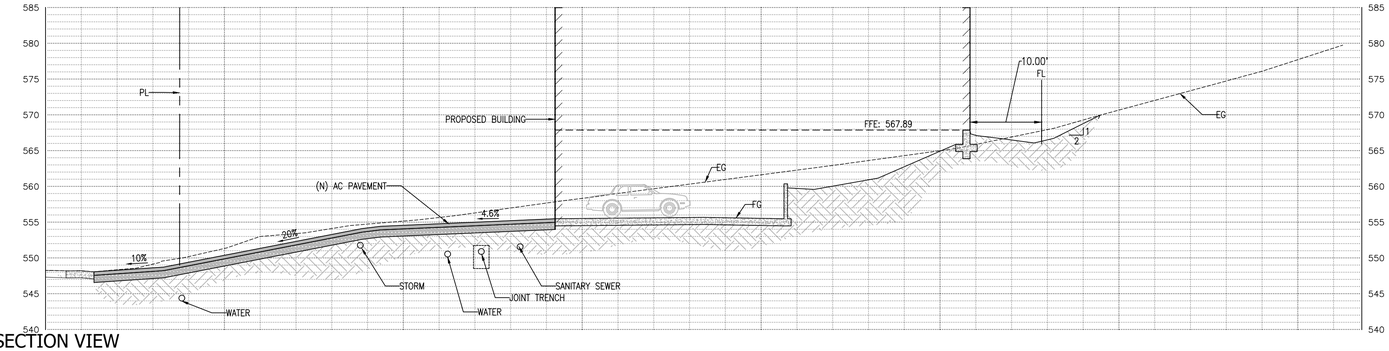
REGISTERED PROFESSIONAL ENGINEER
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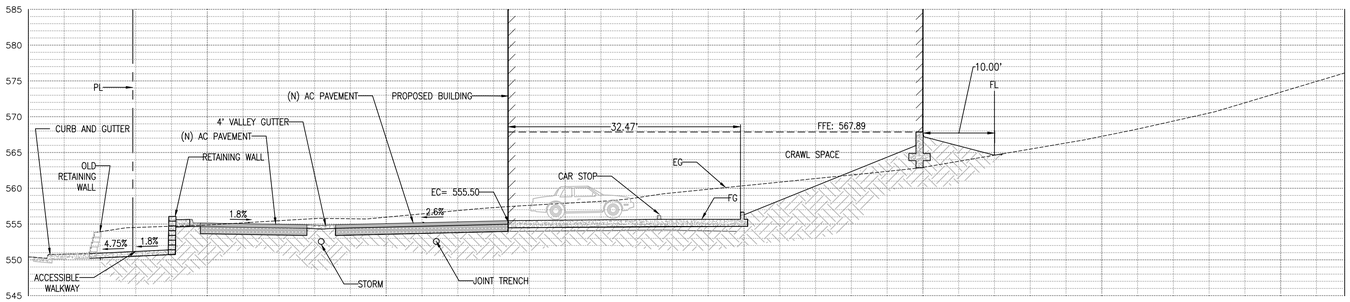
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Of	26 Sheets

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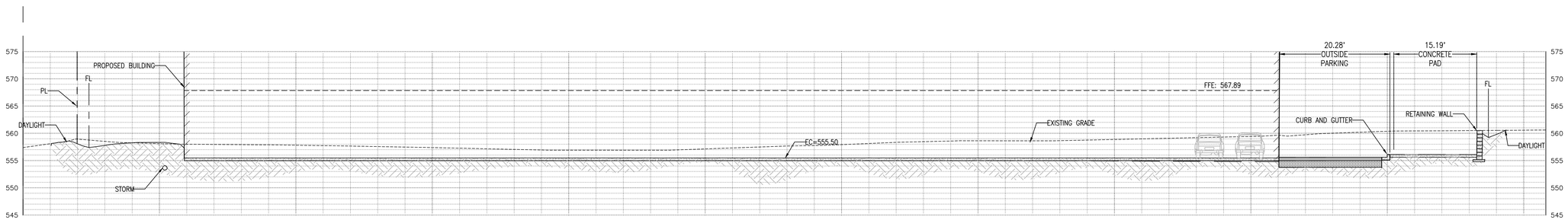
1 SECTION VIEW

Scale: 1"=10'



2 SECTION VIEW

Scale: 1"=10'



3 SECTION VIEW

Scale: 1"=10'

REVISIONS	BY

SITE CROSS SECTIONS

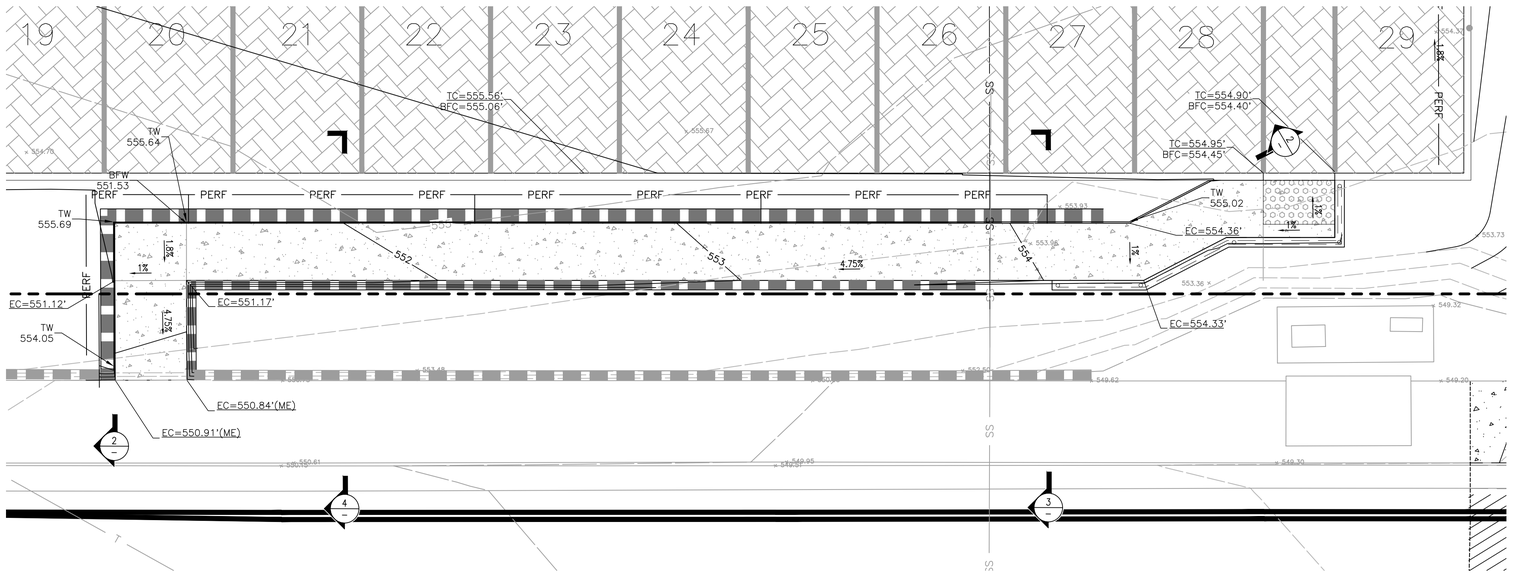
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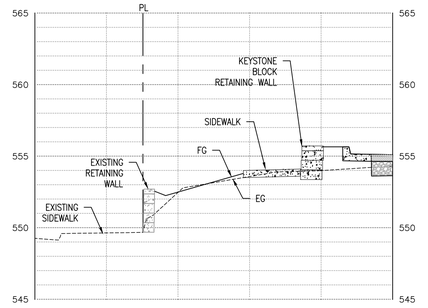
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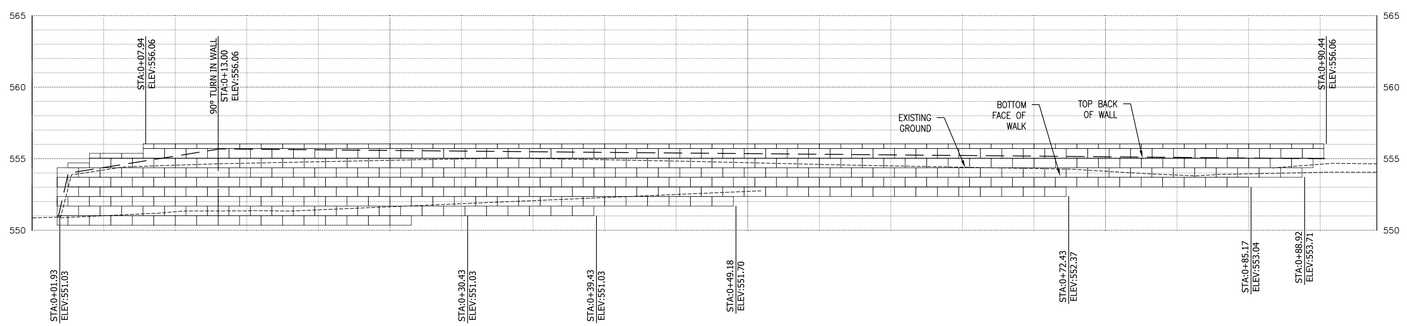
1 ENLARGED GRADING PLAN

Scale: 1"=5'



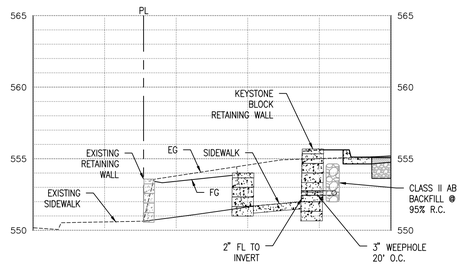
3 ACCESSIBLE WALK SECTION

Scale: 1"=5'



2 NORTH RETAINING WALL

Scale: 1"=5'



4 ACCESSIBLE WALK SECTION

Scale: 1"=5'

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WALL PLAN & PROFILE

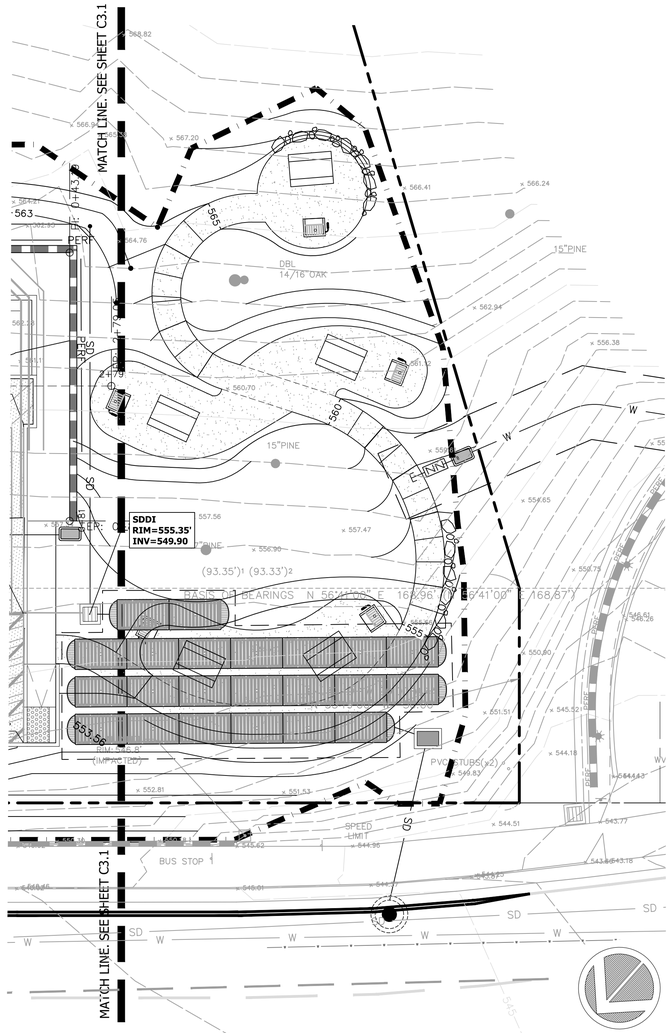
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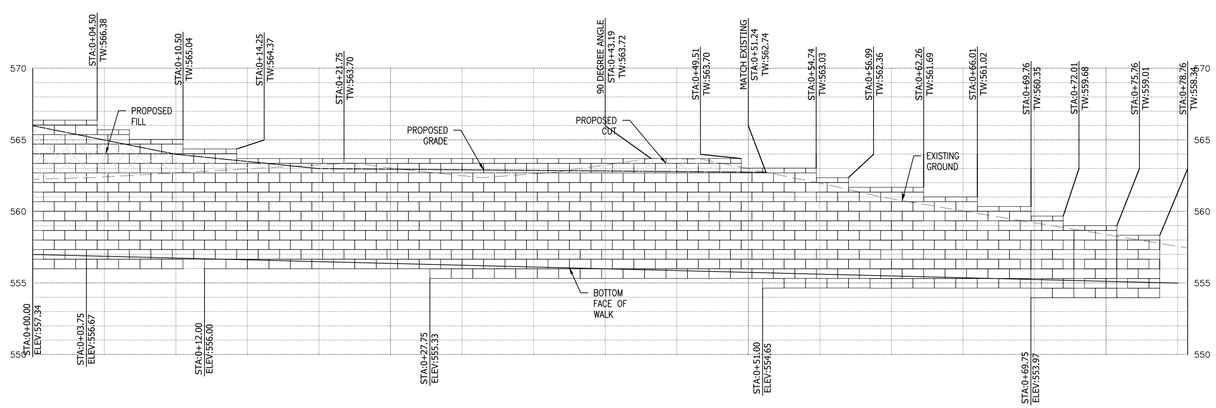
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Of	26 Sheets

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1 OUTDOOR COMMON AREA GRADING PLAN

Scale: 1"=10'



2 SOUTH RETAINING WALL PROFILE

Scale: 1"=5'

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WALL PROFILE & PLANS

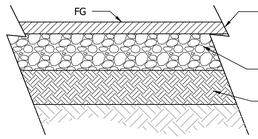
REGISTERED PROFESSIONAL ENGINEER
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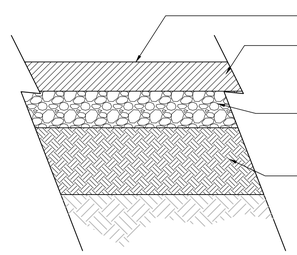
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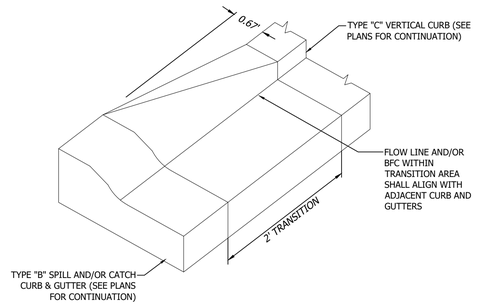
1 HEAVY DUTY PAVEMENT SECTION

Scale: NTS



2 LIGHT DUTY PAVEMENT SECTION (PARKING STALLS ONLY)

Scale: NTS

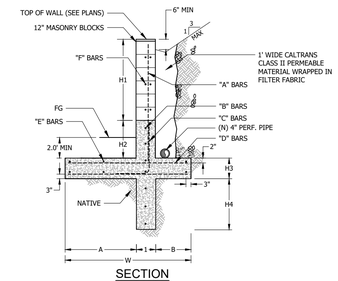


3 CURB TRANSITION

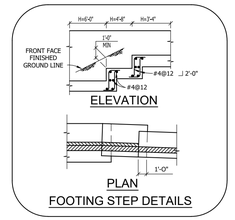
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RETAINING WALL SCHEDULE

DESC.	H1	H2	H3	H4	W	A	B	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS	"F" BARS
2'-8" SLOPED	0	3'-4"	1'-8"	1'-0"	4'-0"	2'-0"	1'-0"	#5 @ 32"O.C.	#5 @ 32"O.C.	#5 @ 32"O.C.	#6 @ 16"O.C.	#7 @ 16"O.C.	#5 @ 32"O.C
5'-9" SLOPED	2'-0"	3'-4"	1'8"	1'-0"	4'-0"	2'-0"	1'-0"	#5 @ 32"O.C.	#5 @ 32"O.C.	#5 @ 32"O.C.	#6 @ 16"O.C.	#7 @ 16"O.C.	#5 @ 32"O.C.



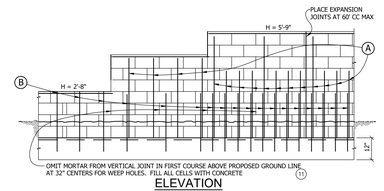
SECTION



ELEVATION

PLAN

FOOTING STEP DETAILS



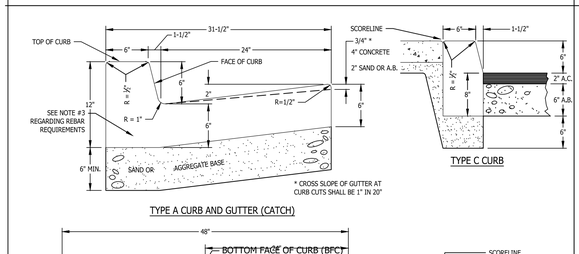
ELEVATION

NOTES:

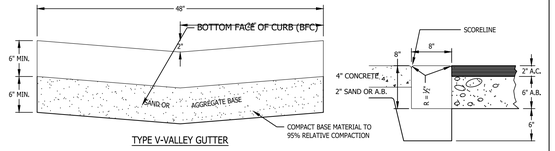
1. WHERE WALL HEIGHT FALLS BETWEEN CALCULATED HEIGHTS, CONTRACTOR SHALL BUILD PER THE NEXT HIGHER HEIGHT.
2. FOOTING CONCRETE SHALL BE CALTRANS CLASS "A",6 SACK MIX.
3. REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40.
4. HOLLOW CONCRETE MASONRY UNITS SHALL BE GRADE "N" UNITS CONFORMING TO ASTM C-90. STYLE OF BLOCK(ie. SLUMPED, SPLIT FACE, ETC.) IS OPTIONAL.
5. MORTAR SHALL BE TYPE M OR S CONFORMING TO UBC TABLE 24-A.
6. ALL CELLS SHALL BE GROUTED SOLID WITH GROUT CONFORMING TO UBC TABLE 24-B.
7. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 24 "MASONRY" OF THE UBC, LATEST EDITION.
8. SAFETY HANDRAIL OR GUARD RAIL NOT SHOWN AT TOP OF WALL MAY BE REQUIRED AND IS RESPONSIBILITY OF BUILDER.
9. DESIGN DATA: E.F.P. = 35 PCF, LEVEL; E.F.P. = 50 PCF, SLOPED; Qu = 2,500 PSF; PASSIVE PRESSURE = 400 PCF; =0.35
10. ALTERNATE DRAINAGE MAY BE PROVIDED BY 2"ø WEEPS AT 4' C.C. SET 2" ABOVE FRONT FACE GROUND LINE OR BY 4"ø PERFORATED DRAIN PIPE IN BOTTOM OF ROCK POCKET AND SLOPED TO DAYLIGHT WITH APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
11. WITH THE WRITTEN APPROVAL OF A GEOTECHNICAL ENGINEER, THE PERMEABLE MATERIAL BACKFILL MAY BE REPLACED WITH MIRAFAIN (PREFABRICATED DRAINAGE STRUCTURE), OR APPROVED EQUAL, BACKED WITH A MINIMUM 4-INCH THICK SAND BLANKET.
12. WALL TO BE FOUNDED ENTIRELY ON BEDROCK OR ENGINEERED FILL AS PER GEOTECH REPORT.
13. BACKFILL FOR ALL CMU WALLS TO BE GNEISSIC GRANODIORITE

4 CMU BLOCK RETAINING WALL

Scale: NTS



TYPE A CURB AND GUTTER (CATCH)



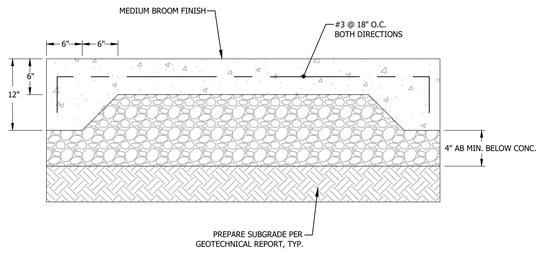
TYPE V-VALLEY GUTTER

FLUSH CURB

1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20ø INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

5 CONCRETE CURBS & GUTTERS

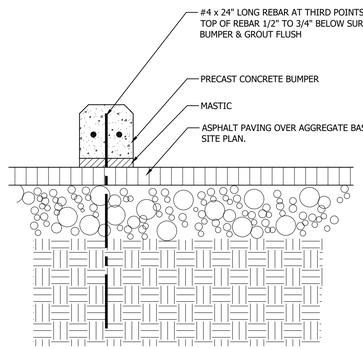
Scale: NTS



NOTE:
1. TYPE OF CONCRETE: CLASS A
2. MINIMUM 6" CLASS 2 AB, COMPACTED TO 95%.
3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
4. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
5. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.

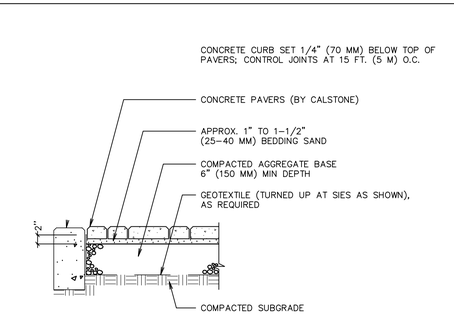
6 VEHICULAR CONCRETE SECTION

Scale: NTS



7 CONCRETE WHEEL STOP

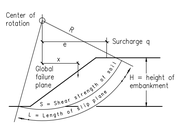
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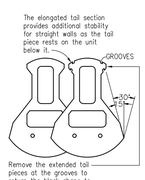
NOTES:
1. THICKNESS OF BASE VARIES DEPENDING ON SUBGRADE AND CLIMATE.
2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
3. PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE EDGING MAY BE USED.

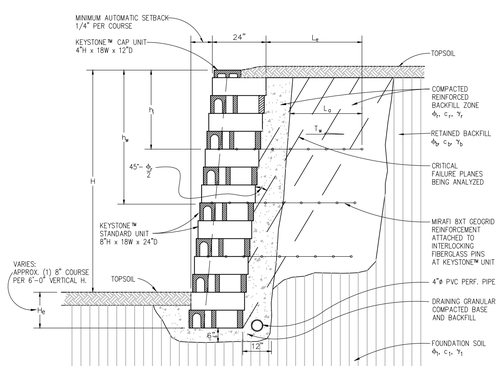
9 CONCRETE PAVERS

Scale: NTS



Slope stability analysis diagram

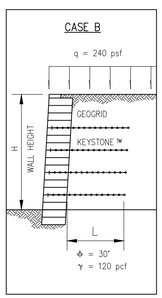


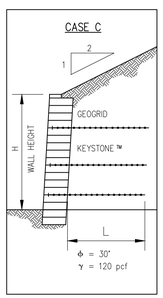


TYPICAL WALL SECTION TERMS

BASIC GEOGRID PLACEMENT CHART *

WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	
4.67	B	8XT	2	5	1.47	2.98			EMBEDMENT DEPTH IN FEET
4.67	C	8XT	2	5.5	0.79	3.00			
6	B	8XT	3	6	1.57	3.02	4.48		
6	C	8XT	3	6.5	1.25	3.05	4.85		
7.33	B	2XT	4	6.86	0.67	2.0	4.0	6.0	
7.33	C	2XT	4	6.86	0.67	2.0	4.0	6.0	





NOTE: RETAINING WALL TO BE FOUNDED ON ENTIRELY BEDROCK OR ENGINEERED FILL AS PER SOILS REPORT.

8 KEYSTONE BLOCK RETAINING WALL

Scale: NTS

REVISIONS	BY

DETAILS

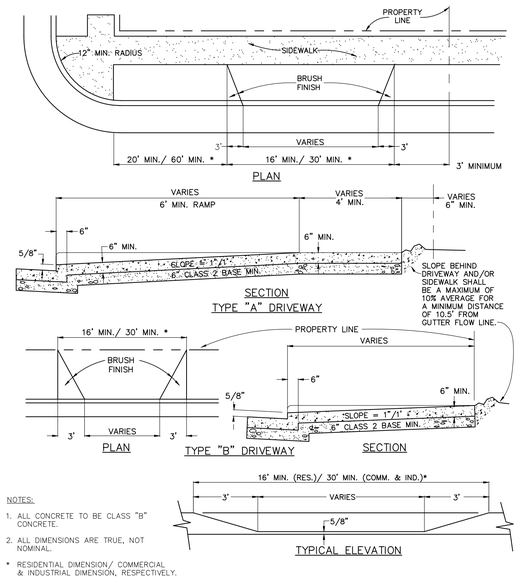
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

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Of	26 Sheets

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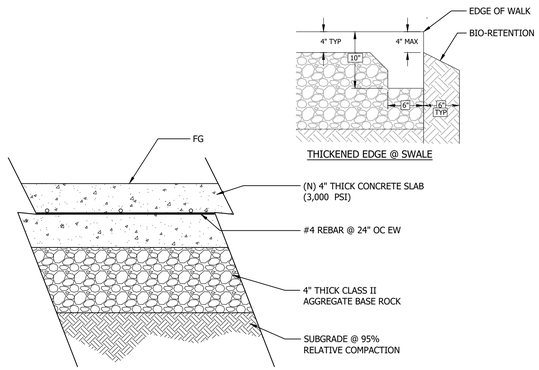
NOTES:

1. ALL CONCRETE TO BE CLASS "B" CONCRETE.
2. ALL DIMENSIONS ARE TRUE, NOT NOMINAL.

* RESIDENTIAL DIMENSION/ COMMERCIAL & INDUSTRIAL DIMENSION, RESPECTIVELY.

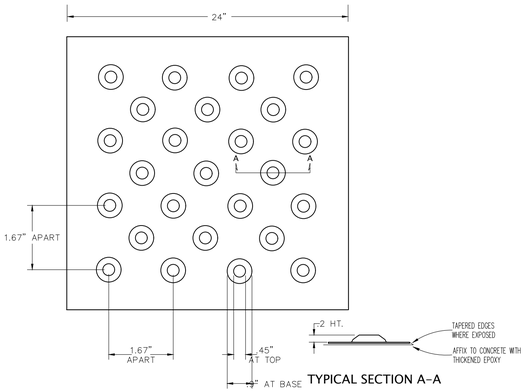
1 DRIVEWAY APRON

Scale: NTS



2 CONCRETE SIDEWALK SECTION

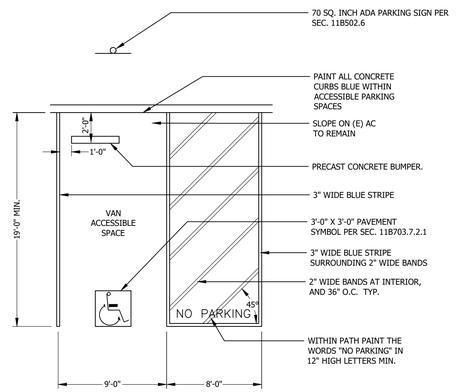
Scale: NTS



TYPICAL PLAN

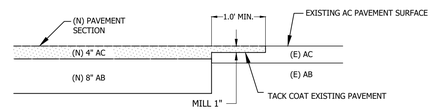
3 TRUNCATED DOMES, OFF-SET PATTERN

Scale: NTS



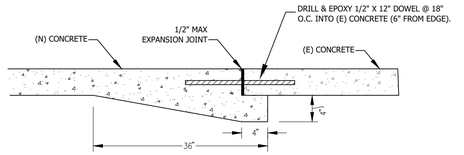
4 ACCESIBLE PARKING STALL IMPROVEMENTS

Scale: NTS



5A ASPHALT TIE-IN DETAIL

Scale: NTS



5B CONCRETE TIE-IN DETAIL

Scale: NTS

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DETAILS

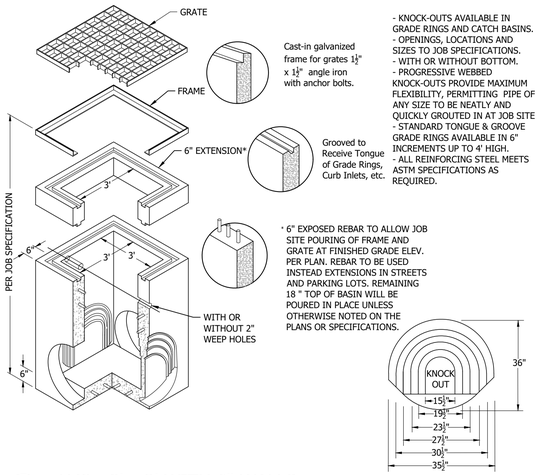
REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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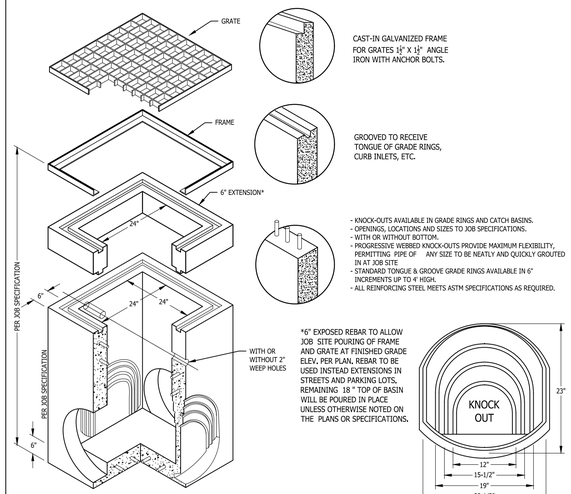


- KNOCK-OUTS AVAILABLE IN GRADE RINGS AND CATCH BASINS.
- OPENINGS, LOCATIONS AND SIZES TO JOB SPECIFICATIONS.
- WITH OR WITHOUT BOTTOM.
- PROGRESSIVE WEBBED KNOCK-OUTS PROVIDE MAXIMUM FLEXIBILITY, PERMITTING PIPE OF ANY SIZE TO BE NEATLY AND QUICKLY GROUTED IN AT JOB SITE
- STANDARD TONGUE & GROOVE GRADE RINGS AVAILABLE IN 6" INCREMENTS UP TO 4' HIGH.
- ALL REINFORCING STEEL MEETS ASTM SPECIFICATIONS AS REQUIRED.

* 6" EXPOSED REBAR TO ALLOW JOB SITE POURING OF FRAME AND GRATE AT FINISHED GRADE ELEV. PER PLAN. REBAR TO BE USED INSTEAD EXTENSIONS IN STREETS AND PARKING LOTS. REMAINING 18 " TOP OF BASIN WILL BE POURED IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS.

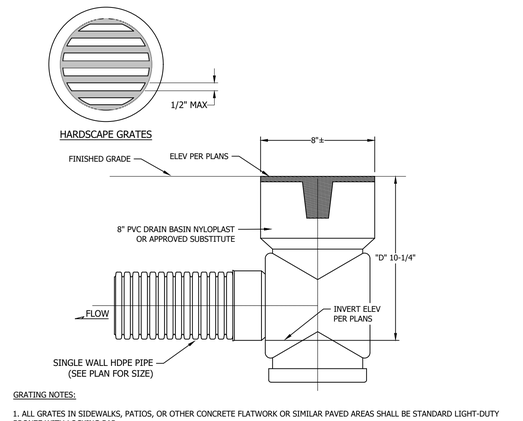
1 U43 - 3' x 3' WITH 6" WALLS

Scale: NTS



2 U23 CHRISTY BOX DROP INLET (2' X 2')

Scale: NTS



GRATING NOTES:

1. ALL GRATES IN SIDEWALKS, PATIOS, OR OTHER CONCRETE FLATWORK OR SIMILAR PAVED AREAS SHALL BE STANDARD LIGHT-DUTY BRONZE WITH LOCKING BAR.
2. ALL GRATES IN TREE WELLS AND AREAS PLANTED WITH GROUND COVER SHALL BE LIGHT-DUTY DOME-TYPE CAST IRON WITH LOCKING BAR.
3. ALL OTHER GRATES, INCLUDING THOSE IN TURFED AREAS SHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.
4. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS.

3 8" TERMINAL AREA DRAIN

Scale: NTS

4 SEWER CLEANOUT

Scale: NTS

NOTES:

1. TRENCH WIDTH DETERMINED BY PIPE DIAMETER.
2. SAW CUT ALL HARD SCAPE AREAS.

5 STANDARD UTILITY TRENCH

Scale: NTS

REVISIONS	BY

DETAILS

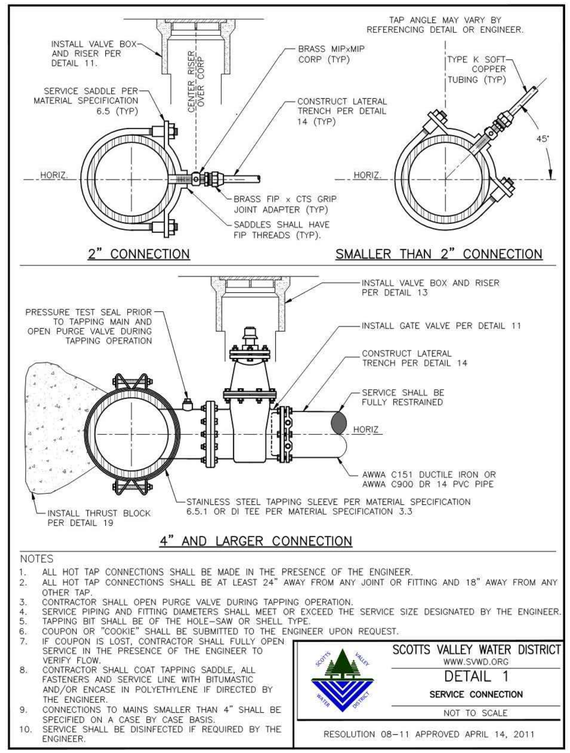
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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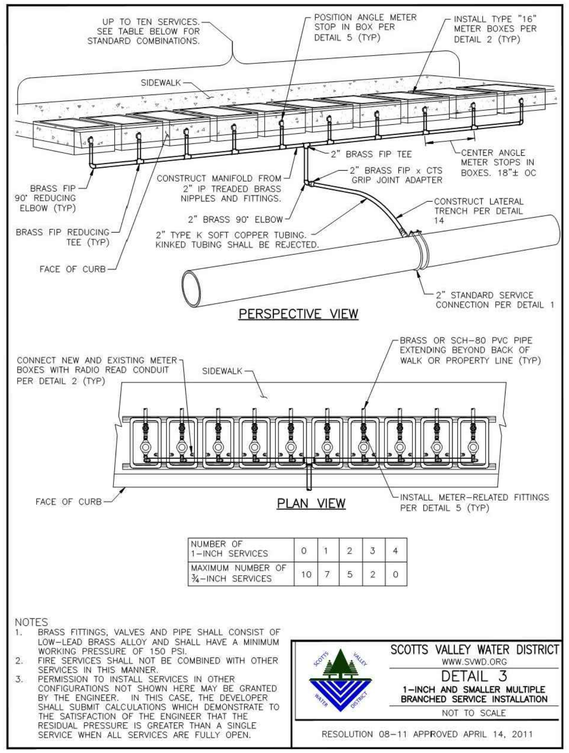
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NOTES

1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

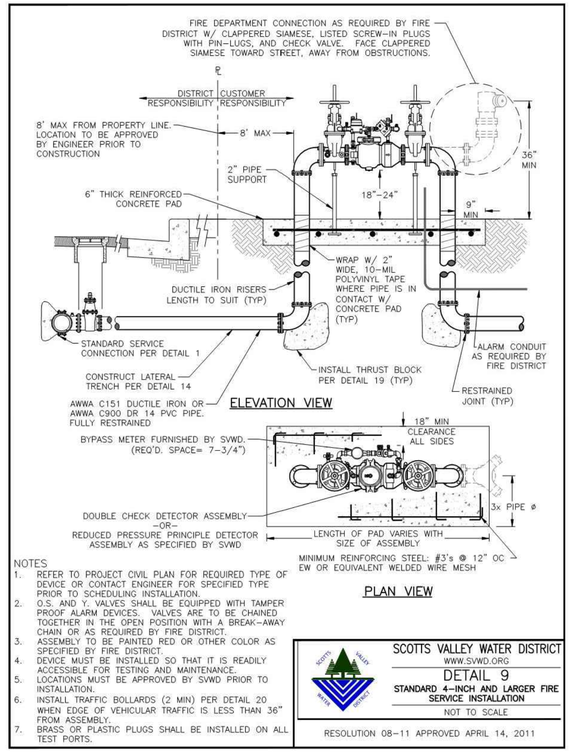


NUMBER OF 1-INCH SERVICES	0	1	2	3	4
MAXIMUM NUMBER OF ¾-INCH SERVICES	10	7	5	2	0

NOTES

1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICES SHALL NOT BE COMBINED WITH OTHER SERVICES IN THIS MANNER.
3. PERMISSION TO INSTALL SERVICES IN OTHER CONFIGURATIONS NOT SHOWN HERE MAY BE GRANTED BY THE ENGINEER. IN THIS CASE, THE DEVELOPER SHALL SUBMIT CALCULATIONS WHICH DEMONSTRATE TO THE SATISFACTION OF THE ENGINEER THAT THE RESIDUAL PRESSURE IS GREATER THAN A SINGLE SERVICE WHEN ALL SERVICES ARE FULLY OPEN.

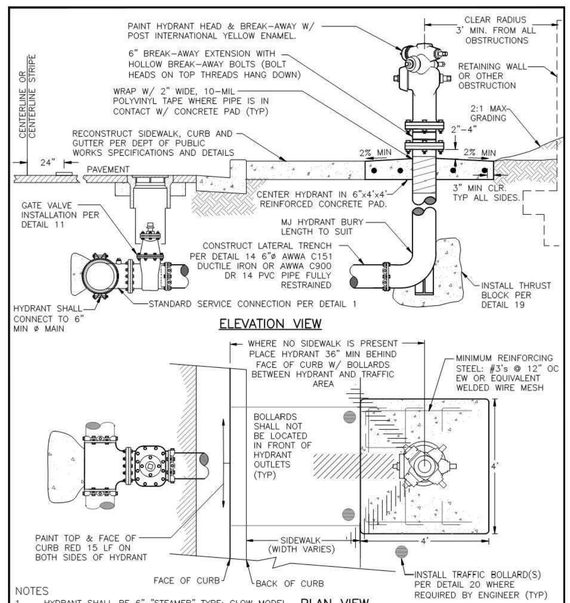
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 3
1-INCH AND SMALLER MULTIPLE BRANCHED SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

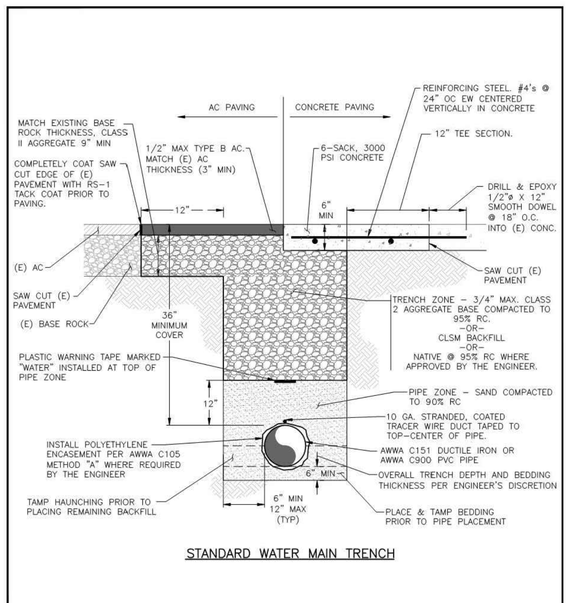
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

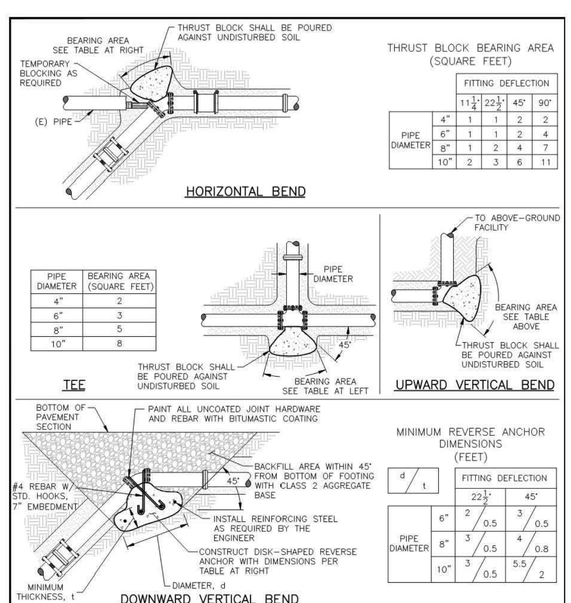
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES

1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER MAIN INSTALLATION CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. REFER TO SVWD TECHNICAL SPECIFICATIONS FOR COMPACTION TESTING REQUIREMENTS.
4. FOR SERVICE LATERALS, REFER TO DETAIL 14.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 15
STANDARD WATER MAIN TRENCH
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



THRUST BLOCK BEARING AREA (SQUARE FEET)

PIPE DIAMETER	FITTING DEFLECTION 11 1/4°	22 1/2°	45°	90°
4"	1	1	2	2
6"	1	1	2	4
8"	1	2	4	7
10"	2	3	6	11

MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

d / t

PIPE DIAMETER	FITTING DEFLECTION 22 1/2°	45°
6"	2 / 0.5	3 / 0.5
8"	3 / 0.5	4 / 0.8
10"	3 / 0.5	5.5 / 2

NOTES

1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED; SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DISTRICT DETAILS

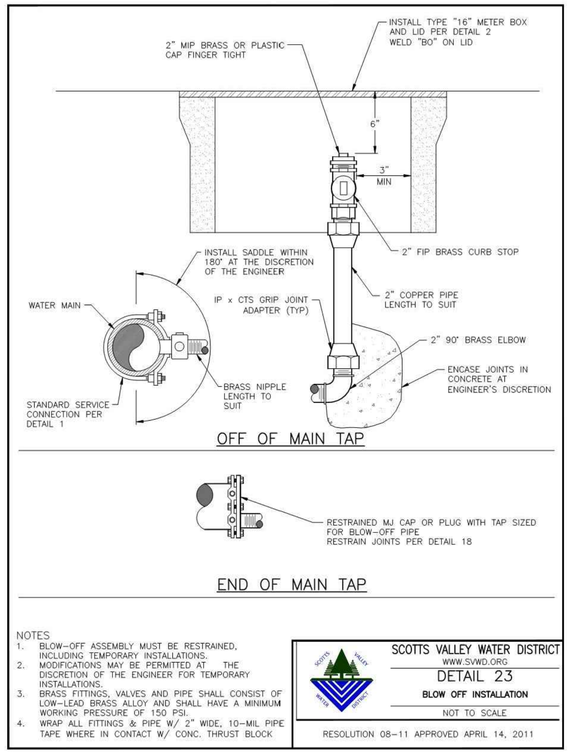
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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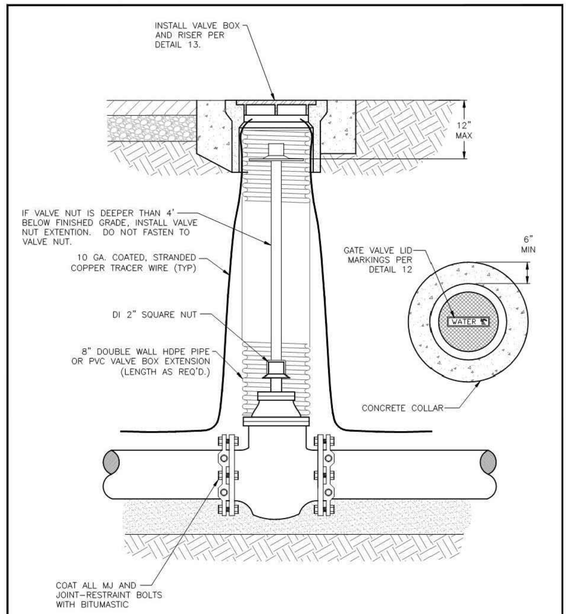
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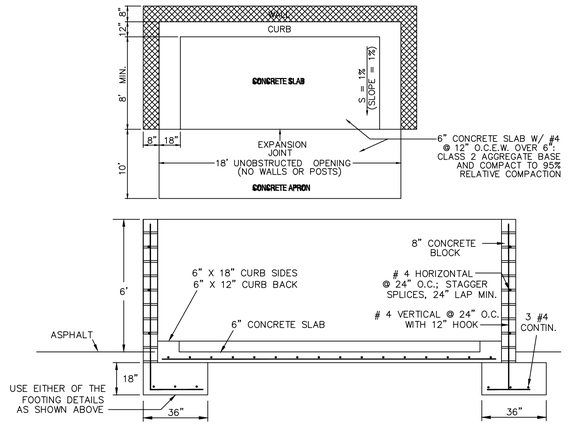
NOTES
1. BLOW-OFF ASSEMBLY MUST BE RESTRAINED, INCLUDING TEMPORARY INSTALLATIONS.
2. MODIFICATIONS MAY BE PERMITTED AT THE DISCRETION OF THE ENGINEER FOR TEMPORARY INSTALLATIONS.
3. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
4. WRAP ALL FITTINGS & PIPE W/ 2" WIDE, 10-MIL PIPE TAPE WHERE IN CONTACT W/ CONC. THRUST BLOCK

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 23
BLOW OFF INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

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WWW.SVWD.ORG
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



1. ENCLOSURES SHALL BE DESIGNED TO STORE THE REQUIRED NUMBER OF 1-8 YARD WASTE, RECYCLING, AND FOOD WASTE BINS OR CARTS. THE MINIMUM DEPTH SHALL BE 5' AND THE WIDTH SHALL DEPEND ON THE NUMBER OF CONTAINERS.
2. CONSIDERATION SHALL BE GIVEN TO THE LOCATION OF THE ENCLOSURE, OVERHEAD OBSTRUCTIONS, AND FRONT LOAD TRUCK SERVICE.
3. ENCLOSURES FOR RESTAURANTS REQUIRE A DRAIN CONNECTED TO THE SANITARY SEWER.
4. PROVIDE A PERSONNEL DOOR FOR LARGE OR SHARED ENCLOSURES.
5. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

CITY OF SCOTTS VALLEY STANDARD DETAIL
SOLID WASTE ENCLOSURE
SCOTT HAMBY
DIRECTOR OF PUBLIC WORKS
DRAWING NO: ST-12
SCALE: NONE
DATE: 12/06/17

REVISIONS	BY

SCOTTS VALLEY
WATER DISTRICT
DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date: 03.08.21
Scale: NTS
Drawn: DD
Job: 249-60
Sheet: C6.5
Of 26 Sheets

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1 STREET RENDERING



2 STREET RENDERING



3 STREET RENDERING



4 STREET RENDERING

REVISIONS	BY

RENDERINGS

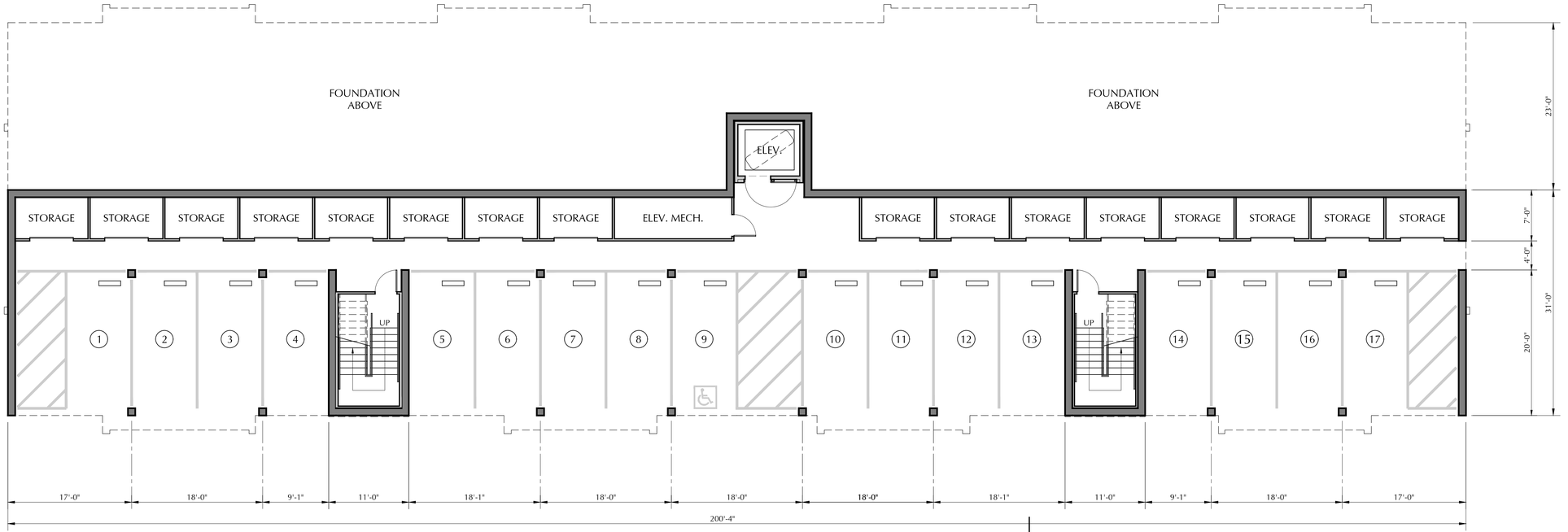
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515 La Honda Drive
Aptos, CA
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THE ENCORE
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Date: 12.22.20
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1 PARKING LEVEL PLAN

SCALE: 1/8" = 1'-0"

NORTH

3
A6

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

PARKING LEVEL PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

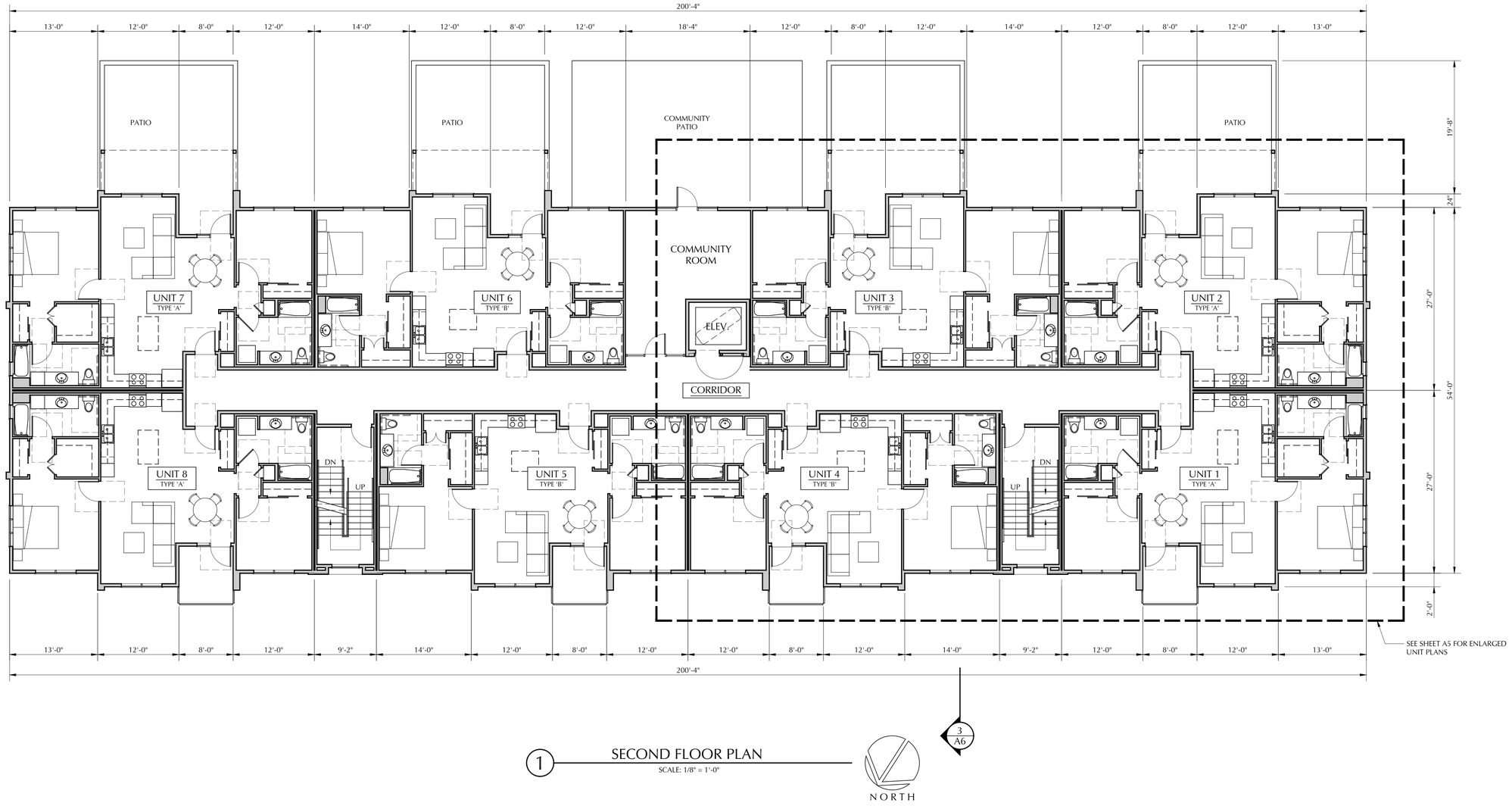
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SHEET

A2



1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

SECOND FLOOR PLAN

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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A3



1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

THIRD FLOOR PLAN

DRAWING DATE:
MARCH 4, 2021

A.P.N.
022-732-48 & 022-732-01

CLIENT NAME:
CHRIS PERRI

PROJECT NAME:
THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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SHEET

A4



1 ENLARGED UNIT PLANS

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

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NEW RESIDENTIAL DEVELOPMENT FOR:

THE ENCORE AT 4104

SCOTTS VALLEY, CALIFORNIA

ENLARGED UNIT PLANS

DRAWING DATE:	MARCH 4, 2021
A.P.N.	022-732-48 & 022-732-01
CLIENT NAME:	CHRIS PERRI
PROJECT NAME:	THE ENCORE AT 4104

REVISIONS

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1	PLANNING	3/4/21

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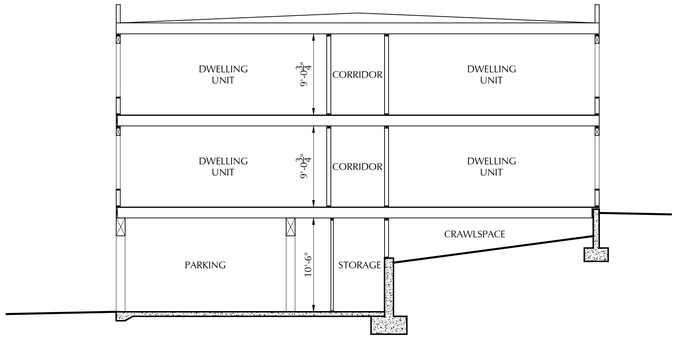
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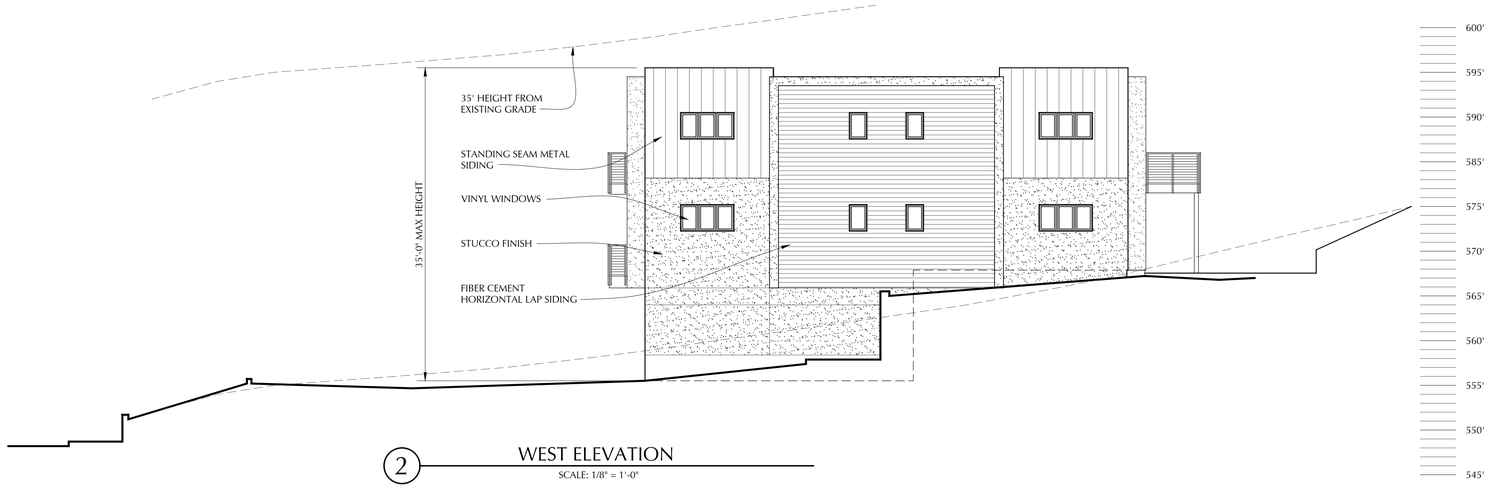
A5



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SCHEMATIC BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:
THE ENCORE AT 4104
SCOTTS VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

APPROVAL STAMP

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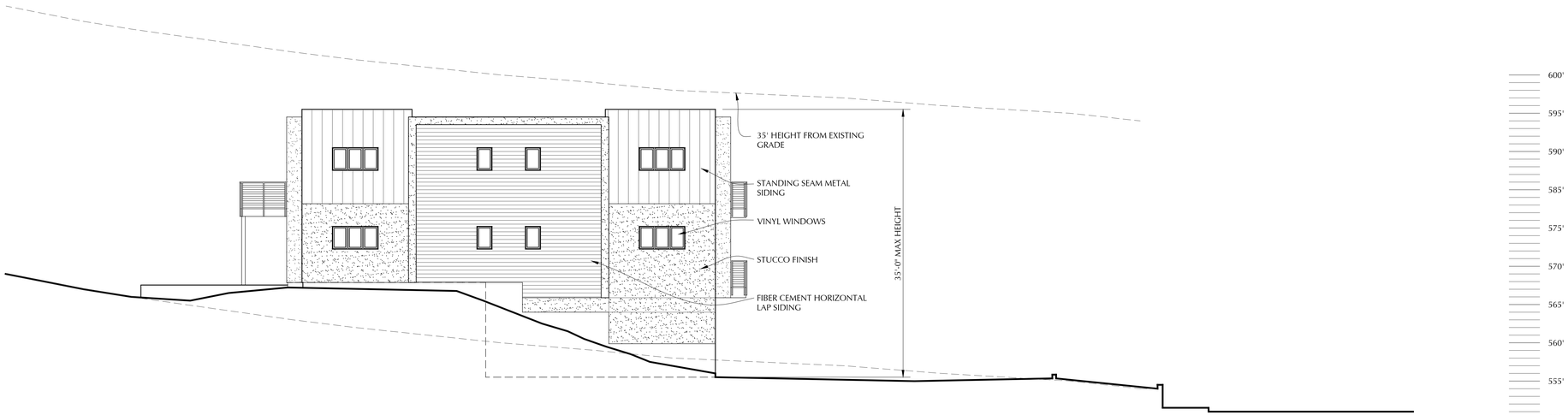
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SHEET
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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NEW RESIDENTIAL DEVELOPMENT FOR:
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SCOTTS VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE: MARCH 4, 2021

A.P.N. 022-732-48 & 022-732-01

CLIENT NAME: CHRIS PERRI

PROJECT NAME: THE ENCORE AT 4104

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/4/21

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A7



3 NORTH ELEVATION



1 VIEW 1



4 VIEW 4



5 VIEW 5



2 VIEW 2

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NEW RESIDENTIAL DEVELOPEMENT FOR:

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SCOTTS VALLEY, CALIFORNIA

PERSPECTIVE VIEWS

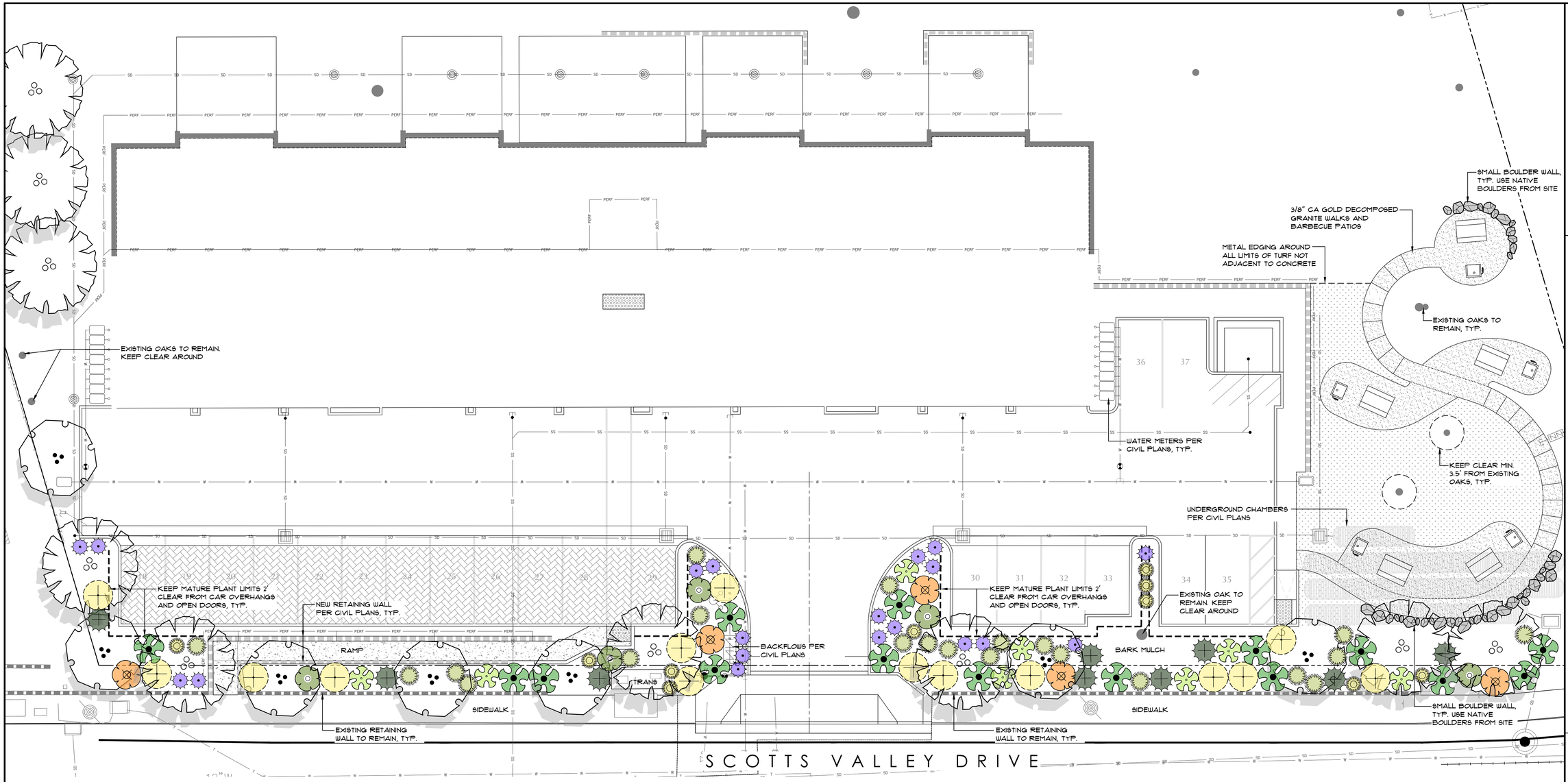
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PROJECT NAME: THE ENCORE AT 4104

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SHEET

A8



PLANTING LEGEND

	TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
		LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	7	20' X 20'	L
		LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE (MULTI-TRUNK)	15 GAL	9	18' X 15'	L
	SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
		AGAVE ATTENUATA 'RAY OF LIGHT' / RAY OF LIGHT AGAVE	2 GAL	8	4' X 6'	L
		AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL	15	4' X 6'	L
		LAVANDULA X INTERMEDIA 'HIDCOTE GIANT' / HIDCOTE LAVENDER	1 GAL	19	18" X 42"	L
		LANTANA X 'SUNBURST' / SUNBURST SPREADING YELLOW	1 GAL	13	2' X 1'	L
		LEUCADENDRON 'SAFARI GOLDSTRIKE' / YELLOW CONEBUSH	1 GAL	5	5' X 5'	L
		LEUCOSPERMUM'SUNRISE' / EARLY SALMON PINCUSHION	5 GAL	5	6' X 6'	L
	GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
		CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL	9	4' X 5'	L
		MUHLENBERGIA RIGENS / DEERGRASS	1 GAL	23	4' X 4'	L
		RHODOCOMA CAPENSIS / GIANT CAPE RESTIO	1 GAL	15	5' X 3'	M
		NO-MOW FINE FESCUE PER CONTRACTOR. SHADE TOLERANT.	SOD	1,450 SF		M

WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
VL - VERY LOW WATER USE

PLANTING NOTES

1. TOTAL LANDSCAPED AREA = 2,809 SF
2. MULCH TO BE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
3. SOIL TO BE TESTED BY ACCREDITED SOIL TESTING LABORATORY. CONTRACTOR SHALL THOROUGHLY INCORPORATE SOIL ADDITIVES AND FERTILIZERS IN ALL PLANTING AND TURF AREAS AT RATES AND DEPTHS RECOMMENDED BY SOILS LAB. SOIL ADDITIVES SHALL BE THOROUGHLY MIXED INTO EXISTING SOILS IN PLANTING PITS ONLY. ALL SOIL SHALL BE CLEAR OF DEBRIS AND CONSTRUCTION SPOILS.
4. SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6 CY OF ORGANIC MATERIAL PER 1,000 SF TO PROMOTE INFILTRATION AND WATER RETENTION.
5. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

IRRIGATION EQUIPMENT

DRIP (POINT-SOURCE) EMITTERS EQUAL TO RAIN BIRD XERI-BUG XB SINGLE OUTLET WITH DIFFUSER CAP AND STAKE CONFIGURATION RAIN BIRD DBC-025. MIN. TWO (2) 1.0 GPH EMITTERS PER PLANT.

DRIP VALVE EQUAL TO RAIN BIRD XCZ-100-PRB-COM - BELOW GRADE IN VALVE BOXES (CAN FIT FOUR IN ONE VALVE BOX). LOW-FLOW

TREE BUBBLERS TO BE EQUAL TO: RAIN BIRD RWS-M-B-C-1402 (0.5 GPM) TREE ROOT BUBBLERS 18" DEEP

ROTARY SPRAY (NO-MOW TURF) TO BE HUNTER MP ROTATER NOZZLES SPRAY BODIES TO HAVE CHECK VALVES

IRRIGATION SUBMETER EQUAL TO RAIN BIRD FM0625B. INSTALLED PER MANUFACTURER AND IN VALVE BOX BELOW GRADE. MINIMUM 8 PIPE DIAMETERS IN LENGTH BEFORE / AFTER METER

MASTER VALVE EQUAL TO RAIN BIRD 100 PGA - IN VALVE BOX BELOW GRADE. INLET PRESSURE 15-150 PSI

PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL CONTRACTOR TO SIZE

BACKFLOW DEVICE (REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) EQUAL TO WILKINS 975XL 3/4" PER CITY STANDARDS

IRRIGATION CONTROLLER EQUAL TO RAIN BIRD ESP4SMTI WEATHER-BASED CONTROLLER MOUNTED TO SIDE OF BUILDING.

MAINLINE PIPE - SCHEDULE 40 PVC, 1"

LATERAL PIPE - CLASS 200, 3/4"

IRRIGATION NOTES

1. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
2. SITE WATERED WITH POTABLE WATER FROM SCOTTS VALLEY DRIVE.
3. LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.
4. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
5. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
6. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

mbLA
megan bishop
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LICENSED LANDSCAPE ARCHITECT
MEGAN BLENCOWE BISHOP
NO. 5706
Exp. 4/11/22
STATE OF CALIFORNIA

THIS SHEET TO BE PRINTED AT 24" X 36"

THE ENCORE

SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
APN: 022-732-01 & 48

NORTH

0 5 10 20
SCALE: 1" = 10'-0"

PLAN REVISIONS

3/3/2021	DESIGN REVISIONS
4/26/2021	DESIGN REVISIONS

DATE • 12/21/2020
JOB • 2017

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0

WHITE RABBIT PROPERTIES
City of Scotts Valley, CA

Biological Report



Biotic Resources Group

Biotic Assessments • Resource Management • Permitting

Biotic Resources Group
Biotic Assessments • Resource Management • Permitting

WHITE RABBIT PROPERTIES
City of Scotts Valley, CA

Biological Report

Prepared for
Apple Homes Development, Inc.
15 Sherman Court
Scotts Valley, CA 95066
Attn: Chris Perri

Prepared by:

Biotic Resources Group
Kathleen Lyons, Plant Ecologist
with
Dana Bland & Associates
Dana Bland, Wildlife Biologist

June 18, 2020

2551 S. Rodeo Gulch Road #12 • Soquel, California 95073 • (831) 476-4803 • brg@cruzio.com

1.0 INTRODUCTION

Biotic Resources Group, with Dana Bland & Associates, documented and evaluated the biotic resources of a proposed residential housing project in the City of Scotts Valley in Santa Cruz County.

Specific tasks conducted for this study include:

- Characterize and map the major plant communities on the properties.
- Identify sensitive biotic resources, including habitats, plant or wildlife species of concern. (Note: Issues relating to Mt. Hermon June beetle, a federally listed species are subject to separate review by Dr. Richard Arnold through a separate agreement with the landowner).
- Evaluate the potential effects of the proposed project activities on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

1.1 PROPOSED PROJECT

The project is located on Scotts Valley Drive near the intersection of Bean Creek Road in the City of Scotts Valley, north of Highway 17 and northeast east of Mt. Hermon Road as shown on Figure 1. The proposed project site is currently undeveloped and encompasses two parcels, totally approximately 1.5 acres (APN 022-732-48 and APN 022-732-01).

The proposed project, as per a site grading plan prepared by C2G Civil Consultants Group, dated 10-14-19, depicts the construction of a multi-residential development with roadway access from Scotts Valley Drive. The majority of the property will be re-graded to accommodate the proposed development; the proposed site grading plan is presented in Appendix A.

The proposed work requires the removal of forest trees and understory vegetation to accommodate the new residential buildings, access road, and parking. Approximately80% of the approximately 1.5-acre project area (on two properties) will be graded/affected to accommodate the proposed project.

1.2 INTENDED USE OF THIS REPORT

The findings presented in this biological report are intended for the sole use of Apple Homes Development, Inc. and the City of Scotts Valley in evaluating the proposed project. The findings presented in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or City law or ordinance pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

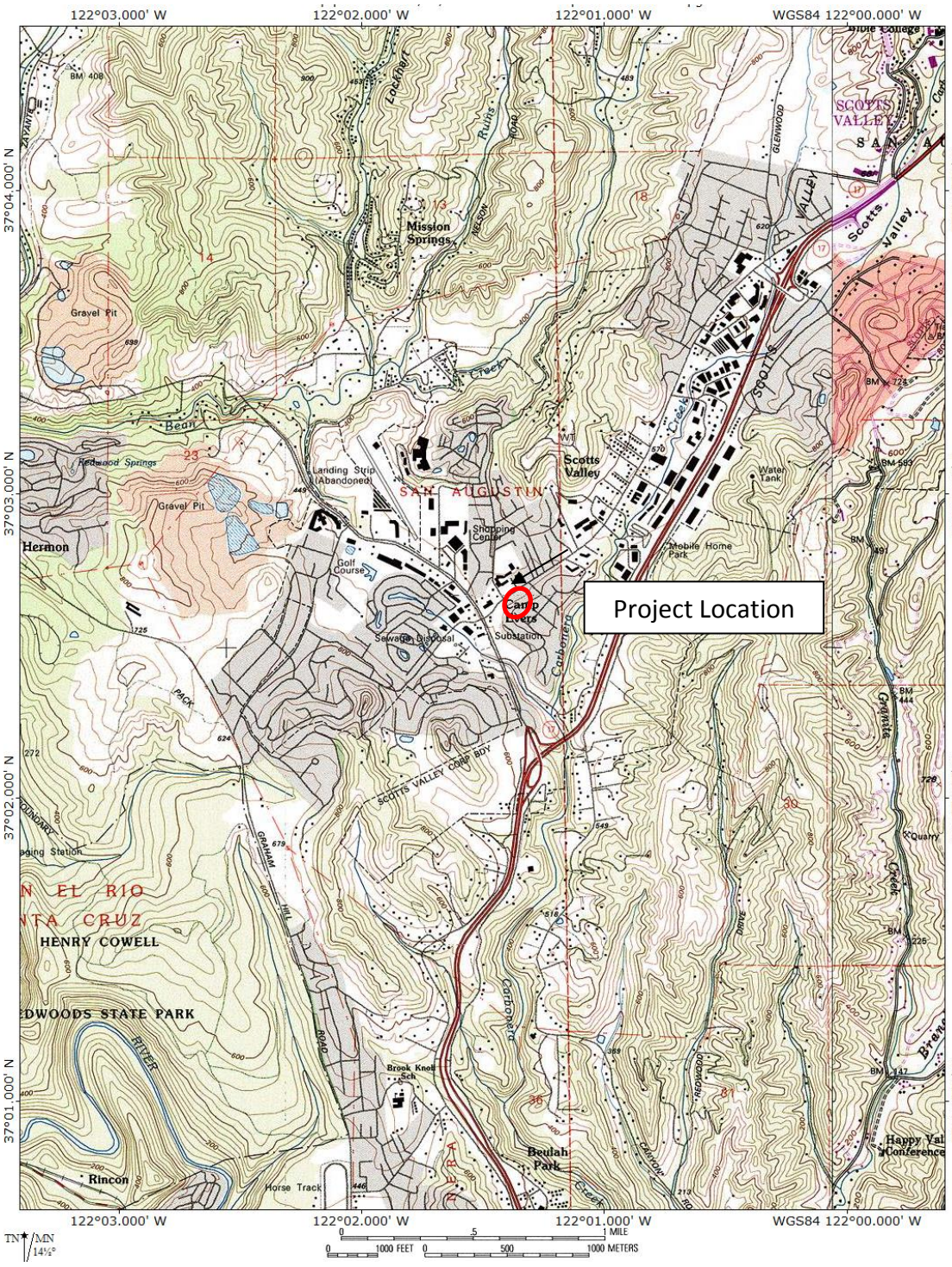


Figure 1. Location of Project Site on USGS Topographic Map
(USGS Felton Quadrangle)

2.0 EXISTING BIOTIC RESOURCES

2.1 METHODOLOGY

The biotic resources of the project site were assessed through literature review and field observations. Site observations were made on April 13, 2020 by Kathleen Lyons (plant ecologist) and Dana Bland (wildlife biologist).

Vegetation mapping of the property was conducted from review of aerial photos, a topographic map, and field observations. The major plant communities within the project area, based on the classification system developed by *California Terrestrial Natural Communities (*California Department of Fish and Game, 2003 and 2010) and *A Manual of California Vegetation* (Sawyer and Keeler-Wolf 1995) and as amended to reflect site conditions, were identified during the field surveys. Modifications to the classification system's nomenclature were made, as necessary, to accurately describe the site's resources. The plant communities were mapped onto an aerial photo. All plant species observed were recorded and identified to a level sufficient to determine their rarity; species observed are listed in the narrative section of this report. Plant nomenclature follows The *Jepson Manual Vascular Plants of California* (2012); the *An Annotated Checklist of the Vascular Plants of Santa Cruz County, California* (CNPS, 2013) was also reviewed.

To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2020) and California Department of Fish & Wildlife (CDFW) RareFind database (CDFW, 2020) for the Felton USGS quadrangle and surrounding quadrangles.

This report summarizes the findings of the biotic assessment for the proposed project. The potential impacts of the proposed residential project on sensitive biological resources are discussed below. Measures to reduce significant impacts to a level of less-than-significant are recommended, as applicable.

2.2 ENVIRONMENTAL SETTING

2.2.1 Geographic Setting

The project is located on the Felton USGS quadrangle (see Figure 1). The project is located west of State Highway 17 and adjacent to existing residential developments; the site is located across the street from the Scotts Valley Middle School. There are no watercourses on the property. The Santa Cruz County Soil Survey (USDA, 1980) identifies one soil type within the project area. The area is mapped as Pfeiffer gravelly sandy loam, 15-30% slopes (159). The project site supports ponderosa pine forest and non-native tree groves (acacia and eucalyptus). The distribution of vegetation types within the project area is depicted on Figure 2. Each vegetation type, its California vegetation code, and state ranking (rarity), is listed in Table 1.



Figure 2. Vegetation Types on Aerial Photograph
(Google Earth)

Table 1. Vegetation Types at White Rabbit Properties

CaCode[1]	Vegetation Type	Plant Association	State Ranking[2]
87.010.00	Ponderosa Pine Forest	Ponderosa Pine/Madrone/Coast Live Oak – California Blackberry	S4*
None	Non-native Tree Groves	Acacia/ Eucalyptus	None

[1] – California vegetation code as per CDFG/CNDDB (2010); [2]- Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. * Ponderosa pine on inland sandhills is high priority in CNDDB

2.2.2 Vegetation and Wildlife Habitats

Ponderosa Pine Forest

The property is dominated by ponderosa pine forest. The forest is characterized by the presence of ponderosa pine (*Pinus ponderosa)*, with associated trees species of madrone (*Arbutus menziesii)*, coast live oak (*Quercus agrifolia*), and California bay (*Umbellularia californica)*. The forest supports several large-size pine and oak trees. There are a few non-native eucalyptus (*Eucalyptus sp.)* on the upper slope

of the pine forest. The understory shows evidence of recent brush-cutting, yet plant re-growth was evident on the cut trees, shrubs, and herbaceous plant cover. The understory vegetation supports a high diversity of native shrubs, such as California blackberry (*Rubus ursinus),* poison oak (*Toxicodendron diversilobum)*, toyon (*Heteromeles arbutifolia)*, bracken fern (*Pteridium aquilinum)*, snowberry (*Symphoricarpos mollis)*, wood rose (*Rosa gymnocarpa)*, and a few silver bush lupine (*Lupinus albifrons)*. Small-stature trees include blue elderberry (*Sambucus nigra)*, hazel nut (*Corylus cornuta)*, and re-sprouting coast live oak. The herbaceous cover is comprised of native and non-native species, such as wild cucumber (*Marah fabacea)*, miner's lettuce (*Claytonia perfoliata)*, yerba buena (*Clinopodium douglasii)*, hedge nettle (*Stachys sp.)*, wood fern (*Dryopteris arguta)*, forget-me-not (*Myosotis latifolia)*, and phacelia (*Phacelia sp.).* Non-native acacia trees (*Acacia sp.)* abut the pine forest near Scotts Valley Drive and some seedlings occur within the pine forest. The character of the ponderosa pine forest is depicted in Figures 3 and 4.



Figure 3. Ponderosa pine forest



Figure 4. Ponderosa pine forest, showing re-growth of understory

Non-native Tree Groves

The northeast corner of APN 022-732-01, paralleling Scotts Valley Drive, supports a grove of non-native acacia. The trees had been cut prior to the field survey; however, re-growth was evident on the cut stumps and numerous seedlings were observed. The southern corner of APN 022-732-48 supports a grove of blue gum eucalyptus (*Eucalyptus globulus)*.



Figure 5. Eucalyptus grove on APN 022-732-48

Wildlife Resources

The vegetative communities on this property are relatively small and fragmented by residential and retail development and busy roadways. The value to native wildlife of the forested site is further degraded by the recent removal of the understory plants and limbing up of the trees. Nonetheless, there are common native wildlife species that can tolerate the high human presence surrounding the site, and may utilize the site for seasonal forage, nesting, or cover, such as western fence lizard (*Sceloporus occidentalis*), rock dove (*Columba livia*), Pacific-slope flycatcher (*Empidonax difficilis*), American crow (*Corvus brachyrhynchos*), western scrub-jay (*Aphelocoma californica*), chestnut-backed chickadee (*Poecile rufescens*), and Botta's pocket gopher (*Thomomys bottae*).

Although the site is not mapped in the Santa Cruz County Soil Survey as supporting Zayante series soils, there are Ponderosa pines present and sandy loam soils. Dr. Richard Arnold, entomologist, observed the federally endangered Mt. Hermon June beetle throughout the adjacent property which is now developed as The Terrace townhomes (Dr. Richard Arnold, pers. comm. 2014), suggesting the beetle may also occur on the subject property.

2.3 SENSITIVE BIOTIC RESOURCES

2.3.1 Regulated Habitats

California Department of Fish and Wildlife (CDFW) is a trustee agency that has jurisdiction under Section 1600 et seq. of the CDFW Code. Under Sections 1600-1603 of the California Fish and Game Code, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel or bank of any river, stream or lake which supports fish or wildlife. CDFW also regulates alterations to ponds and

impoundments; CDFW jurisdictional limits typically extend to the top of bank or to the edge of riparian habitat if such habitat extends beyond top of bank (outer drip line), whichever is greater. There are no CDFW jurisdictional water features on the properties.

Water quality in California is governed by the Porter-Cologne Water Quality Control Act and certification authority under Section 401 of the Clean Water Act, as administered by the Regional Water Quality Control Board (RWQCB). The Section 401 water quality certification program allows the State to ensure that activities requiring a Federal permit or license comply with State water quality standards. Water quality certification must be based on a finding that the proposed discharge will comply with water quality standards which are in the regional board's basin plans. The Porter-Cologne Act requires any person discharging waste or proposing to discharge waste in any region that could affect the quality of the waters of the state to file a report of waste discharge. The RWQCB issues a permit or waiver that includes implementing water quality control plans that take into account the beneficial uses to be protected. Waters of the State subject to RWQCB regulation extend beyond top of bank to the outer edge of riparian vegetation if riparian vegetation is present. RWQCB jurisdiction may extend beyond the top of bank in the absence of riparian vegetation if there are other indications of water having flowed above top of bank, such as debris deposits. RWQCB also has jurisdiction on isolated water/wetland features and saline waters. Should there be no Section 404 nexus (i.e., isolated feature not subject to USACE jurisdiction); a report of waste discharge (ROWD) is filed with the RWQCB. The RWQCB interprets waste to include fill placed into water bodies. There are no RWQCB jurisdictional water features on the properties.

The US Army Corps of Engineers (USACE) regulates activities within waters of the United States pursuant to congressional acts: Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (1977, as amended). Section 10 of the Rivers and Harbors Act requires a permit for any work in, over, or under navigable waters of the United States. Navigable waters are defined as those waters subject to the ebb and flow of the tide to the Mean High Water mark (tidal areas) or below the Ordinary High Water mark (freshwater areas). The properties have no watercourses within the USACE's jurisdiction.

2.3.2 Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity.

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare (CDFG, 2007 and 2010). The proposed project area supports ponderosa pine forest; local stands occurring within the Zayante sandhills are considered to have imperiled status.

The property is not mapped as supporting Zayante sandhill substrate in the Santa Cruz County Soil Survey and the site is not identified in the City of Scotts Valley Interim Programmatic Habitat Conservation Plan (IPHCP, 2001). The IPHCP was developed to address development within areas supporting two federally listed insects (i.e., Mt. Hermon June beetle and/or Zayante band-winged grasshopper) and to provide a permitting mechanism for certain developments consistent with the Federal Endangered Species Act (FESA). Dr. Richard Arnold, entomologist, is evaluating the potential for the federally endangered Mt. Hermon June beetle on the subject property; his work will determine potential

take of the species pursuant to FESA. The IPHCP area consists of 10 project units. In order to be eligible for coverage under the IPHCP and the City's Incidental Take Permit (ITP) the parcel to be developed must be located in one of these units and the parcel must meet size requirements. The subject property, encompassing approximately 1.5 acres, is not located within one of the IPHCP project unit and is too large in size to be covered under the City's ITP. Potential impacts to the habitat for the federally listed Mt. Hermon June beetle will likely require a project-specific Habitat Conservation Plan/ITP. (Note: Issues relating to Mt. Hermon June beetle, a federally listed species are subject to separate review by Dr. Richard Arnold through a separate agreement with the landowner).

The City has requirements for the protection of tree resources. The topographic map, dated 3-13-19 (Alpha Land Surveys, Inc.) demarcated the location of tree greater than 12 inches in diameter (measured as DBH, diameter at breast height). Numerous smaller diameter trees are also present on site. The topographic survey documented fifty-two (52) trees/tree groups within the proposed development area (limits of grading) (Alpha Land Surveys). A preliminary evaluation of the grading plan found 44 native trees (23 ponderosa pines and 21 coast live oaks) and 6 non-native trees (eucalyptus and acacia) are slated for removal. Several of the trees meet the City's protected tree criteria (i.e., acacias do not quality as protected trees). An arborist report will be required to identify specific measures to avoid, minimize and compensate for the expected tree removal.

2.3.3 Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS (List 1B). The search of the CNPS and CNDDB inventories for the Felton and eight surrounding quadrangles identified the special status plant species with potential to occur in the project area. Species evaluated for potential occurrence within the proposed project area as per CNDDB and CNPS records are listed on Table 2. This evaluation included a review of the habitat requirements for each species, the presence of specialized microhabitats required for such species within the project site, and field observations.

The spring 2020 field survey was sufficient in determining presence or absence of special status woody, perennial species and the presence or absence of specialized microhabitats required by several special status species (i.e., Zayante sandhills, coastal prairie/grassland, limestone outcrops, pine forest, rocky outcrops, or serpentine substrate). The April field survey was conducted during the identification period of several special status sandhill species (i.e., Ben Lomond spineflower and Santa Cruz wallflower in distinctive seedling stage) and none were detected on the property. In summary, no species status plant species were observed, or are expected to occur, in the project development area.

Table 2. Special Status Plant Species Evaluated for Potential Presence on White Rabbit Properties

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Observation and/or Potential to Occur on Site
Agrostis blasdalei	Blasdale's bent grass	Perennial herb	1B.2	None	None	Grasslands. No suitable habitat; not observed; presumed absent
Amsinckia lunaris	bent-flowered fiddleneck	annual herb	1B.2	None	None	Polo Ranch, Scotts Valley; rich soils in grassland No suitable habitat; presumed absent
Arctostaphylos andersonii	Anderson's manzanita	perennial evergreen shrub	1B.2	None	None	Nisene Marks SP, N end of Redwood Drive, Aptos No suitable habitat; not observed; absent from site
Arctostaphylos glutinosa	Schreiber's manzanita	perennial evergreen shrub	1B.2	None	None	Not observed; absent from site
Arctostaphylos ohloneana	Ohlone manzanita	perennial evergreen shrub	1B.1	None	None	Not observed; absent from site
Arctostaphylos pajaroensis	Pajaro manzanita	perennial evergreen shrub	1B.1	None	None	No suitable habitat; not observed; absent from site
Arctostaphylos regismontana	Kings Mountain manzanita	perennial evergreen shrub	1B.2	None	None	No suitable habitat; not observed; absent from site
Arctostaphylos silvicola	Bonny Doon manzanita	perennial evergreen shrub	1B.2	None	None	N of Redwood Glen Camp in Zayante sandhills; Lockwood Lane and Conference Drive area Not observed; absent from site
Arenaria paludicola	marsh sandwort	perennial stoloniferous herb	1B.1	CE	FE	Rich marsh area; historic record from Camp Evers, Scotts Valley No suitable habitat; presumed absent
Calyptridium parryi var. hesseae	Santa Cruz Mountains pussypaws	annual herb	1B.1	None	None	Zayante sandhills; lack of sandhill substrate; presumed absent; not observed
Campanula californica	swamp harebell	perennial rhizomatous herb	1B.2	None	None	Rich seasonally marshy area; historic record from Camp Evers, Scotts Valley No suitable habitat; presumed absent
Carex saliniformis	deceiving sedge	perennial rhizomatous herb	1B.2	None	None	Historic record from Camp Evers, Scotts Valley; Forested area in UCSC No suitable habitat; not observed

Table 2. Special Status Plant Species Evaluated for Potential Presence on White Rabbit Properties

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Observation and/or Potential to Occur on Site
Chorizanthe pungens var. hartwegiana	Ben Lomond spineflower	annual herb	1B.1	None	FE	Zayante sandhills; no suitable substrate/open areas presumed absent; not observed during survey
Chorizanthe pungens var. pungens	Monterey spineflower	annual herb	1B.2	None	FT	Mar Monte area, Aptos Sandy soils on oak woodland, scrub, maritime chaparral; no suitable substrate; presumed absent; not observed during survey
Chorizanthe robusta var. hartwegii	Scotts Valley spineflower	annual herb	1B.1	None	FE	Scotts valley grassland/sandstone outcrops No suitable habitat; presumed absent; not observed during survey
Chorizanthe robusta var. robusta	robust spineflower	annual herb	1B.1	None	FE	Freedom Blvd area, Aptos, sandy soils No suitable substrate; presumed absent; not observed during survey
Cirsium fontinale var. campylon	Mt. Hamilton thistle	perennial herb	1B.2	None	FE	Serpentine seeps, Sierra Azul No suitable habitat; not observed
Collinsia multicolor	San Francisco collinsia	annual herb	1B.2	None	None	Moist, shady slopes; found in north coast /Swanton and Scotts creek Shady hillside present yet too dry; presumed absent
Dacryophyllum falcifolium	tear drop moss	perennial herb	1B.3	None	None	Moist bedrock outcrops No suitable habitat; presumed absent
Dudleya abramsii ssp. setchellii	Santa Clara Valley dudleyi	perennial herb	1B.2	None	None	Serpentine chaparral No suitable habitat; not observed
Eriogonum nudum var. decurrens	Ben Lomond buckwheat	perennial herb	1B.1	None	None	Zayante sandhills; no suitable substrate; not observed
Erysimum teretifolium	Santa Cruz wallflower	perennial herb	1B.1	CE	FE	Zayante sands; no suitable habitat; presumed absent; not observed during survey
Fissidens pauperculus	minute pocket moss	moss	1B.2	None	None	Nisene Marks SP, redwood forest No suitable; presumed absent
Fritillaria liliacea	Fragrant fritillary	perennial herb	1B.2	None	None	Moist areas, serpentine grassland No suitable habitat; not observed
Grimmia torenii	Toren's grimmia	moss	1B.3	None	None	Openings, rocky, boulder and rock walls, carbonate, volcanic; Chaparral; woodland; coniferous forest; marginally suitable habitat; not observed
Grimmia vaginulata	Vaginulate grimmia	moss	1B.1	None	None	Rocky, boulder and rock walls, carbonate; Chaparral (openings); no suitable habitat; not observed

Table 2. Special Status Plant Species Evaluated for Potential Presence on White Rabbit Properties

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Observation and/or Potential to Occur on Site
Hesperevax sparsiflora var. brevifolia	Short-leaved evax	annual herb	1B.2	None	None	Coastal bluff scrub (sandy); coastal dunes; coastal prairie; no suitable habitat; not observed
Hesperocyparis abramsiana var. abramsiana	Santa Cruz cypress	perennial evergreen tree	1B.2	CE	FE	Pine forest on sandstone outcrops, sandy soils; Majors Creek, Boulder Creek; No suitable habitat; not observed
Hesperocyparis abramsiana var. butanoensis	Butano Ridge cypress	perennial evergreen tree	1B.2	CE	FE	Pine forest on sandstone outcrops, sandy soils; Butano Ridge; No suitable habitat; not observed
Hoita strobilina	Loma Prieta hoita	perennial herb	1B.1	None	None	Serpentine chaparral, Loma Prieta No suitable habitat; not observed
Holocarpha macradenia	Santa Cruz tarplant	annual herb	1B.1	CE	FT	Coastal terrace grassland; Soquel area, Twin Lakes, Arana Gulch, Watsonville No suitable habitat; presumed absent
Horkelia cuneata var. sericea	Kellogg's horkelia	perennial herb	1B.1	None	None	Sandy soil, UCSC grassland No suitable habitat; presumed absent; not observed during survey
Horkelia marinensis	Point Reyes horkelia	perennial herb	1B.2	None	None	Coastal prairie, UCSC grassland No suitable habitat; presumed absent; not observed during survey
Lasthenia californica ssp. macrantha	Perennial goldfields	perennial herb	1B.2	None	None	Coastal bluff scrub; coastal dunes; coastal scrub; no suitable habitat; not observed
Lessingia micradenia var. glabrata	smooth lessingia	annual herb	1B.2	None	None	Serpentine chaparral, Loma Prieta No suitable habitat; presumed absent
Malacothamnus arcuatus	arcuate bush-mallow	perennial evergreen shrub	1B.2	None	None	Mt. Bache Road area, chaparral No suitable habitat; not observed
Microseris paludosa	marsh microseris	perennial herb	1B.2	None	None	Moist areas in coastal prairie, Graham Hill Road area No suitable habitat; presumed absent
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	annual herb	1B.2	None	None	Zayante sandhills; no suitable substrate; presumed absent; not observed during survey
Monolopia gracilens	woodland woolythreads	annual herb	1B.2	None	None	Sandy openings in chaparral, Quail Hollow County Park; No suitable habitat; presumed absent

Table 2. Special Status Plant Species Evaluated for Potential Presence on White Rabbit Properties

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Observation and/or Potential to Occur on Site
Orthotrichum kellmanii	Kellman's bristle moss	moss	1B.2	None	None	Sandstone, carbonate; chaparral; woodland; no suitable habitat; not observed
Pedicularis dudleyi	Dudley's lousewort	perennial herb	1B.2	CR	None	Redwood forest; extirpated from County; historic record from headwaters of Aptos Creek No suitable habitat; presumed absent; not observed during survey
Penstemon rattanii var. kleei	Santa Cruz Mountains beardtongue	perennial herb	1B.2	None	None	Burned or disturbed areas in chaparral and woodland; historic record from Empire Grade area No suitable habitat; presumed absent; not observed during survey
Pentachaeta bellidiflora	white-rayed pentachaeta	annual herb	1B.1	CE	FE	Beach cliffs near Santa Cruz (historic); grassland No suitable habitat; presumed absent
Pinus radiata	Monterey pine	evergreen tree	1B.1	None	None	Native stands at Ano Nuevo and Monterey Peninsula; none observed on site; outside of native range
Piperia candida	White-flowered rein orchid	perennial herb	1B.2	None	None	Open to shady site in coniferous forests Shady hillside present yet unlikely due to dry conditions on slope; presumed absent; not observed during survey
Plagiobothrys chorisianus var. chorisianus	Choris' popcorn-flower	annual herb	1B.2	None	None	Moist depressions in grassland; Polo Ranch Scotts Valley, Watsonville area No suitable habitat; presumed absent
Plagiobothrys diffusus	San Francisco popcorn-flower	annual herb	1B.1	CE	None	Seasonally moist grassland on coastal terrace, Moore Creek area, Fairway Drive area, Polo Ranch Scotts Valley, Pogonip; SVUSD Preserve No suitable habitat; presumed absent
Plagiobothrys glaber	Hairless popcorn-flower	annual herb	1A	CE	None	Seasonally moist alkaline soils in marshes, meadows, swamps; No suitable habitat; presumed absent
Polygonum hickmanii	Scotts Valley polygonum	annual herb	1B.1	CE	FE	Grasslands with sandstone outcrops, Scotts Valley No suitable habitat; presumed absent
Sanicula saxatilis	Rock sanicle	perennial herb	1B.2	None	None	Rocky, scree, talus; upland forest; chaparral; valley and foothill grassland; no suitable substrate; not observed

Table 2. Special Status Plant Species Evaluated for Potential Presence on White Rabbit Properties

Scientific Name	Common Name	Lifeform	CNPS Rare Plant Rank	CESA	FESA	Observation and/or Potential to Occur on Site
Silene verecunda ssp. verecunda	San Francisco campion	perennial herb	1B.2	None	None	Exposed mudstone in north part of County No suitable habitat; presumed absent
Stebbinsoseris decipiens	Santa Cruz microseris	annual herb	1B.2	None	None	Coastal Prairie, Chaparral, Mixed Evergreen Forest, Closed-cone Pine Forest, Northern Coastal Scrub; no suitable openings; presumed absent
Strepthanthus albidus ssp. albidus	Metcalf Canyon jewel flower	annual herb	1B.2	None	FE	Serpentine chaparral and grassland No suitable habitat; presumed absent
Strepthanthus albidus ssp. peramoenus	most beautiful jewel flower	annual herb	1B.2	None	None	Serpentine chaparral and grassland, No suitable habitat; presumed absent
Trifolium buckwestiorum	Santa Cruz clover	annual herb	1B.1	None	None	Moist depressions in grassland; Soquel area, UCSC No suitable habitat; presumed absent
Trifolium polyodon	Pacific Grove clover	annual herb	1B.1	None	None	Mesic, sometimes granitic; closed-cone coniferous forest; coastal prairie; meadows and seeps; valley and foothill grassland; pine forest too dry and no mesic areas noted; presumed absent

CNPS Status: List 1B: These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFW Code.

2.3.4 Special Status Wildlife Species

Special status wildlife species include those listed, proposed or candidate species by either the Federal or the State resource agencies as well as those identified as State species of special concern. In addition, all raptor nests are protected by Fish and Game Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act. Special status wildlife species were evaluated for their potential presence in the project area as described in Table 3 below.

The special status wildlife species that are likely to occur within the project area include Mt. Hermon June beetle and nesting birds. Measures are given below to avoid or minimize potential impacts to these species. There is no suitable habitat for the remaining special status wildlife species listed in Table 3.

Table 3. Special status wildlife species and their predicted occurrence at White Rabbit Property, Scotts Valley, Felton Quad, June 2020

SPECIES	STATUS[1]	HABITAT	POTENTIAL OCCURRENCE ON SITE
Invertebrates			
Ohlone tiger beetle *Cicindela ohlone*	FE	Coastal terrace prairie with sparse vegetation and openings, Watsonville loam soils	None, no suitable habitat on site.
Mt. Hermon June beetle *Polyphylla barbata*	FE	Chaparral and ponderosa pine with Zayante sandy soils	Observed on site by Dr. R. Arnold.
Zayante band-winged grasshopper *Trimerotropis infantilis*	FE	Openings in sand hills parkland habitat with Zayante sandy soils	No suitable habitat on site.
Smith's blue butterfly *Euphilotes enoptes smithi*	FE	Coastal dunes and coastal sage scrub with buckwheat plants	No suitable habitat on site.
Fish			
Coho salmon *Oncorhynchus kisutch*	FE, SE	Perennial creeks and rivers with gravels for spawning	No suitable habitat in project area.
Steelhead *Oncorhynchus mykiss*	FT	Perennial creeks and rivers with gravels for spawning	No suitable habitat in project area.
Amphibians			
Santa Cruz black salamander *Aenides flavipunctatus niger*	CSC	Mesic forests of fog belt; terrestrial, lives under logs, rocks, etc.	No suitable habitat on site; closest known location is > 5 miles away..
California giant salamander *Dicamptodon ensatus*	CSC	Wet coastal forests near streams and seeps; breed in streams	No suitable habitat on site, no perennial waterways; closest known sites are > 5 miles.
California red-legged frog *Rana aurora draytonii*	FT, CSC	Riparian, marshes, estuaries and ponds with still water at least into June.	No suitable habitat in project area.
Foothill yellow-legged frog *Rana boylii*	CSC	Creeks and rivers with cobble substrate	No suitable habitat on site.
Reptiles			

Table 3. Special status wildlife species and their predicted occurrence at White Rabbit Property, Scotts Valley, Felton Quad, June 2020

SPECIES	STATUS[1]	HABITAT	POTENTIAL OCCURRENCE ON SITE
Western pond turtle *Actinemys marmorata*	CSC	Creeks and ponds with water of sufficient depth for escape cover, and structure for basking; grasslands or bare areas for nesting.	No suitable habitat in project area.
Birds			
Osprey *Pandion haliaetus*	None	Nests in tall trees adjacent to reservoirs and rivers	None, no suitable habitat on site.
White-tailed kite *Elanus leucurus*	FP	Nests in tall riparian trees adjacent to open lands for foraging	None, no suitable habitat on site.
Mammals			
Pallid bat *Antrozous pallidus*	CSC	Roosts in caves, hollow trees, mines, buildings, bridges, rock outcroppings	None. No suitable habitat on site.
Santa Cruz kangaroo rat *Dipodomys venustus venustus*	None	Manzanita chaparral with sandy soils	None. No suitable habitat on site.
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	CSC	Woodlands including oaks, willow riparian, Eucalyptus	None observed; understory of forest has been removed.
American badger *Taxidea taxus*	CSC	Grasslands with friable soils	None, no suitable habitat on site; grasslands on site too small in area and isolated to support this medium sized mammal.

[1] Key to status: FE=Federally listed as endangered species; FT=Federally listed as threatened species; SE=State listed endangered; FP=Fully protected species by State; CSC=California species of special concern

3.0 IMPACT AND MITIGATION DISCUSSION

3.1 IMPACT CRITERIA

3.1 Thresholds of Significance

The thresholds of significance presented in the CEQA Guidelines, updated December 2018, were used to evaluate project impacts and to determine if implementation of the proposed Project would pose significant impacts to botanical resources. For this analysis, significant impacts are those that substantially affect, either directly or through habitat modifications:

a) A species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;
b) Riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
c) State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
f) Conflict with the provisions of an adopted Habitat Conservation plan, Natural Community Conservation plan, or other approved local, regional, or state habitat conservation plan.

3.2 ENVIRONMENTAL IMPACTS, MITIGATION MEASURES AND SIGNIFICANCE DETERMINATION FOR THE PROPOSED PROJECT

The proposed residential development project was evaluated for its potential direct and indirect impacts to biotic resources. Impacts to sensitive habitats/resources were considered potentially significant.

a) Special Status Species

As noted in Section 2.3.4, the project site is likely occupied habitat for the federally endangered Mt. Hermon June beetle, which were documented on the adjacent property now developed as The Terrace townhouses (R. Arnold, pers. comm.., 2014). Because the size of the property exceeds the limits imposed by the IPHCP, this project may not qualify to be included in the existing Programmatic HCP for this species. The developer should consult with the US Fish and Wildlife Service to determine if this project requires issuance of an individual project-specific ITP or if it qualifies to pay in-lieu fees under the IPHCP. Measures to minimize impacts to this beetle are listed below.

The removal of vegetation, grading and construction of the proposed residential development will permanently remove approximately1.2 acres of potentially-known occupied Mt. Hermon June beetle habitat. The construction has the potential to kill or injure individuals of this June beetle species. These are significant impacts under both CEQA and FESA.

Recommendation BIO-1. The applicant shall develop a Habitat Conservation Plan for the Mt. Hermon June beetle at this site, as allowed under Section 10.a.1.B of the federal Endangered Species Act OR pay in-lieu fees into a mitigation bank for the beetle if approved by the USFWS. The plan will describe measures to avoid and minimize impacts to individual beetles during and after construction, as well as compensatory

mitigation sufficient to offset the permanent loss of this occupied beetle habitat. The HCP shall be approved by the U. S. Fish and Wildlife Service prior to any site disturbance for the proposed project.

b) Sensitive Habitat

The project will impact approximately 1.2 acres of ponderosa pine forest, a sensitive habitat type. Impacts to sensitive habitat are considered significant under CEQA.

Fifty-two (52) trees/tree groups were documented within the proposed development area (limits of grading) (Alpha Land Surveys). A preliminary evaluation of the grading plan found 44 native trees (23 ponderosa pines and 21 coast live oaks) and 6 non-native trees (eucalyptus and acacia) are slated for removal. Several of the trees meet the City's protected tree criteria (i.e., acacias do not quality as protected trees). An arborist report will be required to identify specific measures to avoid, minimize and compensate for the expected tree removal and loss of the ponderosa pine urban forest.

Recommendation BIO-2. The following measures are recommended to reduce impacts to the ponderosa pine forest, a sensitive habitat, to a less-than significant level.

The applicant shall have an arborist prepare a report on the trees on the property and an evaluation of trees to be removed. The applicant shall implement all measures contained within the arborist report for the avoidance and mitigation for tree removal. Measures include implementing a tree protection plan, maintenance of trees to remain, and implementing a tree replacement program that is subject to review and approval by the City of Scotts Valley.

The applicant shall confer with regulatory agencies regarding acceptable compensatory mitigation for the loss of ponderosa pine forest, in conjunction with Habitat Conservation Plan for the Mt. Hermon June beetle. This could include contributing to the Zayante Sandhills Conservation bank wherein ponderosa pine forest is protected, enhanced and managed.

Recommendation BIO-3. The applicant shall have an arborist prepare a report on the trees on the properties and an evaluation of trees to be removed. The applicant shall implement all measures contained within the arborist report for the avoidance and mitigation for tree removal. Measures include implementing a tree protection plan, maintenance of trees to remain, and implementing a tree replacement program that is subject to review and approval by the City of Scotts Valley.

c) Wetlands.

None on site. No impact.

d) Nesting Birds and Wildlife

Nesting birds may occur in the forest habitat types on the project site. Because most nesting birds are protected by the Migratory Bird Treaty Act, measures are listed below to avoid potentially significant impacts if any are present during construction. The removal of trees and other vegetation has the potential to injure or kill bird eggs or chicks, if any birds are actively nesting at the time of vegetation removal.

Recommendation BIO-4. To avoid impacting breeding birds, if present, schedule construction to occur between August 1 and February 1 of any given year, which is outside the bird breeding season. If this schedule is not feasible, have a qualified biologist conduct a pre-construction survey for nesting birds no more than 14 days prior to vegetation removal. If any active bird nests are found within 50 feet of the

work area for passerines, or 100 feet for raptors, either create a suitable buffer zone or postpone construction until the biologist has determined that all young have fledged.

e) Local Policies.

A preliminary evaluation of the grading plan found 44 native trees (23 ponderosa pines and 21 coast live oaks) and 6 non-native trees (eucalyptus and acacia) are slated for removal. Several of the trees meet the City's protected tree criteria (i.e., acacias do not quality as protected trees).

Recommendation BIO-5. An arborist report is needed to identify specific measures to avoid, minimize and compensate for the expected tree removal and loss of the ponderosa pine urban forest.

f) Conflict with HCP.

The properties are not located within the boundaries of the Interim Sandhills HCP. There are no other HCP or Conservation plans that include the subject properties.

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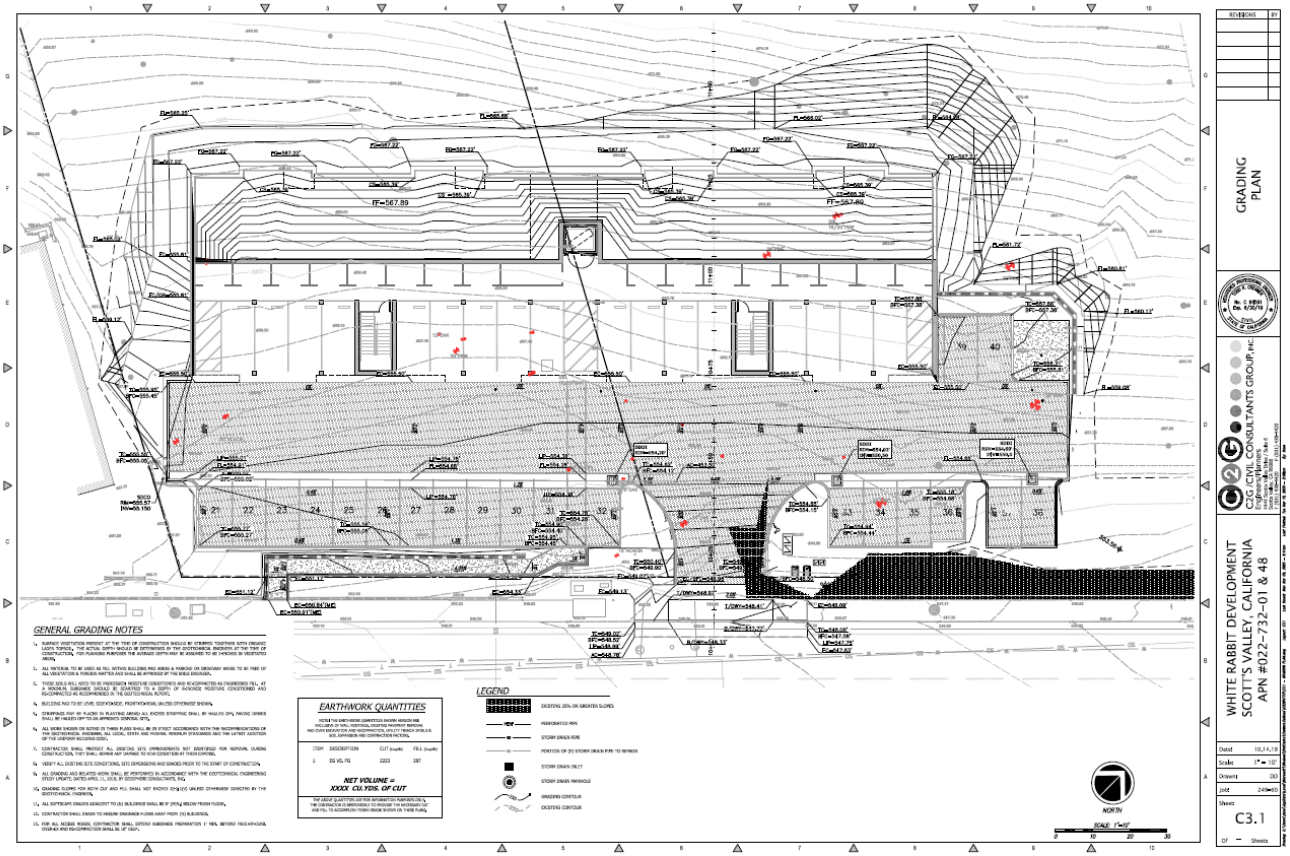
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Appendix A

Proposed Grading Plan
(Source: C2G Civil Consultants Group, Inc.)



ARBORIST REPORT-

Tree Inventory & Preliminary Impact Assessment

White Rabbit Development, APN: 022-732-48 & 022-732-01

Scotts Valley, CA

April 13, 2020

Revised 3/8/2021 &
3/14/2021

Prepared for:

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- Tree Protection Fencing
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- Tree Work Standards & Qualifications
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Appendix H - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 123 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A new multi-unit housing development is proposed for two undeveloped parcels.
- One hundred twenty- five trees within the parcel boundaries were inventoried. One hundred and nine were “protected”.
- Sixty-four trees are suitable for preservation and can be incorporated in the proposed project.
- Twenty-three trees are in poor condition and are not suitable for retention in the project.
- Thirty-eight trees are recommended for removal due to anticipated high construction impacts.
- A total of sixty-one trees are recommended for removal.
- Sixty of sixty-one trees recommend for removal are “protected”.
- If removals are permitted, replacement trees will be required.
- This is a preliminary evaluation, once final plans are completed, tree protection specifications based on the final plans will be required.

Background

Plans will be submitted to the City of Scotts Valley, to develop the two parcels into a multi-unit housing complex. Apple Homes Development Inc. has requested my services, to assess the condition of trees on the applicant’s property and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Scotts Valley planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), and suitability for preservation ratings. Further, to review the preliminary development plans and assess the potential construction impacts.

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Tag with metal tags, inventory, evaluate and assign suitability for preservation ratings for subject trees.

Assignment continued:

- **Plan Review: Reviewed provided plans including:** Grading Plan, by C2G Civil Consultants, dated 10/14/2019, and Topographic Map, by Alpha Land Surveys, dated, 3/13/2019.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree locations were plotted onto: Grading Plan, by C2G Civil Consultants, dated 10/14/2019, and a Tree Location Map was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 3/20/2020 and 4/3/2020.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, the City of Scotts Valley, as a reference for existing tree conditions and to help satisfy the City of Scotts Valley planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Grading Plan, by C2G Civil Consultants, dated 10/14/2019.
- Topographic Map, by Alpha Land Surveys, dated, 3/13/2019.
- Site Visit, Tree Inventory & Condition Evaluation at White Rabbit Parcels, Scotts Valley Drive, Scotts Valley, dates 3/20/2020 & 4/3/2020
- City of Scotts Valley Municipal Code –Section 17.44.080 Tree Protection Regulations (applicable sections).

OBSERVATIONS

The two parcels make up 1.5 acres of wooded, undeveloped property. Topography varies from fairly level, to gently sloping, to moderately sloped. The base of the property is retained and is roughly 3-5 feet above Scotts Valley Drive (Image #1).



Image #1 –Project area along Scotts Valley Drive.

I inventoried 123 trees in the forested area dominated by three species, coast live oak (*Quercus agrifolia*), ponderosa pine (*Pinus ponderosa*), and madrone (Arbutus menziesii). Coast live oak (48 trees), was the dominant species, with 42 ponderosa pine and 11 madrone inventoried. Thirteen blue gum eucalyptus (*Eucalyptus globulus*), four California bay laurel *(Umbellularia californica*), three Monterey pine (*Pinus radiata*) and, two Douglas fir (*Pseudotsuga menziesii*), were also inventoried. Seventy-eight trees were tagged and assessed, and forty-five trees were assessed but not tagged.

The structure of the forested stand includes the dominant (tallest), ponderosa pine and the codominant (medium height) coast live oak (Images #2 & 3).



Image #2 - View from Scotts Valley Drive. Taller ponderosa pine (circled red) and medium height coast live oak (circled blue).



Image #3 – View looking west from Scotts Valley Drive. Taller trees are ponderosa pines with coast live oak in foreground.

Growing conditions for the trees was good with ample bare soil rooting area. The sloped site appears well drained.

Roughly three-quarters of the coast live oaks are in fair condition, with the remaining trees in poor condition. They vary in age from young to mature. A few larger specimens are located along Scotts Valley Drive (Image #3).



Image #3 – Trees T33 and T34, coast live oak.

Two of the mature oaks along Scotts Valley Drive have over extended limbs growing above the road (Image #4). Including T29 and T33.



Image #4 – Tree T29, coast live oak. Overextended limb above Scotts Valley Drive.

Many of the oaks have strong trunk leans and reduced foliar canopies because of competition for sunlight with the taller ponderosa pine (Image #5).



Image #5 – A group of coast live oak with strong trunks leans and reduced foliar canopies.

The most common defect for the oaks was a limited branching structure and reduced foliar canopy, as noted above. This condition was found in about one-third of the oaks and occurred more often on the younger trees.

Other defects found on coast live oak include co-dominant trunks, overextended limbs, unbalanced canopies, trunk bows, foliar canopy dieback, deadwood, decay, and one semi-fallen tree.

The ponderosa pines were mature to over mature (> 80% of useful life) specimens. About 65% were in fair condition (Image #6), and 35% in poor condition. Many had a low live crown ratio (Image #7). Live crown ratio is the ratio if the crown length (live foliage), to total tree height.



Image #6 – Tree T2, ponderosa pine in fair condition.

Many had a low live crown ratio. (Image #7). Live crown ratio is the ratio if the crown length (live foliage), to total tree height.



Image # 7 – Ponderosa pine with reduced live crown area (circled).

These trees have shed their lower branches over time so that that live foliar canopy is in the top half of the tree.

A group trees on the west side of the property were topped. As a result, their trunks fork at 35 feet above grade.

One pine shows sign of a previous fungal infection, with significant dieback in the upper canopy. The terminal has died, and the tree has regrown two trunks (Image #8).



Image #8 – Tree T42, ponderosa pine. The tree has suffered significant dieback due to a previous fungal infection. Copious sap flows on the tree are typical of a pitch canker (*Fusarium circinatum*), infection.

Other defects found on the ponderosa pines include co-dominant trunks, and one tree with a poorly developed lower trunk lacking structural wood.

About half of the eleven madrone trees were in fair condition, and half in poor condition. Most trees in poor condition had excessive trunk leans and one had recently fallen.

Forty-five trees upslope (east), of the grading limits, but within the parcel boundary, were inventoried, but not tagged. Trees in this group include California bay laurel, Monterey pine, blue gum eucalyptus (not protected), coast live oak, madrone and ponderosa pine. Most trees in this group are in fair condition. Four trees are in poor condition including one fallen Madrone (mentioned above), and two dead ponderosa pine.

DISCUSSION

Species List

TOTAL SUBJECT TREES: 123 Trees

Protected: 109

47	Coast Live Oak	(*Quercus agrifolia*)
42	Ponderosa pine	(*Pinus ponderosa*)
11	Madrone	(*Arbutus menziesii*)
4	California bay laurel	(*Umbellularia californica*)
3	Monterey Pine	(*Pinus radiata*)
2	Douglas fir	(*Pseudotsuga menziesii*)

Not Protected: 14

13	Blue Gum Eucalyptus	(*Eucalyptus globulus*)
1	Coast Live Oak	(*Quercus agrifolia*)

Tree Evaluation and Recording Methods

Site evaluations were made on 3/20/2020 and 4/3/2020. *The inventory included trees on two parcels within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Tree numbers were plotted on the attached *Tree Location Map sheet, T1*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Location Map sheet - Appendix C.**

Condition Rating

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. If the health rating and the structure rating differ, the lower rating becomes the default *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 4
- Fair - 93
- Poor - 26

Suitability for Preservation

A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 4
- Fair – 96
- Poor - 23

Trees Recommended for Removal Due to Poor Condition

- Twenty-Three Trees

10	T7, 11,T14,T17,T19,T22, T27,T28,T34 & T58	Coast Live Oak	(*Quercus agrifolia*)
10	T4,T42,T45,T49-51 & T53-56	Ponderosa pine	(*Pinus ponderosa*)
2	T41, no tag 18” diameter fallen tree	Madrone	(*Arbutus menziesii*)
1	T72	Monterey Pine	(*Pinus radiata*)

Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance

No one can estimate and predict with absolute certainty, what distance from a tree a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, “cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is “within six times the trunk diameter (DBH), mitigation shall be recommended”. Further, A.N.S.I. recommends the “minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition”.

In general, root cutting that occurs at a distance less than six times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Tree Replacement

This is a preliminary project submittal. The final number of trees could vary slightly depending on the final design. At present, sixty “protected” trees are recommended for removal, thirty-eight due to construction impacts and twenty-two due to poor condition. Total tree replacement for 38 trees at a two to one ratio to equal 76 replacement trees.

Compensation for tree removal necessary to construct the project include:

- Preservation and protection of the retained trees during construction.
- Pre-construction treatments for specific trees.
- Tree planting specified in the landscape design for this project.
- Reforestation
    - Coast live oak acorns will be collected and propagated by Central Coast Wilds Nursery and the Project Developer/Applicant.
    - Once final plans are submitted, a seed collection and planting window shall be identified for reforestation within the parcel boundaries.
- Removal of 15 mature blue gum eucalyptus (*Eucalyptus globulus*), in the southeast quadrant of Lot 24, APN: 022-732-48.

A follow-up site visit was made on 2/17/2021. The area above the project limits in the southeast quadrant of lot 24, was identified as a good location for replanting trees, as there is a wide swath that is absent of any trees, and removal of fifteen blue gum eucalyptus trees in this area, will increase the size of the replanting area. This location includes the area that abuts Lot 38 and Lot 2 (see *Topographic Map*, dated 3/13/2009, by Alpha Land Surveys. Four additional eucalyptus were identified in the area outside the project limits. The total number of eucalyptus to be removed is 15 trees.

A calculation was made for the number native trees that could be replanted in this area. The species to be replanted are coast live oak, (*Quercus agrifolia*). New planting spacing was based on 20-25 centers for coast live oak. A total of 8 coast live oak could occupy this space, provide screening from the adjacent neighbors and habitat for local wildlife (Image #9).

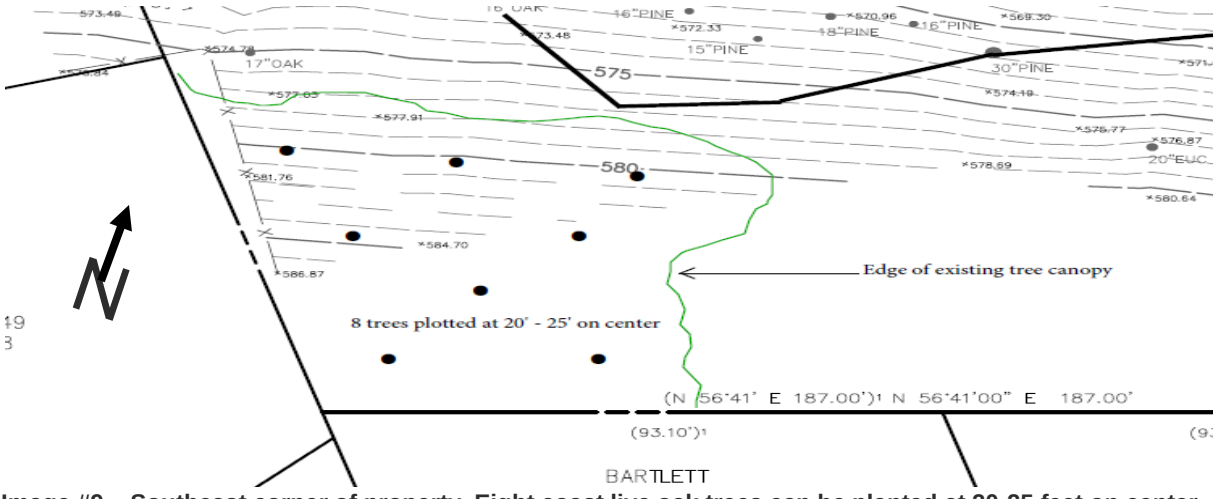


Image #9 – Southeast corner of property. Eight coast live oak trees can be planted at 20-25 feet on center.

Planting locations for an additional 8 coast live oak was identified around the perimeter of the new building (see Tree Location Map, sheet T1 for planting locations). The spacing criteria for this area include 25 feet on center planting, 20 feet from the new building and a minimum of 15 feet from the canopy of existing trees.

A survey taken of the neighbors in adjacent homes regarding the removal of the existing blue gums was well received. Removal of the mature blue gums averaging 80-90 feet in height will eliminate a significant risk to both the neighbors and the new project and increase available light and space for tree replacement. (Image #10).

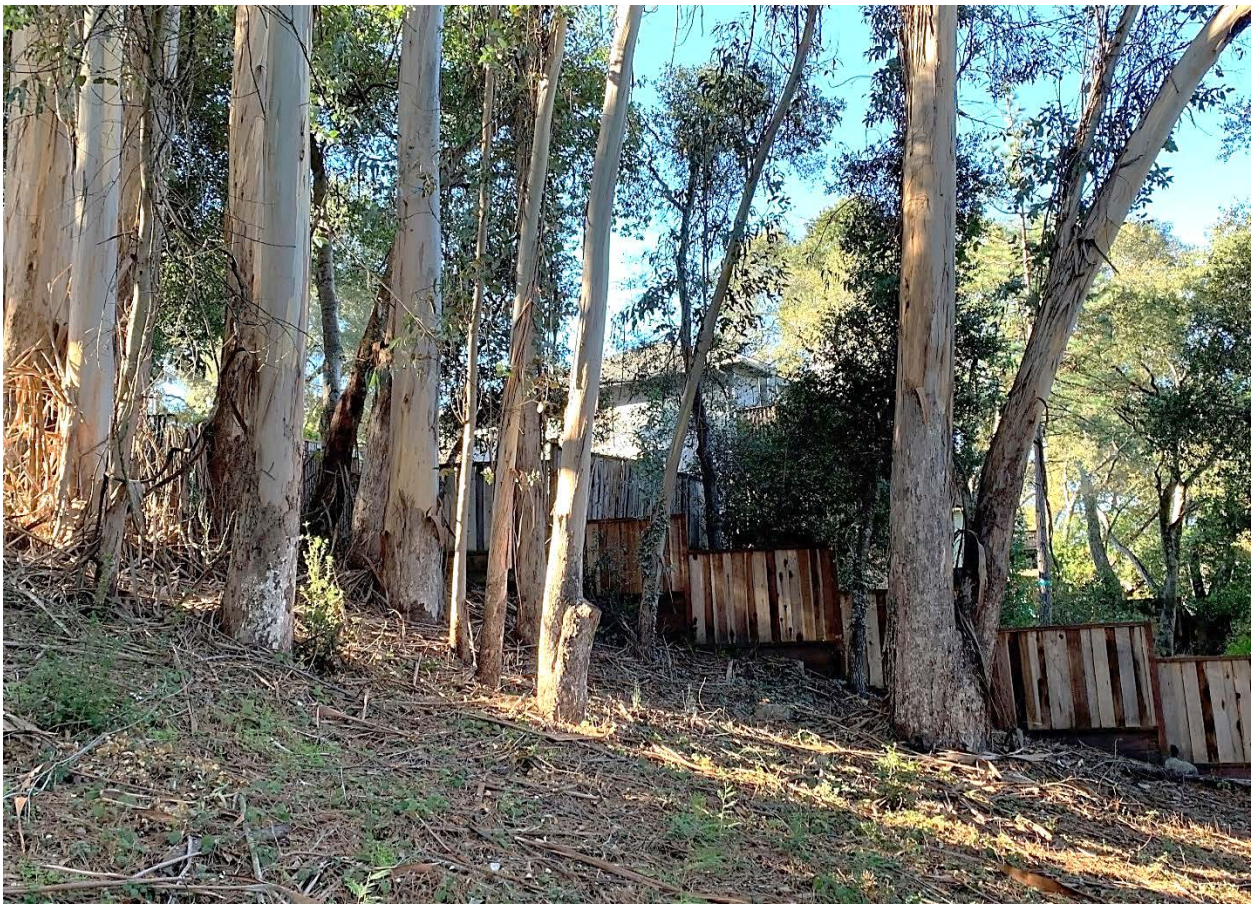


Image #10. Trees T79 -T93, blue gum eucalyptus. Note, some of the eucalyptus T79-T93, are outside of this image.

The blue gum is classified as an invasive species by the California Invasive Plant Council (Cal-IPC), and removal of the eucalyptus was suggested by Mr. Kim Tschantz, in his application completeness review comments for the City of Scotts Valley Planning, dated 2/2/2021, as compensation for trees removed for the project. Is it recommended that removal of one eucalyptus tree amount to credit for the replanting of 3 replacement trees, for a total credit of 45 trees (15 trees removed X 3 = 45 trees).

Tree Replacement Continued,

As a methodology for equating eucalyptus tree removal to tree replanting, the cost of replanting three trees for contribution to the City of Scotts Valley Tree Fund, was compared to the cost of eucalyptus tree removal. The average cost of removal of one eucalyptus is estimated conservatively at $3,000. The cost of contributing to the replanting fund for 3 trees is $120.

Is it recommended that removal of one eucalyptus tree amount to credit for the replanting of 3 replacement trees, for a total credit of 45 trees (15 trees removed X 3 = 45 trees).

In summary, the removal of 38 “protected” trees for the new project requires 76 new trees, (2 to 1 replacement ratio). Proposed compensation for tree removal includes replanting 26 trees including 10 landscape trees as shown on landscape plan (Sheet L1.0), 8 coast live oak trees replanted around the perimeter of the new building (as shown on Tree Location Map, Sheet T1), and 8 coast live oak planted in southeast quadrant. Additional mitigation includes the removal of fifteen mature blue gum eucalyptus to be credited as 45 replacement trees. Total on-site compensation to equal 71 replacement trees (26 + 45).

The developer will contribute $200 ($40 per tree), to the City of Scotts Valley Tree Fund, as compensation for 5 replacement trees.

Total tree replacement compensation includes 76 trees, 71 on-site and 5 to Scotts Valley Tree Fund.

There is replanting space on the perimeter of the proposed project on all four sides.

The preliminary grading plan by C2G Engineers indicates a planting strip between the new parking lot and Scotts Valley Drive. There is planting area to the south of the project where new trees could be planted within the existing stand of oaks and pines.

There is planting space to the northeast of the project adjacent to the apartment complex at Scotts Valley Drive. Finally, there are areas upslope (east), where replanting can occur amongst existing trees.

The City of Scotts Valley recommends a minimum ratio of two trees are to be replanted (15 gallon or 24-inch box size), for every “protected” tree removed. Currently, thirty-eight trees will require removal due to construction impacts. Therefore, a combination of 15-gallon trees and oak seedlings should be installed to total a minimum of 76 trees.

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A new multi-unit housing development is proposed for two undeveloped parcels.
- One hundred twenty-five trees within the parcel boundaries were inventoried. One hundred and nine were “protected”.
- Three-quarters of the trees inventoried are in fair condition.
- Sixty-four trees are suitable for preservation and can be incorporated in the proposed project.
- Twenty-three trees (listed on page 13), are in poor condition and are not suitable for retention in the project.
- Thirty-eight trees (listed on page 18), are recommended for removal due to anticipated high construction impacts.
- A total of sixty-one trees are recommended for removal.
- Sixty of sixty-one trees recommend for removal are “protected”, including twenty-two trees in poor condition and thirty-eight trees due to construction impacts.
- One tree T27, coast live oak, is recommended for removal, due to poor condition, and is not protected.
- If removals are permitted, replacement trees will be required at a ratio of two trees replanted for each tree removed. The replacement count is 76 trees, based on thirty-eight trees recommended for removal due to construction impacts.
- Proposed compensation for tree removal includes replanting 26 trees including 10 trees shown on landscape plan (Sheet L1.0), 8 coast live oak trees replanted in around the perimeter of the new building (as shown on Tree Location Map, Sheet T1), and 8 coast live oak planted in southeast quadrant.
- Additional mitigation includes the removal of fifteen mature blue gum eucalyptus to equal compensation for replanting 45 trees (three to one ratio).
- Total on site tree replacement compensation to equal 71 trees (26 trees replanted + 45 trees credit for removal of 15 eucalyptus trees).
- The developer will contribute $200 ($40 per tree), to the City of Scotts Valley Tree Fund, as compensation for 5 replacement trees.
- Total tree replacement compensation includes 76 trees, 71 on-site and 5 to Scotts Valley Tree Fund.
- This is a preliminary evaluation, once final plans are completed, tree protection specifications based on the final plans will be required.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove trees recommended for removal.
3. Prune overextended limbs on coast live oak trees T29 and T33.
4. Determine if trees T29 and/or T33 can be preserved with a realignment of the parking entrance and parking lot.
5. Tree protection specifications will be required once final plan sets are completed.

Respectfully submitted,

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White Rabbit Development, Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts
I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove Due to Condition

Protected Tree City of Scotts Valley Any tree 13 inches or greater in diameter measured at 4.5 feet above grade. Any oak 8 inches or greater. Any multi-trunk oak with one trunk 4 inches or greater. Any tree 8 inches or greater, if located within 20 feet of a slope > 20%. Certain undesirable species exempt.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (radius from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	coast live oak (*Quercus agrifolia*)	10"	Yes	40'X10'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T2	ponderosa pine (*Pinus ponderosa*)	14",10"	Yes	75'X15'	Fair	Fair	Fair	11'	High (within grading limits)	R.I.	Co-dominant trunks at grade.
T3	ponderosa pine	21"	Yes	80'X15'	Fair	Fair	Fair	15'	High (within grading limits)	R.I.	Poison oak on lower trunk.

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White Rabbit Development, Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (radius from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T4	ponderosa pine	10"	Yes	40'X10'	Poor	Poor	Poor	8'	High (within grading limits)	R.C.	Co-dominant trunks at 15' above grade. Very thin canopy.
T5	ponderosa pine	20"	Yes	85'X15'	Fair	Fair	Fair	15'	High (within grading limits)	R.I.	
T6	coast live oak	8"	Yes	25'X10'	Fair	Good	Fair	6'	High (within grading limits)	R.I.	
T7	coast live oak	11"	Yes	40'X20'	Poor	Poor	Poor	10'	High (within grading limits)	R.C.	
T8	ponderosa pine	12"	Yes	65'X10'	Fair	Fair	Fair	10'	High (Root loss - excavation)	R.I.	3' outside grading limit.
T9	ponderosa pine	17"	Yes	85'X15'	Good	Fair	Fair	13'	Moderate - High (within grading limits)	R.T., I.M. or R.I.	

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (radius from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T10	ponderosa pine	17"	Yes	80'X15'	Good	Fair	Fair	13'	Moderate - High (within grading limits)	R.I., I.M. or R.I.	
T11	coast live oak	9"	Yes	35'X10'	Poor	Fair	Poor	8'	Low (Root loss-excavation)	R.C.	12' outside grading limits. < 15% live canopy. All foliage at outside edge of canopy.
T12	Douglas fir (*Pseudotsuga menziesii*)	10"	Yes	70'X15'	Fair	Fair	Fair	17"	High (Root loss-excavation)	R.I.	3' outside grading limit. Live crown ratio 35%
T13	coast live oak	32" (at 3' above grade)	Yes	55'X35'	Fair	Fair	Fair	24'	Moderate - High (within grading limits)	R.T., I.M. or R.I.	Retaining wall cut within 7' of trunk. Existing grade to increase by 2' (fill). Could be retained with tree protection measures. Co-dominant trunks at 8' above grade. Unbalanced canopy with weight bias to northwest.
T14	coast live oak	10"	Yes	40'X10'	Fair	Poor	Poor	8'	High (within grading limits)	R.C.	Semi-fallen tree with 35 degree lean. Soil heaving opposite lean. Canopy supported by trees below.
T15	coast live oak	9"	Yes	20'X10'	Fair	Poor	Fair	8'	High (within grading limits)	R.I.	Co-dominant trunks at 5' above grade. Unbalanced canopy with weight bias to west. Partially callused trunk tear out at grade.

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T16	coast live oak	10",8"	Yes	35'X15'	Fair	Fair	Fair	12'	High (within grading limits)	R.I.	Co-dominant trunks at grade.
T17	coast live oak	11"	Yes	35'X10'	Fair	Poor	Poor	10'	High (within grading limits)	R.C.	Trunk lean, 35 degree to north. All limb structure and canopy growth in top 20% of tree.
T18	ponderosa pine	20"	Yes	60'X15'	Fair	Fair	Fair	15'	High (within grading limits)	R.I.	Live crown ratio 40%.
T19	coast live oak	9",8",7",6",5"	Yes	35'X20'	Poor	Fair	Poor	12'	High (within grading limits)	R.C.	Stump sprout, clump of 5 stems. One stem dead, with deadwood, decay and wood decay fungi.
T20	coast live oak	11",8"	Yes	35'X10'	Fair	Fair	Fair	12'	High (within grading limits)	R.I.	Co-dominant trunks at grade. Trunk bows to southeast.
T21	coast live oak	19",10"	Yes	40'X35'	Fair	Fair	Fair	17'	High (within grading limits)	R.I.	Co-dominant trunks at grade. Unbalanced canopy with weight bias to southwest.

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Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (radius from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T22	coast live oak	9"	Yes	20'x10'	Poor	Poor	Poor	8'	High (within grading limits)	R.C.	Minimal live canopy. Deadwood and decay in branches up to 3" in diameter. Trunk leans 25 degrees to south.
T23	coast live oak	8"	Yes	20'X10'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T24	coast live oak	9"	Yes	20'x10'	Fair	Poor	Fair	8'	High (within grading limits)	R.I.	Trunk lean 20 degree to west.
T25	coast live oak	12" (at 3' above grade)	Yes	25'x10'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	Co-dominant trunks at 4' above grade.
T26	coast live oak	9"	Yes	25'x10'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T27	coast live oak	7"	No	20'X10'	Poor	Poor	Poor	8'	High (within grading limits)	R.C.	Minimal live canopy. Trunk leans 45 degrees to south.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (radius from trunk)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T28	coast live oak	8"	Yes	25'X10'	Fair-Poor	Fair-Poor	Poor	8'	High (within grading limits)	R.C.	Minimal structure and live canopy. Broken stem at 15' above grade.
T29	coast live oak	22" (at 2' above grade)	Yes	35'X35'	Fair	Fair	Fair	17'	High (within grading limits)	R.I.	Co-dominant trunks at 5' above grade. 6' from existing entry road cut at Scotts Valley Drive. Overextended limb(s) above Scotts Valley Drive. Requires end weight reduction pruning.
T30	coast live oak	10"	Yes	30'X15'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	
T31	ponderosa pine	34"	Yes	90'X40'	Fair	Fair	Fair	26'	High (within grading limits)	R.I.	
T32	coast live oak	11",8"	Yes	30'X20'	Fair	Fair-Poor	Fair	12'	High (within grading limits)	R.I.	Co-dominant trunks at 1' above grade. Bowed trunk with weight bias to east.
T33	coast live oak	25" (at 3' above grade)	Yes	50'X50'	Fair	Fair	Fair	25'	High Root loss-excavation)	R.I.	< one foot outside grading limits. At edge of cut slope above Scotts Valley Drive and 10' from retaining wall. Co-dominant trunks at 5' above grade. Canopy extends out over Scotts Valley Drive and requires end weight reduction pruning. Remove 4" diameter California bay laurel growing into canopy.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T34	coast live oak	10"	Yes	25'X15'	Fair	Poor	Poor	10'	High (within grading limits)	R.C.	Limited foliar canopy. Suppressed growth by larger adjacent trees.
T35	coast live oak	14"	Yes	30'X15'	Fair	Fair	Fair	11'	High (within grading limits)	R.I.	Co-dominant trunks at 5' above grade. Unbalanced canopy with weight bias to northwest. At southwest edge of grove.
T36	ponderosa pine	40"	Yes	85'X30'	Fair	Fair	Fair	30'	High (within grading limits)	R.I.	Mature to over mature (greater than 80% life expectancy). Live crown ratio 50%. All limbs in lower half of tree have failed.
T37	ponderosa pine	33"	Yes	85'X20'	Fair	Fair	Fair	24'	High (within grading limits)	R.I.	Mature to over mature . Live crown ratio 50%. All limbs in lower half of tree have failed.
T38	ponderosa pine	8"	Yes	40'X8'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T39	madrone (*Arbutus menziesii*)	14" (at 3' above grade)	Yes	40'X20'	Good	Good	Good	14'	High (within grading limits)	R.I.	

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T40	ponderosa pine	9"	Yes	40'X8'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T41	madrone	14" (at 3' above grade)	Yes	25'X25'	Poor	Fair	Poor	14'	High (Root loss-excavation)	R.C.	7' outside grading limits. Signifincant dieback over 30% of canopy, with limbs up to 3" in diameter. Co-dominant trunks at 3' above grade.
T42	ponderosa pine	30"	Yes	70'X20'	Poor	Poor	Poor	22'	High (within grading limits)	R.C.	Live crown ratio 45%. Previous fungal infection (Pitch canker?), with dieback of terminal. Limb dieback over 2/3 of trunk on west side.
T43	madrone	10"	Yes	30'x10'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	Limited branching structure. Trunk lean 20 degrees to north.
T44	coast live oak	11"	Yes	25'X10'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	
T45	ponderosa pine	22",16"	Yes	80'X25'	Fair	Fair-Poor	Poor	16'	High (within grading limits)	R.C.	Co-dominant trunks with included bark at 2' above grade are at risk of failure. Live crown ratio of 25-35%.

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Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T46	coast live oak	8"	Yes	25'X10'	Fair	Fair	Fair	8'	High (within grading limits)	R.I.	
T47	coast live oak	10"	Yes	40'x10'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	Trunk bows to northwest. Deadwood in lower trunk from old trauma.
T48	ponderosa pine	38"	Yes	85'x30'	Fair	Fair	Fair	14'	High (within grading limits)	R.I.	Overmature (greater than 80% life expectancy). Live crown ratio 40%. All lower limbs dropped.
T49	ponderosa pine	17"	Yes	80'X6'	Poor	Poor	Poor	13'	High (within grading limits)	R.C.	Overmature. Limited branching structure. Live crown ratio less than 15%.
T50	ponderosa pine	18"	Yes	85'X10'	Fair	Poor	Poor	13'	High (within grading limits)	R.C.	Old trauma in lower trunk area. Missing structural wood in trunk at grade, creating poor trunk stability. Live crown ration less than 20%.
T51	ponderosa pine	12"	Yes	50'X1'	Poor	Poor	Poor	10'	High (within grading limits)	R.C.	Dead

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T52	ponderosa pine	24"	Yes	80'X10'	Fair	Fair	Fair	18'	High (within grading limits)	R.I.	Over mature. Live crown ratio less than 15%.
T53	ponderosa pine	13"	Yes	50'X5'	Poor	Poor	Poor	11'	High (within grading limits)	R.C.	Forked trunk due to topping at 35' above grade.
T54	ponderosa pine	14"	Yes	50'X5'	Poor	Poor	Poor	11'	High (within grading limits)	R.C.	Forked trunk due to topping at 35' above grade.
T55	ponderosa pine	15"	Yes	60'X10'	Fair	Poor	Poor	11'	High (within grading limits)	R.C.	Forked trunk due to topping at 35' above grade.
T56	ponderosa pine	14"	Yes	60'X10'	Fair	Poor	Poor	11'	High (within grading limits)	R.C.	Forked trunk due to topping at 35' above grade.
T57	madrone	22",16"	Yes	60'X30'	Fair	Poor	Fair	22'	High Root loss-excavation)	R.I.	< 1' outside grading limits. Co-dominant trunks at 3' above grade. Both trunks with strong bow to southwest creating unbalanced canopy and weight bias to southwest.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T58	coast live oak	14"	Yes	30'X20'	Fair	Fair-Poor	Poor	11'	High Root loss-excavation)	R.C.	< 1' outside grading limits. Co-dominant trunks at 7' above grade. Limited branch structure with weight bias to south. Suppressed growth by larger T57.
T59	coast live oak	14"	Yes	30'X10'	Fair	Fair-Poor	Fair	11'	High Root loss-excavation)	R.T., I.M. or R.I.	< 6' outside grading limits. Trunk lean 45 degrees. Strong weight bias to south.
T60	coast live oak	17"	Yes	45'X20'	Fair	Fair	Fair	12'	High (within grading limits)	R.I.	
T61	coast live oak	16"	Yes	50'X15'	Fair	Fair	Fair	12'	High (within grading limits)	R.I.	Co-dominant trunks at 6' above grade.
T62	ponderosa pine	11"	Yes	50'X10'	Fair	Fair	Fair	10'	High (within grading limits)	R.I.	Live crown ratio 50%.
T63	coast live oak	18",13"	Yes	45'X40'	Good	Good	Good	18'	Moderate (Root loss-excavation)	R.T.,I.M.	16' outside of grading limits. Co-dominant trunks at 2' & 4' above grade. Lowest limb to north is 20' above grade. May require clearance pruning from grading equipment.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T64	Monterey pine (*Pinus radiata*)	10"	Yes	35'X8'	Good	Fair	Fair	8'	Low (Root loss-excavation)	R.T.	14' outside grading limits. Trunk canker with response growth at 3' above grade.
T65	ponderosa pine	18"	Yes	45'X10'	Good	Good	Good	14'	Moderate (Root loss-excavation)	R.T.	8' outside grading limits.
T66	ponderosa pine	16"	Yes	60'X10'	Fair	Fair	Fair	12'	Low (Root loss-excavation)	R.T.	13' outside grading limits. Missing mark in lower trunk from old trauma. Live crown ratio 40%.
T67	ponderosa pine	9"	Yes	40'X10'	Fair	Fair-Poor	Fair	8'	Low to None	R.T.	All branch structure on one side.
T68	coast live oak	23"	Yes	45'X35'	Fair	Fair	Fair	18'	Low to None	R.T.	Co-dominant trunks at 8' above grade. Recommend cabling two leaders.
T69	coast live oak	19"	Yes	40'X25'	Fair	Fair	Fair	14'	Low to None	R.T.	Dieback in limbs up to 3" in diameter.

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T70	coast live oak	11"	Yes	35'X25'	Fair	Fair	Fair	8'	Low (Root loss-excavation)	R.T.	14' outside grading limits
T71	ponderosa pine	19"	Yes	70'x20'	Fair	Fair	Fair	14'	Moderate (Root loss-excavation)	R.T.	17' outside grading limits
T72	Monterey pine	13"	Yes	70'X15'	Fair	Poor	Poor	10'	Low to None	R.C.	Missing bark in lower trunk from old trauma or disease (pine pitch canker?).Trunk bend at 20 above grade , original terminal was killed, (Pine pitch canker?).
T73	ponderosa pine	16"	Yes	70'X10'	Fair	Fair	Fair	12'	Moderate (Root loss-excavation)	R.T.	14' outside grading limits
T74	coast live oak	15"	Yes	45'X20'	Fair	Fair	Fair	12'	Moderate (Root loss-excavation)	R.T.	16' outside grading limits. Trunk bows to north.
T75	coast live oak	13"	Yes	35'X15'	Fair	Fair	Fair	10'	Moderate (Root loss-excavation)	R.T.	14' outside grading limits. Trunk bows to northeast.

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T76	Douglas fir	13"	Yes	45'X20'	Good	Good	Good	10'	Moderate-(Root loss-excavation)	R.T.	15' outside grading limits
T77	coast live oak	13"	Yes	35'X15'	Fair	Fair	Fair	10'	Low- (Root loss-excavation)	R.T.	25' outside grading limits
T78	blue gum eucalyptus (*Eucalyptus globulus*)	23"	No	90'X15'	Fair	Fair	Fair	18'	Moderate - (Root loss-excavation)	R.T.	20' outside grading limits. Live crown ratio 20%.
Trees Inventoried Outside Grading Limits - Partial Assessment Only (All 8 inches in diameter or greater)											
T79-93 (No tag)	blue gum eucalyptus		No	15 Trees	7-Fair, 8- Poor	15-Fair	Fair	N/A	Low-None	R.T.	One group of 8 mature trees in southeast corner of property, with dieback of limbs up to 3" in diameter. Total of 15 trees.
T94-97 (No tag)	California bay laurel *(Umbellularia californica*)		Yes	4 Trees	Fair	Fair	Fair	N/A	Low-None	R.T.	
T98-106 (No tag)	coast live oak		Yes	9 Trees	Fair	Fair	Fair	N/A	Low-None	R.T.	
T107-113 (No tag)	madrone		Yes	7 Trees	5-Fair, 2-Poor	3-Fair, 4-Poor	5-Fair, 2-Poor	N/A	Low-None	R.T.	One 18" diameter fallen tree, encroaching into grading limits, remove. Three trees with 45-50 degree lean.
T114 (No tag)	Monterey pine		Yes	1 Tree	Fair	Fair	Fair	N/A	Low-None	R.T.	
T115-125 (No tag)	ponderosa pine		Yes	12 Trees	10 Fair, 2 - Poor	5- Fair, 7-Poor	10- Fair, 2-Poor	N/A	Low-None	R.T.	Two 9 & 10" diameter trees dead. Five trees with forked trunks.

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APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

Fourty Five (45), Trees Inventoried Above This Line Were Not Tagged

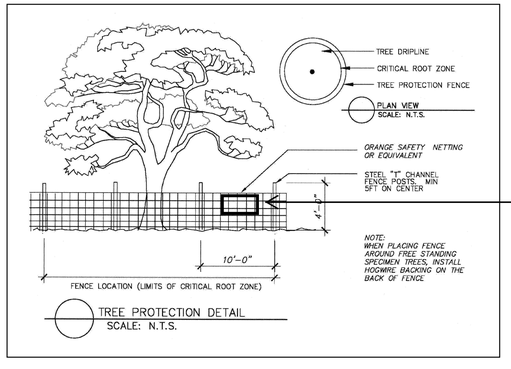
T72 MONTEREY PINE DBH 13"
T73 PONDEROSA PINE DBH 16"
T8 PONDEROSA PINE DBH 12"
T71 PONDEROSA PINE DBH 19"
T70 COAST LIVE OAK DBH 11"
T7 COAST LIVE OAK DBH 11"
T6 COAST LIVE OAK DBH 8"
T5 PONDEROSA PINE DBH 20"
T4 PONDEROSA PINE DBH 10"
T3 PONDEROSA PINE DBH 21"
T9 PONDEROSA PINE DBH 17"
T10 PONDEROSA PINE DBH 17"
T11 COAST LIVE OAK DBH 9"
T12 DOUGLAS FIR DBH 10"
T74 COAST LIVE OAK DBH 15"
T75 COAST LIVE OAK DBH 13"
T77 COAST LIVE OAK DBH13"
T76 DOUGLAS FIR DBH 13"
T78 BLUE GUM DBH 23"
T41 MADRONE DBH 14"
T42 MADRONE DBH 10"
T48 PONDEROSA PINE DBH 18"
T49 PONDEROSA PINE DBH 17"
T50 PONDEROSA PINE DBH 18"
T52 PONDEROSA PINE DBH 24"
T53 PONDEROSA PINE DBH 13"
T54 PONDEROSA PINE DBH 14"
T55 PONDEROSA PINE DBH 15"
T56 PONDEROSA PINE DBH 12"
T57 MADRONE DBH 22",16"
T58 COAST LIVE OAK DBH 14"
T59 COAST LIVE OAK DBH 14"
T69 COAST LIVE OAK DBH 19"
T68 COAST LIVE OAK DBH 19"
T61 COAST LIVE OAK DBH 16"
T62 PONDEROSA PINE DBH 11"
T63 COAST LIVE OAK DBH 18",13"
T37 PONDEROSA PINE DBH 33"
T67 PONDEROSA PINE DBH 9"
T36 PONDEROSA PINE DBH 40"
T64 MONTEREY PINE DBH10"
T65 PONDEROSA PINE DBH 18"
T66 PONDEROSA PINE DBH 16"
T34 COAST LIVE OAK DBH 10"
T35 COAST LIVE OAK DBH 14"
T33 COAST LIVE OAK DBH 25"
T32 COAST LIVE OAK DBH 32"
T31 PONDEROSA PINE DBH 34"
T30 COAST LIVE OAK DBH 10"
T29 COAST LIVE OAK DBH22"
T28 COAST LIVE OAK DBH 8"
T27 COAST LIVE OAK DBH 7"
T26 COAST LIVE OAK DBH 9"
T25 COAST LIVE OAK DBH 12"
T24 COAST LIVE OAK DBH 8"
T23 COAST LIVE OAK DBH 8"
T22 COAST LIVE OAK DBH 9"
T21 COAST LIVE OAK DBH 19",10"
T20 COAST LIVE OAK DBH 11",8"
T19 COAST LIVE OAK DBH 9",8",7",6"
T18 PONDEROSA PINE DBH 20"
T17 COAST LIVE OAK DBH 11"
T16 COAST LIVE OAK 10",8"
T15 COAST LIVE OAK DBH 9"
T14 COAST LIVE OAK DBH 10"
T13 COAST LIVE OAK DBH 32"
T2 PONDEROSA PINE DBH 14",10"
T1 COAST LIVE OAK DBH 10"
T44 COAST LIVE OAK DBH 11"
T46 COAST LIVE OAK DBH 8"
T45 PONDEROSA PINE DBH 22",16"
T40 PONDEROSA PINE DBH 9"
T41 MADRONE DBH14"
T42 PONDEROSA PINE DBH30"
T43 MADRONE DBH 10"
T39 MADRONE DBH 14"
T38 PONDEROSA PINE DBH 8"
T60 COAST LIVE OAK DBH 17"

FL=565.25'
FL=565.68'
FL=566.02'
FL=564.28'
FL=565.02'
FL=561.72'
FL=560.17'
FL=559.08'
FG=567.22'
CS=565.39'
FF=567.89
EC=555.81'
EC/GB=555.81'
EC=555.50'
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BFC=555.81'
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EC=554.33'
EC=549.07'
EC=549.13'
EC/BFC=548.96'
EC/BFC=548.50
T/DWY=548.97'
T/DWY=548.41'
EC=548.39'
EC=548.09'
EC=550.84'(ME)
EC=550.91'(ME)
LIP=555.01'
FL=554.91'
TC=555.52'
BFC=555.02'
LIP=554.78'
FL=554.68'
LIP=554.38'
FL=554.28'
LIP=554.78'
LIP=554.38'
SDCO RIM=555.57 INV=55.150
SDDI RIM=554.20'
SDDI RIM=554.02' INV=550.50
SDDI RIM=554.60' INV=550.0
(T67 IS + 25' SOUTH)
16/20"PINE
10"OAK
15" ACACIA
20" ACACIA
24" OAK
30" PINE
36" PINE
0%
0.4%
1.3%
2.0%
4.75%
5.1%
9.0%
1.6%
1%
2%
11+00
10+75
10+25
9+75
9+25
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Legend

- Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree

Replant with oak seedling



TREE PROTECTION DETAIL
SCALE: N.T.S.

Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE.
NO STORAGE OF MATERIALS OF ANY TYPE IS ALLOWED WITHIN THE FENCED AREA.

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.
Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts –Arborist Consultant- 831 – 359 -3607

Base map provided by C2G - Civil Consultants, Scotts Valley

NORTH

SCALE: 1"=10'
0 10 20 30

10

K.F.
4/11/2020

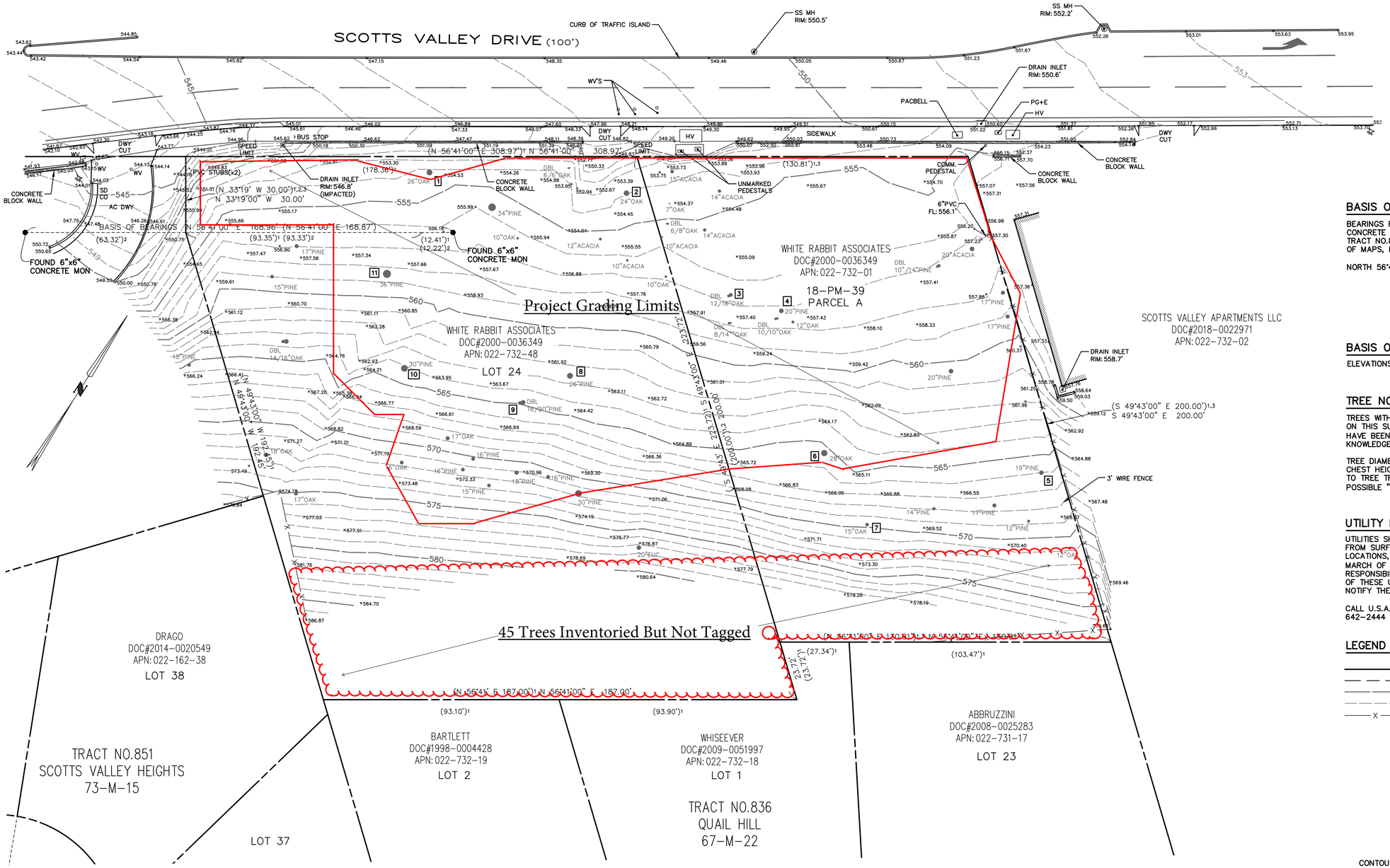
APN: 022-732-39 & 022-732-48

Page T1 of 1 Sheet

Tree Location Map

White Rabbit Development, Scotts Valley

Kurt Fouts
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Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON FOUND 6"x6" CONCRETE MONUMENTS AS SHOWN ON THAT MAP ENTITLED TRACT NO.851 SCOTTS VALLEY HEIGHTS, FILED IN VOLUME 73 OF MAPS, PAGE 15 SANTA CRUZ COUNTY RECORDS.

NORTH 56°41'00" EAST

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

TREE NOTE

TREES WITH A DIAMETER OF 12" OR GREATER ARE SHOWN ON THIS SURVEY. TREE SPECIES AND SIZES HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYORS'S KNOWLEDGE.

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT. USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTE

UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA SURVEYS N MARCH OF 2019. 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.

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.

LEGEND

———	PROPERTY LINE
— — —	EASEMENT LINE
———	CONTOUR INTERVAL, MAJOR
———	CONTOUR INTERVAL, MINOR
——X——X——	FENCE LINE
100	DISTANCE MEASURED
(100)1	RECORD DATA PER 67-M-22
(100)2	RECORD DATA PER 73-M-15
(100)3	RECORD DATA PER 18-M-39
●	FOUND MONUMENT, AS NOTED
△	RANDOM CONTROL POINT
●	TREE, AS NOTED
3	TREE IDENTIFICATION TAG NUMBER
+99.99	SPOT ELEVATION

CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

TITLE REPORT NOTE

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS OR RIGHT OF WAYS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS SHOWN ARE BASED SOLELY ON THE REFERENCE DOCUMENTS AS LISTED HEREON.

Map of Inventoried Trees (Not Tagged)

LICENSED LAND SURVEYOR ALAN BRODIE FRENCH L 9301 STATE OF CALIFORNIA

PRELIMINARY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP 2 VACANT LOTS SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CA 95066	SHEET 1 OF ONE
1" = 20'	DATE: 3/13/2019	JOB#: 2019-026	

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Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the the crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited of restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

Appendix G- TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.

2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.

3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.

4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.

5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.

6) Compaction of the soil within the tree protection zone shall be avoided.

7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.

8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.

9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.

10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of Scotts Valley - Protected Tree List*

A. Any size tree located within five (5) feet of a public right-of-way or street.

B. Any single-trunk **oak tree** greater than or equal to eight (8) inch diameter (25 inch circumference).**

C. Any multi-trunk **oak tree** with any trunk greater than or equal to four (4) inches diameter (12 inch circumference).**

D. Any tree greater than or equal to eight (8) inch diameter (25 inch circumference)** if located within 20 feet of a moderate slope (greater than 20% slope).

E. Any single-trunk tree greater than or equal to 13-inch diameter (40 inch circumference).**

F. Any multi-trunk tree with any trunk greater than or equal to eight (8) inch diameter (25 inch circumference).**

G. Any tree, regardless of size, required as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree.

H. Any **Heritage Tree**, as specified in Municipal Code Section 17.44.080 and Exhibit A. A list and map of Heritage Trees are available at the Planning Department. Fees for removal of Heritage Trees are higher than other protected tree removals and applications must be approved at a public hearing before the Planning Commission.

*** Note:** No tree removal permit is required to remove:

- Monterey Pine trees that are infected with pitch canker; ***proof of infection is required***;
- Blue Gum Eucalyptus or Acacia trees;
- Bay Laurel trees ***if*** they are growing under the drip-line of an established oak tree; or,
- Fruit trees.

****** Tree measurement shall be taken 4½ feet (54 inches) above the ground.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

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MEMBER INTERNATIONAL SOCIETY OF ARBORICULTURE ISA ™

Low-Effect Habitat Conservation Plan

for the White Rabbit Properties project

in the City of Scotts Valley (Santa Cruz County), California

Prepared for:
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August 2020

EXECUTIVE SUMMARY

Apple Homes Development, Inc., a California based corporation (hereafter referred to as "Apple Homes") has applied for a permit pursuant to section 10(a)(1)(B) of the Endangered Species Act of 1973 as amended (16 U.S.C. 153101544, 87 Stat. 884), from the U.S. Fish & Wildlife Service (USFWS) for the incidental take of the endangered Mount Hermon June beetle (MHJB) (*Polyphylla barbata*: Coleoptera: Scarabaeidae). The potential taking would occur incidental to vegetation clearing, grading, and construction of 16 apartments at a 1.487-acre (64,773 ft.^{2}) project site, which is comprised of two neighboring parcels (APNs 022-732-48 and 022-732-01). This project site is located on the southeastern side of Scotts Valley Drive near its intersection with Bean Creek Road in the City of Scotts Valley (Santa Cruz County), CA. This residential development project is known as the White Rabbit Properties project.

Although the project site is situated in a portion of the Zayante Sandhills that historically supported endemic plant communities, extensive residential and commercial development during the past 50 years throughout this portion of the Santa Cruz County has substantially degraded the original native habitat values. Prior to residential and commercial development of this portion of the City of Scotts Valley, portions of this neighborhood supported Ponderosa Pine forest with sand parkland vegetation. Today the primary plant communities at the property are Ponderosa Pine (*Pinus ponderosa*) forest and groves of non-native trees (acacia and eucalyptus). The understory of the Ponderosas consists native shrubs, plus a mixture of non-native and native herbaceous plants.

No presence-absence survey for the MHJB has been conducted at this project site. Rather, due to the observations of the MHJB on the neighboring Terrace of Scotts Valley property and across Scotts Valley Drive at the campus of the Scotts Valley Middle School, the endangered beetle is assumed to also be present at the White Rabbit project site. For this reason, Apple Homes has applied for a section 10(a)(1)(B) permit and proposes to implement the habitat conservation plan (HCP) described herein, which provides for measures for mitigating adverse effects on the MHJB for activities associated with the site grading and construction of the 16 new apartments. Apple Homes is requesting issuance of the section 10(a)(1)(B) permit for a period of five (5) years after permit issuance.

This HCP summarizes information about the project and identifies the responsibilities of the USFWS and Apple Homes for implementing the actions described herein to benefit the MHJB. The biological goals of the HCP are:

a) to avoid and minimize, to the extent practical, take of the MHJB within the project site; and
b) to replace the degraded MHJB habitat impacted by the construction project at a secure site in perpetuity.

For mitigation, Apple Homes will purchase prior to permit issuance 64,773 (1.487 acres X 43,560 ft.^{2}/acre) conservation credits for the endangered MHJB from the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank. This conservation bank is operated by PCO, LLC and is located in Ben Lomond, CA. This HCP also describes measures that ensure the elements of the HCP are implemented in a timely manner. Funding sources for implementation of the HCP, actions to be taken for unforeseen events, alternatives to the proposed permit action,

and other measures required by the USFWS are also discussed.

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Section 1
Introduction and Background

1.1 Overview/Background

This Habitat Conservation Plan (HCP) is for the proposed construction of 16 new apartments at a 1.487-acre project site known as the White Rabbit Properties of Scotts Valley. The project site (APNs 022-732-48 and 022-732-01) is located on the southeastern side of Scotts Valley Drive, near its intersection at Bean Creek Road in the City of Scotts Valley (Santa Cruz County), California.

This HCP has been prepared pursuant to the requirements of section 10(a) of the Federal Endangered Species Act (ESA). The HCP is intended to provide the basis for issuance of a section 10(a)(1)(B) permit to Apple Homes Development, Inc. (hereafter "Apple Homes"), the permit applicant, to authorize incidental take (see section 4) of the Mount Hermon June beetle (MHJB) (*Polyphylla barbata*: Coleoptera: Scarabaeidae), a federally-listed endangered species, that may potentially result from the grading and construction activities at the aforementioned project site. The U.S. Fish & Wildlife Service (USFWS) has concluded that the project site provides habitat for this beetle. Apple Homes requests a permit for a period of five (5) years commencing on the date of permit issuance.

This HCP provides an assessment of the existing habitat conditions at the project site for the MHJB, evaluates the effects of the proposed project on this beetle, and presents a conservation program to offset habitat losses and/or direct harm to this beetle that could result from site preparation, construction, habitat restoration, and habitat management activities at the project site. The biological goals of this HCP are to avoid and minimize, to the extent practical, take of the MHJB within the project site and to replace the MHJB habitat impacted by the development of the parcel at a secure site in perpetuity. Specifically, a total of 64,773 (1.487 acres X 43,560 $ft.^2$/acre) MHJB conservation credits will be purchased prior to permit issuance from the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank. Because habitat quality at the Ben Lomond Sandhills Preserve is superior to that at the project site, and habitat at the conservation bank is protected in perpetuity via a conservation easement, this mitigation solution will provide greater long term conservation value to the MHJB and its habitat than would on-site mitigation.

1.2 Permit Holder/Permit Duration

Apple Homes Development, Inc. will be the holder of the section 10(a) permit. Mr. Chris Perri is the representative for Apple Homes. Mr. Perri can be contacted via mail at 15 Sherman Court, Scotts Valley, CA 95066, or via telephone and fax at (831) 464-3380, via cell phone at (831) 239-9269, or via email at applehomesdevelopment@gmail.com .

Since there may be delays in securing local permits and the sale of apartments upon completion of construction, Apple Homes requests a permit for a period of five (5) years commencing on the date of permit issuance.

1.3 Permit Boundary/Covered Lands

Apple Homes requests an incidental take permit to authorize take of the MHJB within the project's impact area, which is the entire project site measuring 1.487 acres. The project site is located in the City of Scotts Valley, CA in a neighborhood that has both commercial and residential properties. The site is located on the southeastern side of Scotts Valley Drive, near its intersection with Bean Creek Road and across from the Scotts Valley Middle School. Road. The White Rabbit Properties project site is located within the boundaries of the Felton 7.5' U.S. Geological Survey (USGS) topographic quadrangle, specifically in Township 10S, Range 2W, Section 24 of the Mt. Diablo Meridian (Figure 1).

The requested permit boundaries ("covered lands") are the same as the property boundaries of the 1.487-acre project site (i.e., adjacent APNs 022-732-48 and 022-732-01). These boundaries are illustrated in Figure 1.

1.4 Species to be Covered by Permit

The following insect species is referred to as a "covered species" in this HCP and its related incidental take permit.

Covered Species	Federal Status/State Status
Mount Hermon June beetle (*Polyphylla barbata*)	Federally Endangered/ no State status

1.5 Regulatory Framework

1.5.1 Federal Endangered Species Act

Section 9 of the Endangered Species Act (ESA) and Federal regulations pursuant to

section 4(d) of the ESA 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 USFWS 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 USFWS as intentional or negligent actions that create 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 ESA, any person who knowingly violates section 9 of the ESA 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 take of federally listed species are encouraged to apply for an incidental take permit under section 10 (a)(1)(B) of the ESA to be in compliance with the law. Such permits are issued by the USFWS 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 habitat conservation plan, commonly referred to as an HCP. The regulatory standard under section 10 (a)(1)(B) of the ESA is that the effects of authorized incidental take must be minimized and mitigated to the maximum extent practicable. Under section 10 (a)(1)(B) of the ESA, 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 ESA 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 ESA by the USFWS is a Federal action subject to section 7 of the ESA. As a Federal agency issuing a discretionary permit, the USFWS 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 USFWS.

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 ESA. 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 USFWS with its internal consultation.

1.5.1.1. The Section 10(a)(1)(B) Process - HCP 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 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, mitigate for, and minimize impacts;
- funding that will be made available to undertake such measures;
- procedures to deal with unforeseen circumstances;
- alternative actions considered that would not result in take; and
- additional measures the 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 of USFWS. The complete application package for a low-effect HCP consists of:

1) an HCP;
2) a completed permit application;

3) an Implementing Agreement (IA), if applicable; and
4) a $100 permit fee from the applicant.

The USFWS must publish a Notice of Availability of an HCP and its permit application package in the Federal Register to allow for public comment. The USFWS also prepares an Intra-Service Section 7 Biological Opinion; and 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 USFWS's record of compliance with the National Environmental Policy Act (NEPA), which has gone out for a 30-day, 60-day, or 90-day public comment period; and prepare an Environmental Action Statement, a brief document that serves as the USFWS's record of compliance with NEPA for categorically excluded actions (see below). An implementing agreement is not required for a low-effect HCP. A section 10 (a)(1)(B) incidental take permit is granted upon determination by USFWS that all requirements for permit issuance have been met. Statutory criteria for issuance of an incidental take the permit 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 USFWS requires as being necessary or appropriate; and
- the USFWS 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 the USFWS monitors the permittee's compliance with the HCP and the long-term progress and success of the HCP. The public is notified of permit issuance through publication in the Federal Register.

1.5.2 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 USFWS decide whether to issue an incidental take permit (ITP or section 10(a)(1)(B) permit). NEPA analysis must be done by the USFWS for each HCP as part of the incidental take permit application process.

1.5.3 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 USFWS. To complete the compliance, in certain cases the applicants may need to complete cultural resource surveys and possibly mitigation.

1.5.4 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 Sections 2062-2067). However, insects are specifically excluded as a type of animal that may be designated as endangered or threatened species. Thus the MHJB is not listed under CESA and this HCP will not further address CESA permitting requirements.

1.5.5 California Environmental Quality Act (CEQA)

In many ways the California Environmental Quality Act, commonly known as CEQA (Public Resources Code Section 21000 *et seq*.), is analogous at the State level as NEPA is to the Federal level. CEQA requires State and local governmental agencies to complete an environmental review of discretionary projects that might impact environmental resources. CEQA differs from NEPA in that it requires that a project's significant environmental impacts be reduced to a less than significant level through the adoption of feasible avoidance, minimization, and/or mitigation measures, unless overriding considerations are identified and documented. With regard to wildlife and plants, those that are already listed by any State or Federal governmental agency are presumed to be endangered for the purposes of CEQA (Section 15380) and impacts to such species and their habitats may be considered significant.

The project presented in this HCP may be subject to CEQA review, with the City of Scotts Valley as the lead agency. The City's CEQA review is currently in progress.

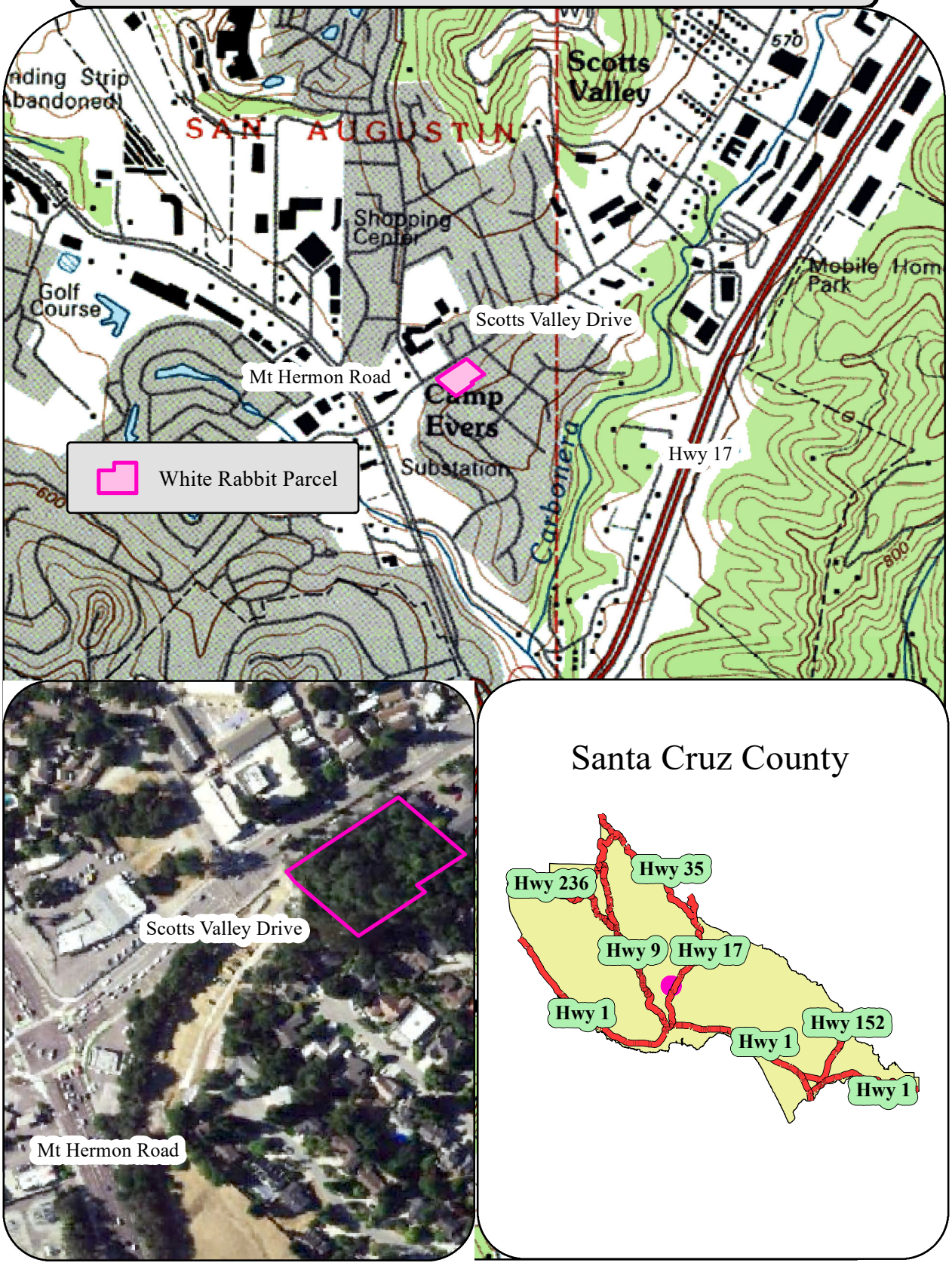
1.5.6 California Public Resources Code

Public Resources Code 4291 requires homeowners living in or adjacent to forest or brush-covered lands to maintain a firebreak of not less than 30 feet on all sides around all structures, or to the property line, whichever is nearer. The Scotts Valley Fire District enforces this code in the City of Scotts Valley and surrounding areas. See Section 7.1.6 of this HCP for a discussion of how this code affects the management of habitat at the project site.

1.5.7 City of Scotts Valley Tree Ordinance

Native trees that currently grow at the project site include Ponderosa Pine (*Pinus ponderosa*), Pacific Madrone (*Arbutus menziesii*), California Bay (*Umbellularia californica*), and Coast Live Oaks (*Quercus agrifolia*). Non-native trees that currently grow at the site include acacia (*Acacia* sp.) and eucalyptus (*Eucalyptus* sp.). Arborist Kurt Fouts inventoried and mapped the trees and identified those that will be removed due to poor health or other concerns (see Appendix A). Temporary fencing will be used throughout the grading and construction periods to protect those trees that will be conserved and maintained as part of future landscaping for the new apartments. The proposed project will mitigate for the anticipated impacts to these trees as described in Section 5.2.2.2 of this HCP and the attached tree report (Appendix A). The City of Scotts Valley generally requires impacted trees to be mitigated by planting 2 replacement trees for each impacted tree at the project site. If this is not possible due to space constraints or some other factor, then the applicant can pay a fee to the City's tree fund as determined by the City.

Figure 1. Location Map for the White Rabbit Properties - Residential Development Project



Richard A Arnold
August 27, 2020

Section 2

Project Description/Activities Covered by Permit

2.1 Project Description

The project site is currently vacant land with no existing buildings. Sixteen (16) single-family apartments will be built at the project site. The "impact area", where ground disturbing activities such as vegetation removal, grading, excavation, construction, and revegetation will occur, is the same as the boundaries of the entire 1.487-acre project site. Figure 2, prepared by C2G Civil Consultants Group, illustrates the existing topography, the project's site plan, and the limits of grading. The new apartments will have a common driveway that accesses Scotts Valley Drive near its intersection with Bean Creek Road.

The new apartments will be plumbed with domestic water and sanitary sewer. Since the sanitary sewer lines drain to a public sewer line, no septic or cesspool systems will be required. Electrical power is fed from overhead power lines. Likewise, natural gas is also provided by the local utility provider via underground connection at the property line. All trenching for the connection of underground utilities will occur within the impact area.

To the extent practical, native Pacific Madrone, California Bay, Coast Live Oak and Ponderosa Pine trees will be protected during grading and construction activities and incorporated into future landscaping. The arborist's tree report (Appendix A) provides details on the specific trees to be protected and maps that illustrate their locations at the project site. The maintained trees will not be disturbed except as needed to conform to any fire clearance regulations of the Scotts Valley Fire District.

Table 1 itemizes the expected areas of ground disturbance for each of the aforementioned features of this project. Ground disturbing activities included grading to prepare the site for construction and the removal of exotics to prepare the undeveloped portions of the site for revegetation after all construction activities have been completed.

Table 1. Estimated Ground Disturbance		
Project Activity	Area of Ground Disturbance	
	Square feet	Acres
Grading	34,057	0.782
Exotics removal and revegetation	30,716	0.705
Totals	***64,773***	***1.487***

2.2 Activities Covered by Permit

An incidental take permit is requested to cover impacts to the MHJB that could result from removal of existing vegetation, grading, excavation, construction, and revegetation at the site. All covered activities are further described in Section 4 of this HCP, which assess their impacts on the covered species.

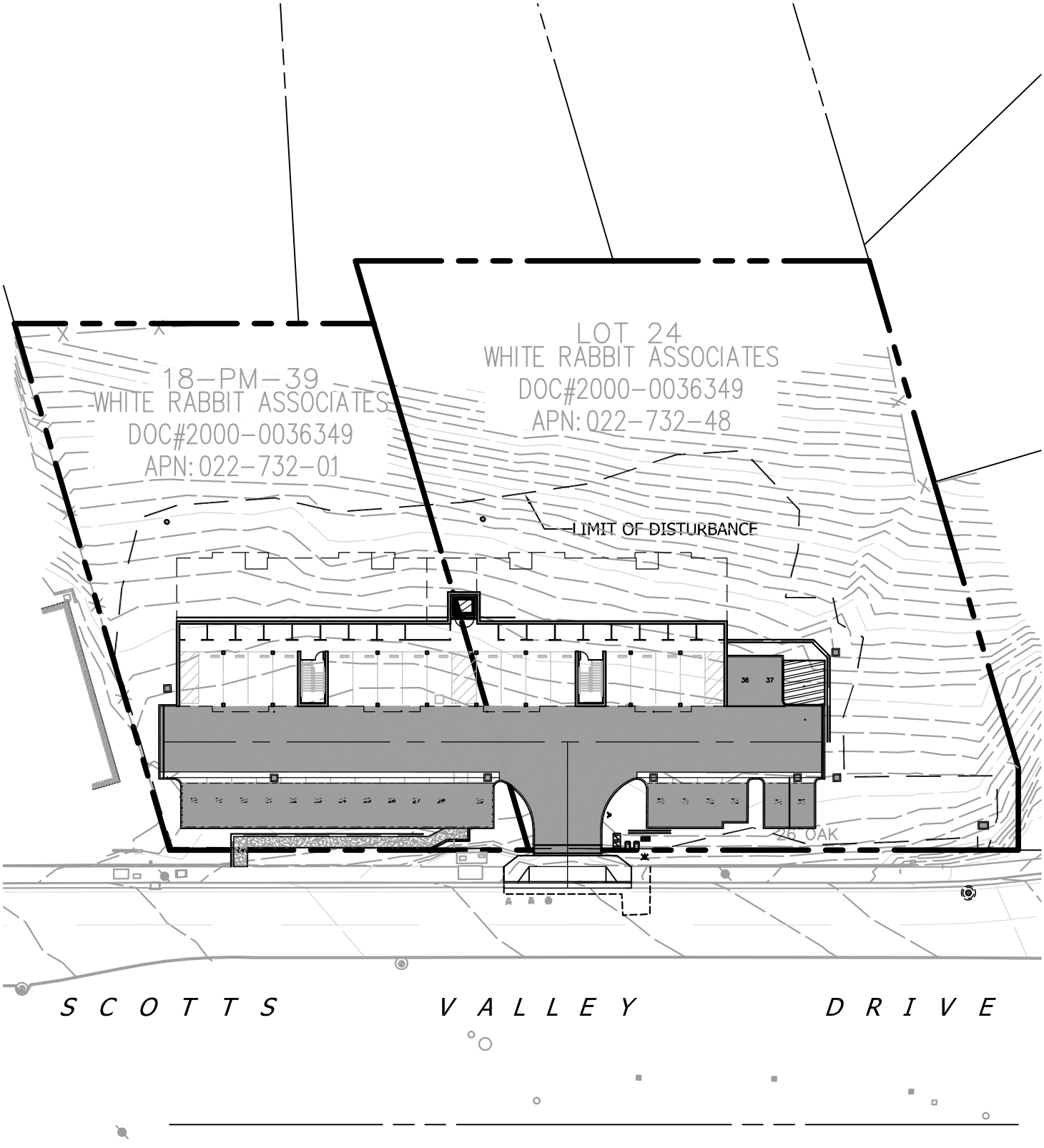


Figure 2. Site Plan and Limits of Disturbance (dashed line)

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420
F (831) 438-4420

WHITE RABBIT DEVELOPMENT
SCOTTS VALLEY, CA

DATE: 08.18.20
DRAWN: DD
SCALE: 1"=50'
SHEET 1 OF 1

Drawing: W:\249-60 Perri - White Rabbit\Design\CAD\Sheets\C2.1 - SITE PLAN_.dwg Layout: C2.1 Last Saved: Thu Aug 20, 2020 - 9:42am Last Plotted: Thu Aug 20, 2020 - 10:03am By: Dove

Section 3
Environmental Setting/Biological Resources

3.1 Environmental Setting

3.1.1 Climate

The greater Scotts Valley area is characterized by a Mediterranean climate. In the plan area, the summer temperature range is generally from 45°F to 95 °F and average is 68 °F. Winter temperature range from 36 °F to 65 °F and average is 51 °F.

Annual precipitation is 44 inches. Most precipitation falls as rain, although some localities may also receive some fog drip. The rainy season is from October to May, with the majority of the rainfall occurring between December and March.

3.1.2 Topography/Geology

Topography slopes generally from the rear of the property towards Scotts Valley Drive with elevations ranging from approximately 520 to 590 feet. Nearly all of project site is characterized by Pfeiffer gravelly sandy loam soil, while a narrow strip of Elder sandy loam soil runs parallel to Scotts Valley Drive (Bowman and Estrada 1980). Zayante sandy soils occur nearby on the west side of Mt. Hermon Road, so the soils on-site are probably more transitional between these three soils types rather than pure.

3.1.3 Hydrology/Streams, Rivers, Drainages

The project site lies with the San Lorenzo River basin. Carbonero Creek lies approximately 1,300 ft. east of the project site. No wetlands or wetland habitats occur on site.

3.1.4 Existing Land Use

The project site is undeveloped, vacant land located in a neighborhood of the City of Scotts Valley that supports a mixture of residential and commercial properties. Surrounding properties support single-family homes, townhomes, and an office building. Scotts Valley Middle School is located directly across the street.

3.1.5 Habitats

Native habitat values at the project site have been somewhat degraded as various non-native plants, exotics, and ornamentals have colonized the site. A single native plant community, Ponderosa Pine forest covers approximately 80% of the site, while two, non-native tree groves collectively cover about 20%. Figure 3 is a map of the plant communities and was prepared by the Biotic Resources Group (2020). See Appendix B for the entire Biological Report.

3.2 Covered Wildlife Species: Mount Hermon June Beetle (*Polyphylla barbata*: Coleoptera, Scarabaeidae)

3.2.1 Status and Distribution

The MHJB is a federally-listed endangered species. Throughout most of its range, the primary threats to the beetle are sand mining and urbanization. In a few instances, other types of land uses, such as agricultural conversion, recreation activities, plus pesticide use, alteration of fire cycles, and possibly even collectors, have also threatened the beetle. For these reasons, the beetle was recognized as an endangered species by the USFWS (1997) in 1997 and a recovery plan was published by the USFWS (1998) in 1998. Critical habitat has not yet been proposed by the USFWS for the MHJB. The beetle has also referred to by the common name of Barbate June beetle.

The State of California does not recognize insects as endangered or threatened species pursuant to the State's Fish & Game Code. However, the MHJB does receive consideration under the California Environmental Quality Act (CEQA) since it satisfies the definition of a rare species under this statute.

The MHJB is restricted to areas in and around the Zayante sandy soils that are found in the Scotts Valley-Mount Hermon-Felton-Ben Lomond-Santa Cruz area of the Santa Cruz Mountains. During the summer of 2008 it was also observed at a couple of locations in the Bonny Doon area (Arnold, pers. observ.; McGraw, 2009). Historically, MHJB localities were referred to as sandhills (Cazier 1938; Young 1988), but more recently this area has been called the Zayante Sandhills (USFWS 1998). Arnold (2004) reviewed museum specimens and other reported records for the beetle and determined that it had been observed at about 70 locations within this area.

3.2.2 Habitat Characteristics

Habitats in and around the Zayante sandhills where MHJB has been found include Northern Maritime chaparral, Mixed Oak woodland, Ponderosa Pine forest, Sand Parkland (which is a mixture of the aforementioned habitats with a shrub/subshrub and grass/forb

understory), and mixed Deciduous-Evergreen forest. In addition, adults have been found in disturbed sandy areas where remnants of these habitats still occur. Ponderosa Pine occurs at all known MHJB locations and for this reason was formerly a presumed larval food plant of the beetle. However, analyses of partially-digested plant fragments in fecal pellets of MHJB larvae by Kirsten Hill (2005) indicate that larvae feed on other plant species. Even if Ponderosa Pine is not a food plant, it is a useful indicator of suitable habitat for the MHJB.

3.2.3 Occurrences at the Project Area

Usually a presence-absence survey for the MHJB is conducted to determine the status of the beetle at a proposed project site. However, in this case no presence-absence survey was conducted due to the observations of the MHJB on the neighboring Terrace of Scotts Valley property and across Scotts Valley Drive at the campus of the Scotts Valley Middle School. Due to the immediate proximity of both these known MHJB locations, the endangered beetle is assumed to also occur at the White Rabbit project site. Additionally, it has been found at other nearby properties in the surrounding Scotts Valley area (BUGGY Data Base 2020; California Natural Diversity Data Base 2020).

3.2.4 Life History

Adult males measure about 0.75 inch in length and females are slightly longer. The adult male has a black head and dark brown elytra (leathery forewings) that are covered with brown hairs. The elytra also have stripes that are broken and irregular rather than continuous and well-defined as in related species of June beetles. Larvae are grub-shaped (scarabaeiform) and vary in color from cream to pale yellow for the body segments and darker brown for the head.

The MHJB is univoltine, i.e., it has only one generation per year. As its common name suggests, adult emergence and seasonal activity normally starts in May or June and continues through about mid-August; although, seasonal activity may vary from year to year depending on weather conditions. Adults are crepuscular, being active between about 8:45 and 9:30 pm. Adult males actively fly low to the ground in search of females, which are flightless. Presumably the female emits a pheromone for the males to find her.

Lifespan data from a brief capture-recapture study suggest that adult males live no longer than one week (Arnold 2004). Dispersal data from the same capture-recapture study indicate that most adult males are quite sedentary, with home ranges of no more than a few acres. Similar data on lifespan and dispersal of females is lacking at this time since they are less frequently observed.

Specific life history information for the MHJB is unknown, but can be inferred from related species. Presumably the entire life cycle (egg, larva, pupa, and adult) takes two to three

years to complete. The majority of the life cycle is spent as a subterranean larval stage that feeds on plant roots (Furniss and Carolin 1977).

3.3 Other Zayante Sandhills Endangered Species

The Zayante sandhills region near the proposed project site support several special status plant and animal taxa, including four federally endangered species. Table 2 lists these taxa and their federal and state conservation statuses. Although a complete floristic inventory of the entire project site has not been undertaken, no special-status plant taxa were observed or are expected to occur in the proposed impact area during botanical surveys conducted during the spring of 2020 (Biotic Resources Group, 2020).

Table 2. Special-status Species of the Zayante Sandhills

Common Name	Scientific Name	Conservation Status		
		Federal	State	CNPS
Mount Hermon June beetle	*Polyphylla barbata*	Endangered		
Zayante Band-Winged grasshopper	*Trimerotropis infantilis*	Endangered		
Ben Lomond spineflower	*Chorizanthe pungens* var. *hartwegiana*	Endangered		
Santa Cruz wallflower	*Erysimum teretifolium*	Endangered	Endangered	1B
Santa Cruz cypress	*Cupressus abramsiana*	Endangered	Endangered	
Silverleaf manzanita	*Arctostaphylos silvicola*			1B
Ben Lomond buckwheat	*Eriogonum nudum* var. *decurrens*			1B

Note: CNPS is the California Native Plant Society, whose lists of rare plants are often treated as endangered species by resource agencies.

Due to the absence of the open sand parkland plant community, the endangered Zayante Bank Winged grasshopper would not occur at this project site. Also, the endangered Ohlone Tiger beetle (*Cicindela ohlone*: Coleoptera, Cicindelidae) is known to occur within the City of Scotts Valley in an area characterized by Watsonville loam soils and coastal prairie habitat (Knisley and Arnold 2013). Because the soils and habitat types that characterize the project site are not suitable to support the beetle, it would not be expected to occur there.



Figure 3. Vegetation Types on Aerial Photograph (Google Earth)
(From Biological Report for White Rabbit Properties)

Section 4
Potential Biological Impacts/Take Assessment

4.1 Direct and Indirect Impacts

Direct and indirect impacts, including both temporary and permanent impacts are anticipated to occur due to project-related activities at the project site. The remainder of this section identifies the specific activities that could result in impacts to the MHJB as well as its habitat.

4.1.1 Direct Impacts

The proposed project has the potential to directly impact life stages of the MHJB by causing mortality of eggs, larvae, pupae, and adult life stages wherever soils are disturbed within the impact area (i.e., the entire project site). Permanent habitat loss will occur as a result of these activities.

4.1.1.1 Permanent Habitat Loss

Permanent habitat loss will result from grading, excavation, construction of the 16 new apartments, driveways, parking areas, and other hardscape at the project site. These ground-disturbing activities will remove roots of vegetation, which may be fed upon by larvae of the MHJB, as well as kill, injure, or remove life stages of the MHJB. The total area of permanent habitat loss is approximately 34,057 $ft.^2$ (0.782 acres), as detailed in Table 3. Because of the degraded site condition and small size of the impact area, incidental take of the MHJB as a result of these activities is expected to be limited but will occur throughout 1.487 acre project site. Since the MHJB is currently known to occur in an approximately 10 $mi.^2$ area, the impacted acreage at this project site represents about 0.0002% of the beetle's known geographic range.

4.1.1.2 Temporary Habitat Loss

Temporary habitat loss will occur during the removal of non-native vegetation and revegetation of undeveloped portions of the impact area after completion of all construction activities. Temporary impacts may also occur when protective fencing to demarcate the maintained trees is installed, repaired, or ultimately removed. The total area of temporary habitat loss is 30,716 $ft.^2$ (0.705 acre), as detailed in Table 3.

The Fire Department of the City of Scotts Valley will ultimately determine the fire clearance requirements, if any, for the new apartments. According to the Fire Department, fire clearance requirements depend on the type of construction materials used to build the structures, the location of the proposed structures within the building envelope, and the presence of sensitive habitat on site. At this time, it is anticipated that no additional fire clearance will be necessary within the impact area; however, it is possible that at a later date the Fire Department may require clearing or pruning of vegetation between the new apartments and the property boundaries.

4.1.2 Indirect Impacts

Indirect impacts are those caused by covered activities that may occur at a different time or in a different place than the direct impacts. This project is designed to avoid indirect effects on the MHJB. For example, any outdoor lights that are installed will use bulbs designed to not attract-nocturnally-active insects. If any construction occurs during the flight season for adult MHJB (mid-May through mid-August), any exposed soil will be covered between the hours of 7:00 pm and 7:00 am with erosion control fabric, tarps, or a similar impervious material. This precaution will prevent males from burrowing into soils and subsequently being impacted by construction activities.

Table 3. Areas of temporary and permanent impacts to Mt. Hermon June beetle habitat resulting from features of the proposed project.

Project Activities	Type of Impact	Area of Impact	
		Square feet	Acres
Grading, Excavation, and Construction	Permanent	34,057	0.782
	Subtotal Permanent	***34,057***	***0.782***
Invasive plant removal and revegetation	Temporary	30,716	0.705
	Subtotal Temporary	***30,716***	***0.705***
Grand Totals		***64,773***	***1.487***

4.2 Anticipated Take of Covered Wildlife Species

Since there are no accurate estimates of the numbers of MHJB that reside at the proposed project site, it is not possible to quantify the exact number of individual animals that could be

taken by the removal of its degraded habitat within the impact area. For these reasons, the level of take of the MHJB is expressed as the affected acreage, i.e., the 1.487-acre impact area of the property. Thus, take due to injury or mortality of MHJB life stages could result from disturbance to approximately 1.487-acre of degraded habitat within the impact area.

4.3 Effects on Critical Habitat

Critical habitat has not been designated for the MHJB. Thus, the proposed project will not cause any impacts to critical habitat. The Zayante Sandhills Conservation Bank is located within the critical habitat (USFWS 2001) for the federally-listed endangered Zayante band-winged grasshopper (*Trimerotropis infantilis*). The Zayante band-winged grasshopper is not covered in this HCP because suitable habitat for this species does not exist at this project site due to the extensive tree and shrub cover.

4.4 Cumulative Impacts

The USFWS has recently published notices in the Federal Register for several other small projects in the Zayante Sandhills that include new residential construction, plus remodels and additions to existing homes. Older HCPs that were previously approved in the sandhills included sand mining at the now closed Hanson Aggregates' Felton Sand Plant and at the Quail Hollow Quarry, and two small development projects for single-family homes in Scotts Valley. More recently, HCPs for the City of Santa Cruz's Graham Hill Water Treatment Plant, The Terrace of Scotts Valley condominium project, and renovation of the Scotts Valley Middle School were approved. As of October 2011, residents of 11 sandhill neighborhoods are able to participate in the Interim Programmatic HCP (IPHCP) that was approved by the County of Santa Cruz, the City of Scotts Valley, and USFWS. However, the White Rabbit project is not eligible to participate in the IPHCP because the amount of ground disturbance exceeds the 15,000 ft.^{2} limit.

Impacts of the proposed townhouse project on the long term persistence of the MHJB are low because of the degraded quality of the habitat there, apparent absence of Zayante sands at the project site, and its location within an existing residential and commercial neighborhood. These losses are not expected to affect the range-wide survival of the beetle due to the occurrence and abundance of this species and its habitat at several nearby locations, as well as elsewhere throughout its entire geographic range. Furthermore, MHJB has been observed inhabiting soils in residential yards and less disturbed habitats that occur in close proximity to the apartment project site (Arnold, personal observation), so it can presumably co-exist in such habitat once soil disturbance has ceased. Thus, some MHJBs may ultimately recolonize the less disturbed and revegetated portions of the impact area, where loose, sandy soils remain after all construction activities have been completed.

Future commercial development, residential additions and remodels in the surrounding neighborhood would reduce the amount of available habitat for the beetle. Nonetheless,

significant portions of the sandhills in the Scotts Valley area have been protected and support populations of the endangered beetle, including the former Hansen Quarry.

Section 5

Conservation Program/Measures to Minimize and Mitigate for Impacts

5.1 Biological Goals

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 USFWSs in 2000, HCPs must also 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 are developed based upon the species' biology, threats to the species, the potential effects of the covered activities, and the scope of the HCP.

The following biological goals and objectives were developed based on the MHJB's biology and potential impacts of the covered activities within the scope of this HCP. They include on-site measures that will minimize take of the MHJB at the project site and off-site measures that will protect habitat with high conversation value for the beetle in perpetuity.

Goal 1: Avoid and minimize, to the extent practical, take of the MHJB within the project site.

Objective 1.1: Cover exposed soils nightly if construction activities occur during the MHJB's flight season (mid-May through mid-August).

Objective 1.2: Revegetate portions of the project site that are temporarily disturbed due to the project with plant taxa indigenous to the Zayante Sandhills and avoid landscaping with turf grass, weed matting, aggregate, and mulch.

Objective 1.3: Minimize outdoor night lighting during the flight season of the MHJB or use light bulbs that are certified to not attract nocturnally-active insects.

Goal 2: Protect habitat for the MHJB at an off-site location with high conservation value for the beetle.

Objective 2.1: Provide funds, through the purchase of conservation credits at the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank, to protect, manage, and monitor habitat of the MHJB in perpetuity.

5.2 Minimization and Mitigation Measures

Section 10 of the Endangered Species 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 USFWS 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 MHJB are minimized and mitigated to the maximum extent practicable.

5.2.1 Measures to Minimize Impacts

The following measures are designed to minimize the indirect effects of the covered activities on the MHJB by reducing incidental take of individuals and the degradation of habitat adjacent to the project area and existing development.

5.2.1.1 Delineate Boundaries of the Impact Area

Temporary fencing and signs will be erected before any vegetation clearing, or excavation activities occur to clearly delineate the boundaries of the project's impact area. Warning signs will be posted on the temporary fencing to alert excavators and other construction workers not to proceed beyond the fence. All protective fencing will remain in place until all construction and other site improvements have been completed. Signs will include the following language:

"NOTICE: SENSITIVE HABITAT AREA. DO NOT ENTER."

5.2.1.2 Cover Exposed Soils

Adult males of the MHJB actively search for breeding females during the evenings between about May 15 and August 15. During this period, both sexes burrow into duff and soils during the daytime. If grading or construction occurs during any portion of the MHJB flight season, all exposed soils within the impact area will be covered by tarps, plywood, erosion control fabric, or another suitable impervious material. Exposed sandy soils should be covered between the hours of 7 pm and 7 am daily. Once grading has been completed, gravel will be laid in the locations of the planned new road, driveways, and pads for the new apartments. These materials will prevent adult males from burrowing into the exposed soils and subsequently being injured or killed by soil disturbance (i.e., digging, grading, covering, etc.).

5.2.1.3 Relocate Observed Life Stages of the Covered Species

During the pre-construction training session, all construction personnel will be shown pictures of the MHJB larval and adult life stages, and instructed to cease construction activities and call an entomologist qualified and permitted to handle and translocate the endangered beetle should any be observed during the covered activities. If the life stage is buried, then it will be reburied outside of the impact area at the approximate depth at which it was unearthed. If an adult MHJB is found on the soil surface, then it will be relocated and released outside of the impact area on the soil surface. This measure will minimize take of the MHJB by reducing the number of larvae and adults that could otherwise be injured or killed as a result of project-related activities.

5.2.1.4 Dust Control

Dust can clog the spiracles of adult beetles and accumulated dust on plants may cause them to experience a decline in vigor or even die, which would affect the roots that larvae of the MHJB may feed upon. Appropriate dust control measures, such as periodically wetting down the work areas, will be used as necessary during excavation for the new foundations in of the impact area, site grading, or any other project-related activities that generate dust.

5.2.1.5 New Outdoor Lighting

Adult MHJBs are active at dusk and may be distracted by incandescent, mercury vapor, sodium, and black light sources, which can disrupt normal behaviors and breeding activities. Thus any outdoor lighting installed as part of this project will use bulbs certified to not attract nocturnal insects.

5.2.1.6 Landscaping Elements That Degrade MHJB Habitat

Because MHJB adults emerge from the soil to attract and search for mates, turf grass, dense ground covers (such as ivy), weed matting, aggregate, and mulch can degrade habitat conditions and will not be used in this project.

5.2.2 Measures to Mitigate Unavoidable Impacts

To mitigate for unavoidable impacts of their project, Apple Homes will purchase conservation credits and revegetate the area of temporary habitat loss with native sandhill plants. The next two sections describe these mitigation measures in more detail.

5.2.2.1 Purchase Conservation Credits at the Zayante Sandhills Conservation Bank

Project construction will temporarily and permanently remove 64,773 ft.^{2} (1.487 acres) of habitat that could potentially be used by the MHJB (Table 3). Apple Homes will compensate for these impacts by purchasing at a 1:1 ratio, a total of 64,773 ft.^{2} (1.487 acres) of conservation credits from the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank. This level of mitigation (i.e., conservation credits) is clearly commensurate with the level of impacts to MHJB habitat at this property because the habitat quality at the conservation bank is prime compared to the degraded habitat within the impact area of this property; thus the conservation value of the bank habitat is much greater than that of the impact area.

The Zayante Sandhills Conservation Bank was approved by the USFWS and the County of Santa Cruz to provide mitigation for impacts to the MHJB and other special-status plants and animals of the Zayante sandhills from projects within the Felton USGS quad. Figure 4 is a map that illustrates the location of the Ben Lomond Sandhills Preserve of the Zayante Sandhills Conservation Bank operated by PCO, LLC and its service area. A copy of the sales agreement between Apple Homes and PCO, LLC is attached to this HCP in Appendix C.

The operator of the conservation bank, PCO, LLC, will be responsible for all species monitoring, habitat management, and other conservation related activities that occur at the Ben Lomond Sandhills Preserve. An annual monitoring report will be prepared for submission to the USFWS and the County of Santa Cruz as described in Section 5.3.2 of this HCP.

5.2.2.2 Revegetation of Temporarily Disturbed Portions of the Project Site

Portions of the impact area that are temporarily disturbed will be revegetated with plants native to the Zayante sandhills, including Ponderosa Pines and Coast Live Oak trees. However, because of the uncertainty about future vegetation pruning or clearing activities that may be required by City of Scotts Valley Fire Department, the permanent protection of temporarily-disturbed portions the project site that will be revegetated cannot be assured. Also, the revegetated portions will probably be too small for a land trust to accept a conservation easement

for their protection. Finally, no post-construction monitoring will occur in the protected habitat area of the project site. It is for these reasons that off-site mitigation is being utilized to compensate for all anticipated and potential project-related impacts.

5.3 Monitoring

Monitoring tracks compliance with the terms and conditions of the HCP and permit. This project will include compliance, effects, and effectiveness monitoring. Compliance monitoring will track the permit holder's compliance with the requirements specified in the HCP and permit, as described below. Effects monitoring tracks the impacts of the covered activities on the covered species. Compliance and effects monitoring will be conducted by the permitted entomologist. All biological effectiveness monitoring, which tracks the progress of the conservation program in meeting the HCP's biological goals and objectives, will be conducted at the Zayante Sandhills Conservation Bank's Ben Lomond Sandhills Preserve, where the off-site mitigation will occur. This latter monitoring will be the responsibility of the bank operator.

5.3.1 Construction and Compliance Monitoring

Prior to construction, a USFWS-approved biologist will conduct a training session for all construction workers involved with the project. The program will include a brief presentation about the biology of the MHJB, its habitats, and the terms of the HCP. The orientation will also inform equipment operators and other workers about the impact area's boundaries, equipment storage locations, materials laydown areas, construction activity restrictions, and identify other habitat protection and work procedures. Workers will be directed to immediately cease work if a MHJB is observed within the designated impact area and contact the biologist who can handle and relocate the beetle as authorized by the USFWS.

Throughout the construction and the other covered activities the USFWS-approved biologist will conduct regular inspections of the project site during all phases of the project to ensure that the perimeter fencing and signs that delineate the impact area remain in place, that exposed soils are properly covered by impervious materials, and to salvage and relocate and MHJB life stages.

5.3.2 Effects Monitoring

To quantify the amount of incidental take at the end of the project, the USFWS-approved biologist will calculate the area of soil disturbance (i.e., incidental take), and tally the number of MHJB life stages that were found and translocated during the project. This information will be summarized in the Compliance Monitoring Report (see Section 5.4.1).

5.3.3 Access to Project Site

The permit holder shall allow representatives from the USFWS access to the project site to monitor compliance with the terms and conditions of this HCP and the effects of the covered activities of this project.

5.4 Reporting

5.4.1 Compliance Report

By January 31st following each year of the permit, the USFWS-approved biologist will submit a report to the Ventura Fish and Wildlife Office of the USFWS and the City of Scotts Valley Planning Department to document the status of the project. The report will provide the following information:

1. Brief summary or list of project activities accomplished during the reporting year (e.g. this includes development/construction activities, and other covered activities)
2. Project impacts (e.g. number of acres graded, number of buildings constructed, etc.)
3. Description of any take that occurred for each covered species (includes cause of take, form of take, take amount, location of take and time of day, and deposition of dead or injured individuals)
4. Brief description of conservation strategy implemented
5. Monitoring results (compliance, effects and effectiveness monitoring) and survey information (if applicable)
6. Description of circumstances that made adaptive management necessary and how it was implemented. Please include a table including the cumulative totals; by reporting period all adaptive management changes to the HCP, including a very brief summary of the actions.
7. Description of any changed or unforeseen circumstances that occurred and how they were dealt with
8. Funding expenditures, balance, and accrual
9. Description of any minor or major amendments.

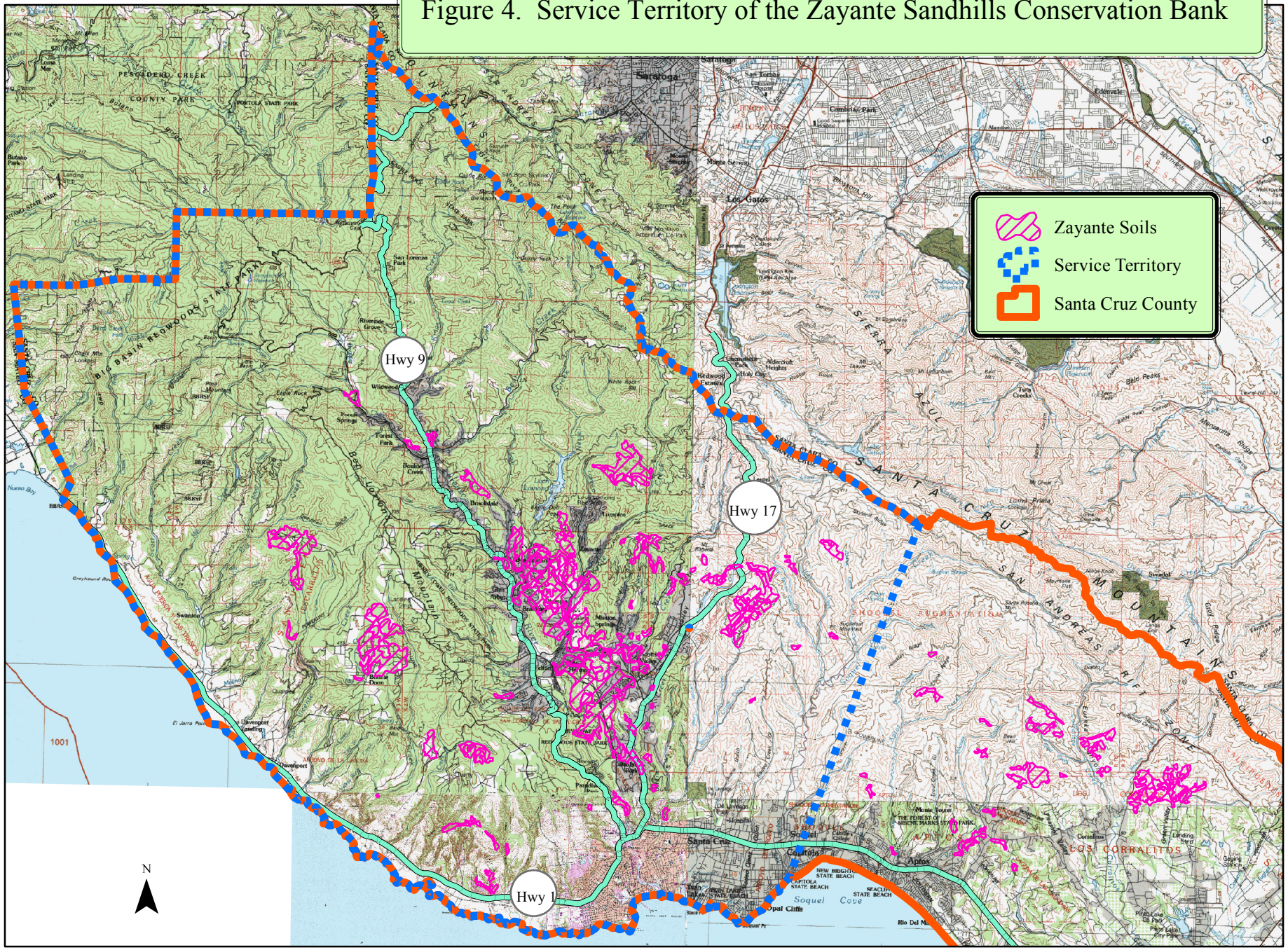
5.4.2 Annual Mitigation Monitoring Reports

PCO, LLC must submit an annual monitoring report to the Ventura Fish and Wildlife Office of the USFWS, describing activities performed to benefit the MHJB as part of its agreement to sell conservation credits and operate a conservation bank. Thus, mitigation monitoring reports will be prepared annually by PCO, LLC. This report shall be submitted to USFWS by December 31st of the monitoring year. This report shall include:

1. a general assessment of the condition of the habitat at the Ben Lomond Sandhills Preserve;
2. a description of all management actions taken on the Preserve along with an assessment of

their effectiveness toward enhancing the biological goals and objectives;
3. a description of any problems encountered in managing the Preserve;
4. results of monitoring studies for the endangered species and/or communities conducted during the year and an assessment of their implications for the biological goals and objectives; and
5. a description of other activities designed to enhance the Preserve.

Figure 4. Service Territory of the Zayante Sandhills Conservation Bank



Aug. 20, 2020
Richard Arnold

Section 6
Plan Implementation

6.1 Plan Implementation

Apple Homes is the owner of the property and is the applicant for the incidental take permit. Apple Homes will also purchase of conservation credits needed to complete the mitigation strategy. The schedule of implementation of the covered activities will depend on the timing of issuance of the incidental take permit and local building permits, as well as seasonal constraints.

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 USFWS. The purpose of the No Surprises Rule is to provide assurance to the non-Federal landowners participating in habitat conservation planning under the Act 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 USFWS 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 or IA), 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 USFWS will not require these additional measures absent the consent of the permittee, provided that the HCP is being "properly implemented" (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 including the following:

- the new listing of a species;
- the discovery of the Zayante Band-winged grasshopper, Santa Cruz wallflower, Ben Lomond spineflower, Ben Lomond buckwheat, or Santa Cruz Cypress within the impact area of the project site; or
- natural disasters.

6.2.2 Listing of New 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 Act during the term of the section 10(a)(1)(B) permit, the section 10 permit will be reevaluated by the USFWS and the HCP covered activities may be modified, as necessary, to insure 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. Apple Homes shall implement the modifications to the HCP covered activities identified by the USFWS as necessary to avoid the likelihood of jeopardy to or take of the newly listed species or adverse modification of newly designated critical habitat. Apple Homes shall continue to implement such modifications until such time as the Permittee has applied for and the USFWS 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 USFWS notifies Apple Homes 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 Apple Homes's project site during the 5-year permit is unlikely due to the small size of the project site and impact area, the existing habitat conditions there and in the surrounding neighborhood, and the short duration of the incidental take permit.

6.2.3 Discovery of Other Currently Listed Species at the Project Site

In the unlikely event that one or more currently listed endangered or threatened species are found at the project site, the applicant will cease project activities that would likely result in take

of the newly-discovered listed species and apply for a permit amendment. Because of the degraded habitat conditions within the impact area of the project site, the distance to nearest known populations, and the short duration of the project permit, this circumstance is unlikely to actually happen.

6.2.4 Natural Disasters

As to other potential changed circumstances, Apple Homes has applied for a permit for incidental take of the MHJB throughout the entire 1.487-acre impact area at this project site. Therefore, Apple Homes does not anticipate that any additional changed circumstances will occur during the 5-year life of the incidental take permit in the area covered by this HCP that will result in unanticipated levels of take of the covered species.

Additional changed circumstances, e.g., wildfire, erosion, extended drought, earthquake or other natural disaster, may occur at the off-site conservation bank. However, the short duration of the permit (i.e., five years) lessens the likelihood that one of these phenomena may cause substantial changes to the off-site conservation bank during the permit period. Furthermore, some types of changed circumstances, for example a wildfire, may actually enhance habitat values in the long term because Ponderosa Pine and other members of the indigenous sandhill plant communities are adapted to, and regenerate well after such fires. Winter storms or earthquakes could cause landslide or erosion problems in habitat areas that would require subsequent repairs, such as slope stabilization, repair of fencing, and revegetation. A portion of the fees paid by the permittee for the MHJB conservation credits include contingency funds to cover the costs of unexpected repairs, or habitat restoration that may be required as a result of any natural disasters occurring at the off-site conservation bank.

6.3 Unforeseen Circumstances

Unforeseen circumstances are defined in 50 CFR 17.3 as changes in circumstances that affect a species or geographic area covered by the HCP that could not reasonably be anticipated by plan developers and the USFWS at the time of the HCP's negotiation and development and that result in a substantial and adverse change in status of the covered species. The purpose of the No Surprises Rule is to provide assurances to non-Federal landowners participating in habitat conservation planning under the Act 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.

In case of an unforeseen event, the permittee shall immediately notify the USFWS staff who have functioned as the principal contacts for the proposed action. In determining whether such an event constitutes an unforeseen circumstance, the USFWS shall consider, but not be limited to, the following factors: size of the current range of the affected species; percentage of range adversely affected by the HCP; percentage of range conserved by the HCP; ecological

significance of that portion of the range affected by the HCP; level of knowledge about the affected species and the degree of specificity of the species' conservation program under the HCP; and whether failure to adopt additional conservation measures would appreciably reduce the likelihood of survival and recovery of the affected species in the wild.

If the USFWS determines that additional conservation and mitigation measures are necessary to respond to the unforeseen circumstances where the HCP is being properly implemented, the additional measures required of the permittee must be as close as possible to the terms of the original HCP and must be limited to modifications within any conserved habitat area or to adjustments within lands or waters that already set-aside in the HCP's operating conservation program. Additional conservation and mitigation measures shall involve the commitment of additional land or financial compensation or restrictions on the use of land or other natural resources otherwise available for development or use under original terms of the HCP only with the consent of the permittee.

Thus, in the event that unforeseen circumstances adversely affecting the MHJB occur during the term of the requested incidental take permit, Apple Homes would not be required to provide additional financial mitigation or implement additional land use restrictions above those measures specified in the HCP, provided that the HCP is being properly implemented. This HCP expressly incorporates by reference the permit assurances set forth in the revised (USFWS 2004) Habitat Conservation Plan Assurances ("No Surprises") Rule (50 CFR Part 17).

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 USFWS's Ventura 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 USFWS'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 USFWS may suspend or revoke their respective permits if Apple Homes 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 USFWS shall be in accordance with 50 CFR 13.27-29, 17.32 (b)(8).

6.6 Permit Renewal

The applicant requests a permit duration of five (5) years. This period of time should ensure that the covered activities associated with the proposed project 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, Apple Homes shall submit to the USFWS, in writing:

- a request to renew the permit, along with 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 USFWS 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 Apple Homes files a renewal request and the request is on file with the issuing USFWS office at least 30 days prior to the permits expiration date, the permit shall remain valid while the renewal is being processed, provided the existing permit is renewable. However, Apple Homes may not take listed species beyond the quantity authorized by the original permit. If Apple Homes fails to file a renewal request within 30 days prior to permit expiration, the permit shall become invalid upon expiration. Apple Homes and the conservation bank operator must have complied with all annual reporting requirements to qualify for a permit renewal.

6.7 Permit Transfer

In the event of a sale or transfer of ownership of the property during the life of the

permit, the following will be submitted to the USFWS by the new owner(s): a new permit application, permit fee, a receipt for conservation credits purchased from the Zayante Sandhills Conservation Bank, and written documentation providing assurances pursuant to 50 CFR 13.25 (b)(2) that the new owner(s) will provide sufficient funding for the HCP and will implement the relevant terms and conditions of the incidental take permit, including any outstanding minimization and mitigation. The new owner(s) will commit to all requirements regarding the take authorization and mitigation obligations of this HCP unless otherwise specified in writing and agreed to in advance by the USFWS.

Section 7
Funding

7.1 Costs of HCP Implementation

Costs to implement the conservation strategy described in this HCP are listed in Table 4.

Table 4. Estimated costs to implement Apple Homes' conservation program.

Item or Activity	Conservation Strategy	Units		Costs ($)	
		Type	Number	Per Unit	Total
Minimization and Mitigation Measures					
Minimization Measure 5.2.1.2	Install construction fencing	Construction fencing	2,000 ft.	Apple Homes has these materials	---
	Install signs	signs	30 signs	30.00	900.00
Minimization Measure 5.2.1.3	Cover exposed soils	Tarps, plastic sheeting, geojute, etc.	To be determined	Apple Homes has these materials	---
Minimization Measure 5.2.1.4	Relocate MHJB life stages	Labor/hrs.	100	200.00	20,000.00
Minimization Measure 5.2.1.5	Dust control	Spray water	100	20.00	2,000.00
Minimization Measure 5.2.1.6	Outdoor lights	Non-attracting insect light bulbs	25	10.00	250.00
Mitigation Measure 5.3.2.1	Compensation	Conservation credits	64,773	9.00	582,957.00
Mitigation Measure	Revegetation with sandhill	5-gal. Plant stock	100	10	1,000.00

Table 4. Estimated costs to implement Apple Homes' conservation program.					
Item or Activity	Conservation Strategy	Units		Costs ($)	
		Type	Number	Per Unit	Total
5.2.2.3	plants				
Subtotal					***$607,107.00***
Monitoring					
Compliance monitoring	USFWS-approved biologist to conduct compliance monitoring	Labor/hrs.	40	200	8,000.00
Effects monitoring	USFWS-approved biologist to conduct effects monitoring	Labor/hrs.	40	200	8,000.00
Subtotal					***$16,000.00***
Reporting	USFWS-approved biologist to complete annual project reports	Labor/hrs./	40	200	8,000.00
Subtotal					***$8,000.00***
Grand Total					***$631,107.00***

7.2 Funding Source

The applicant, Apple Homes, will pay for all costs associated with implementing this HCP's conservation strategies, including minimization measures, conservation credits, plus effects and compliance monitoring as itemized in Table 4. In recognition of the fact that the costs for these activities in Table 4 are estimates, the actual incurred costs may be less or more than these estimates. However, if the actual costs for any of the aforementioned activities are higher than estimated in Table 4, Apple Homes agrees to pay the actual costs.

7.3 Funding Mechanism and Management

Apple Homes will provide all funds needed to implement the conservation program measures itemized in Table 4. Apple Homes, the permit 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.

To demonstrate its ability to cover these costs, Apple Homes will provide a bank statement or letter of credit to the USFWS. A copy of the sales receipt for the purchase of conservation credits will be provided to the USFWS prior to permit issuance and a copy will be included in this HCP (Appendix C).

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. Three alternatives for the proposed project are discussed.

8.2 Alternative #1: No Action

Under the No Action Alternative, construction of the new apartments at White Rabbit project site would not occur and Apple Homes would not request an incidental take permit, and an incidental take permit would not be issued by the USFWS. This property would remain vacant.

Furthermore, the conservation measures described in this HCP would not be implemented and the purchase of 64,773 conservation credits for the MHJB would not occur. This would reduce funding for preservation, management, and monitoring of the MHJB and its high quality sandhills habitat at the Ben Lomond Sandhills Preserve. Thus, the No-Action Alternative is concluded to be of lesser conservation value to the covered species than the proposed project and accompanying HCP and does meet the goal of the applicant. For these reasons, it has been rejected.

8.3 Alternative #2: Redesigned Project (Reduced Take)

Under this alternative, the impact area of the construction project would be reduced at the project site, which presumably would result in reduced take of the MHJB. Since the project is proposed at a site that is not known to have Zayante sands, the applicant has already designed this project to minimize impacts to the MHJB and its habitat. Thus, the Redesigned Project Alternative is not practical and no reduced take can actually be realized. The proposed project provides greater habitat conservation benefits than the Redesigned Project Alternative. For these reasons the Redesigned Project Alternative has been rejected.

8.4 Alternative #3: Proposed Action

Under the Proposed Action Alternative, Apple Homes will complete the proposed construction of 16 new, apartments as described in section 2. This alternative would require the issuance of a section 10(a)(1)(B) permit to allow construction of the project. The project would

cause the loss of approximately 64,773 ft^2 (1.487 acres) of degraded habitat for the MHJB and mortality of any beetles living within this impact area. However, the conservation measures proposed in this HCP would result in greater conservation value for the MHJB than either the No Action or Redesigned Project alternatives, while best meeting the needs of the applicant. Therefore, the Proposed Action is the preferred alternative.

Section 9
References Cited

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Section 10
Appendices

Appendix A:

Tree Report

Appendix B:

Biological Report

Appendix C:

Conservation Credit Sales Receipt from the

Zayante Sandhills Conservation Bank

GEOTECHNICAL INVESTIGATION
For
PROPOSED FIVE UNIT CONDOMINIUM
Scotts Valley Drive
APN 022-732-48
Scotts Valley, California

Prepared
For
CHRIS PERRI
Scotts Valley, California

Prepared By
DEES & ASSOCIATES, INC.
Geotechnical Engineers
Project No. SCR-1494
September 2020

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September 9, 2020 Project No. SCR-1494

CHRIS PERRI
15 Sherman Court
Scotts Valley, California 95066

Subject: Geotechnical Investigation

Reference: Proposed Five Unit Condominium
Scotts Valley Drive
APN 022-732-48
Scotts Valley, California

Dear Mr. Perri:

As requested, we have completed a geotechnical investigation for the five-unit condominium building proposed at the above referenced site. The purpose of our investigation was to evaluate the soil conditions in the vicinity of the proposed improvements and provide geotechnical recommendations and criteria for their design and construction.

This report presents the results, conclusions and recommendations of our investigation. If you have any questions regarding this report, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L Dees

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 1 to Addressee

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GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our geotechnical investigation for a five-unit condominium building proposed at APN 022-732-48 on Scotts Valley Drive in the City of Scotts Valley, California, Figure 1.

Purpose and Scope

The purpose of our investigation was to explore and evaluate surface and near surface soil conditions in the vicinity of the proposed improvements and provide geotechnical recommendations for their design and construction.

The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files pertinent to the site and vicinity.

2. Exploration of subsurface conditions consisting of logging and sampling of six (6) exploratory test borings drilled to depths of 10 and 30.5 feet beneath the surface.

3. Laboratory testing to evaluate the engineering properties of the subsoils.

4. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings, we have developed geotechnical design criteria for general site grading, building foundations, retaining walls, concrete slabs-on-grade, pavements and general site drainage.

5. Preparation of this report presenting the results of our investigation.

Project Location and Description

The site is located on the east side of Scotts Valley Drive just north of Bean Creek Road in the City of Scotts Valley, California, Figure 1. The 0.9-acre site is bordered by Scotts Valley Drive to the west, a townhouse development to the south, an undeveloped lot to the north, and single-family residences to the east.

The undeveloped site is situated on a west facing slope above Scotts Valley Drive. The slope is gentle at the base with slope gradients on the order of 10 to 20 percent. The slope gradually steepens as you move up the hillside until the slopes become steep with slope gradients of about 30 percent at the top. The top of the slope is gently sloping and developed with single family residences. A 2 to 4 feet high block retaining wall supports a cut made into the slope adjacent to the sidewalk along Scotts Valley Drive. An opening in the retaining wall at the north end of the parcel provides access to the site. The parcel is vegetated with a mixture of medium to large trees and low-lying grasses. Site drainage is by sheet flow towards Scotts Valley Drive.

The project consists of building a three-story, five-unit, condominium building on the

gentler slopes near Scotts Valley Drive.

Field Investigation

Subsurface conditions at the site were explored on 22 July 2020 with six (6) exploratory borings drilled with 6-inch diameter continuous flight auger equipment advanced with truck mounted drilling equipment. Our borings were drilled to depths between 10 and 30.5 feet. The approximate locations of the exploratory borings are indicated on Figure 2.

The soils observed in the test borings were logged in the field and described in accordance with the Unified Soil Classification System (D2487 and D2488), Figure 3. The Test Boring Logs, Figures 4 through 9, denote subsurface conditions at the locations and times observed, and it is not warranted they are representative of subsurface conditions at other locations or times.

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 O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T). The penetration resistance blow counts for the (L) and (T) 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 present the accumulated number of blows that were required to drive the last 12 inches. The blow counts for the large samples indicated on the logs have been converted to equivalent field standard penetration test values.

Laboratory Testing

The laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Moisture content and dry densities were performed on representative soil samples to determine the consistency of the soil and the moisture variation throughout the explored soil profile. Grain size analysis was performed to aid in soil classification. Direct shear testing was performed to evaluate the shear strength of the soil. The results of our field and laboratory testing appear on the "Log of Test Boring", opposite the sample tested.

Subsurface Soil Conditions

The Santa Cruz County Geologic Map indicates the downslope portion of the site is underlain by Alluvial deposits and the upslope portion is underlain by Quartz Diorite. Although the geologic map indicates there should be alluvial deposits in the lower areas of the site, our borings indicate the lower areas of the site are underlain by a 10 to 15 feet layer of weathered quartz diorite with 2.5 to 6 feet of loose silty sand on top. The quartz diorite consists of medium dense to very dense coarse silty sand with fine gravels. Alluvial deposits or possibly Santa Margarita sandstone was encountered below the quartz diorite. Santa Margarita sandstone was encountered along the east and west of Scotts Valley Drive in the vicinity of the site during previous investigations in the area. But the soils below the quartz diorite at the project site consisted of coarse to poorly graded sand

and it was a darker color than what is normally expected for Santa Margarita Sandstone.

The steeper section of slope near the back of the site is expected to consist of quartz diorite with little to no soil cover. Very dense and cemented bedrock was encountered on the same slope to the south.

Groundwater

Groundwater was encountered in Boring 5, 29 feet below grade. Our other borings were not drilled deep enough to encounter groundwater but groundwater should be expected at similar depths along the downslope side of the parcel.

Groundwater levels denote groundwater conditions at the locations and times observed, and it is not warranted they are representative of groundwater conditions at other locations or times. Groundwater levels can vary due to seasonal variations and other factors not evident at the time of our investigation.

There is shallow granitic bedrock at the site and groundwater may perch on the granitic rock during and following rainfall. Subdrains should be used where grading or foundation excavations expose the contact between the upper soils and the granitic bedrock.

Seismicity

The following is a general discussion of seismicity in the project area. A more detailed study of seismicity and faulting is beyond the scope of our investigation.

Seismicity

The project site is located in a seismically active region and several active and potentially active faults are located in the vicinity of the site. The following is a general discussion of seismicity in the project area. A more detailed discussion of faulting and seismicity is beyond the scope of our services.

The closest faults to the site are the Zayante-Vergeles Fault, San Andreas Fault, the offshore San Gregorio Fault and the offshore Monterey Bay-Tularcitos Fault, Figure 10. The San Andreas Fault is the largest and most active of the faults in the site vicinity. However, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years.

Fault	Zayante-Vergeles	San Andreas	San Gregorio	Monterey Bay-Tularcitos
Distance (mi.)	4.1	7.4	11.8	10.2
Direction	N	NE	WSW	SW

Structures designed according to the 2019 California Building Code may use the following parameters in their analysis. The following ground motion parameters may be used in seismic design and were determined using the OSHPD Ground Motion Maps, ASCE 7-

16 and a Risk Category II.

Design Parameter	ASCE 7-16 2019 CBC
Site Class	D
Mapped Spectral Acceleration for Short Periods	Ss = 1.92 g
Mapped Spectral Acceleration for 1-second Period	S_1 = 0.754 g
5% Damped Spectral Response Acceleration for Short Period	S_{DS} = 1.536 g
5% Damped Spectral Response Acceleration for 1-Second Period	S_{D1} = Null See Section 11.4.8
Seismic Design Category	Null See Section 11.4.8
PGAm	0.978 g

Liquefaction

Liquefaction occurs when saturated fine-grained sands, silts and sensitive clays are subject to shaking during an earthquake and the water pressure within the pores build up leading to loss of strength.

There is a very low potential for liquefaction to affect the proposed development due to the density of the subsoils below the groundwater table.

Landsliding

There are no landslides mapped on or near the site on the Cooper-Clark Landslide map and there were no landslides observed or reported during our investigation. The site is underlain by shallow granitic bedrock and there is a low potential for landslides to affect the development.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation the proposed development is feasible provided the recommendations presented in this report are incorporated into the design and construction of the project.

Primary geotechnical concerns for the project include embedding foundations into the quartz diorite or engineered fill, mitigating loose compressible soils below improvements, controlling site drainage and designing structures to resist strong seismic shaking.

The upper 2.5 to 6 feet of soil below the proposed structures is loose and not suitable for support of shallow foundations. Foundations should penetrate the loose soil or the loose soil should be removed and replaced as compacted engineered fill. Structures must be supported entirely on firm native soil (quartz diorite) or entirely on compacted engineered fill, not a combination of both. The depths to firm quartz diorite are indicated on Figure 2.

Concrete slab-on-grade foundations should be supported on engineered fill. Slab-on-grade floors used in conjunction with spread footings that are separated from the foundation with felt may be supported on 12 inches of compacted engineered fill.

If fill is used to create building pads or roadways/parking areas, the existing loose soil should be removed from below any new fill material. Foundations should be setback at least 8 feet from the top of fill slopes. Footings may be deepened to accommodate the setback.

Runoff from the slope above the improvements and runoff from the improvements should be collected and discharged in a controlled manner. Due to the shallow depth to granitic bedrock under the proposed structures, collected water should not be discharged back into the ground near the proposed structure. Runoff should be collected and dispersed on the gentle slopes below the structure using bio-retention structures, dispersion pits or other means of dispersing runoff.

The proposed structures will most likely experience strong seismic shaking during the design lifetime. The structure and foundations should be designed utilizing current seismic design standards.

RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

General Site Grading

1. The soil engineer should be notified **at least four (4) working days** prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the soil engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Areas to receive foundations or to be graded should be cleared of obstructions, vegetation, and other unsuitable material. Surface vegetation, roots and organically contaminated soil should be removed from areas to be graded. A stripping depth of 8 inches is anticipated.

3. Where fill is planned to raise grade, the existing loose soil should be removed to expose firm soil then the area to receive engineered fill should be scarified 6 inches, moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

4. Temporary cut slopes should be inclined no steeper than 1:1 (horizontal to vertical) during the summer dry season and no steeper than 2:1 during or immediately following the rainy season.

5. Fill slopes greater than 3 feet in height should be keyed and benched into firm native soil. Keys should be at least 6 feet wide and embedded at least 12 inches into firm native soil for fill slopes up to 6 feet in height. Keys should be at least 10 feet wide and embedded at least 18 inches into firm native soil for fill slopes more than 6 feet high. The base of the key should be sloped into the hillside at least 2 percent.

6. Fill slopes less than 3 feet high should be placed on a firm bench sloped about 2 percent into the hillside.

7. Subdrains should be used at the back of keys and fill slopes where the contact between the granitic bedrock and soil becomes exposed. Subdrains should consist of a minimum 12-inch wide column of Caltrans Class 2, Type A permeable material that extends 6 inches below the base of the key or granitic bedrock. A 4-inch perforated rigid collector pipe should be placed about 2 to 4 inches from the base of the gravel. The height of the gravel drain should be determined in the field during construction. The actual locations and depths of subdrains should be determined in the field by the soils engineer at the time of construction.

8. The face of cut and fill slopes should be groomed to remove any loose soil and create a firm, uniform slope surface.

9. Permanent cut and fill slopes should be inclined no steeper than 2:1 (horizontal to vertical).

10. If foundations will be embedded into engineered fill, the engineered fill should extend to a depth of at least 12 inches below the base of the proposed footings and extend 3 feet beyond the edges of the foundation. All existing loose soil should be removed from below any new fill placed to support structures.

11. In pavement areas, the upper 2 feet of loose soil should be replaced with compacted engineered fill. The upper 12 inches of subgrade below driveway pavements should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 95 percent relative compaction. The aggregate base below pavements should also be compacted to at least 95 percent relative compaction.

12. At a minimum, the top 8 inches of subgrade soil below non-load bearing concrete slabs-on-grade should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

13. Engineered fill should be moisture conditioned to about 1 to 2 percent over optimum moisture content, placed in thin lifts not to exceed 8-inches in loose thickness and compacted to at least 90 percent relative compaction.

14. The relationship between moisture content and dry unit weight shall be based on ASTM Test Designation D1557. The relative density and moisture content of the compacted soil shall be based on ASTM D2922.

15. The on-site soils are suitable for use as engineered fill. Soils used for engineered fill should be non-expansive, have a Plasticity Index less than 15, be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.

16. Engineered fill should be observed and tested by our firm. Engineered fill over 12 inches in thickness should be continuously observed during fill placement. In-place density tests should be performed as follows: one test for every 12 inches of material placed for fill slopes, in trenches or around structures; one test for every 1,000 square feet for relatively thin fill sections and one test whenever there is a definite suspicion of a change in the quality of moisture control or effectiveness in compaction. The actual testing schedule should be determined by a representative from our firm at the time of grading.

17. After the earthwork operations have been completed and the soil engineer has finished their observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the soil engineer.

Spread Footing Foundations

18. The building foundation should be embedded entirely into firm quartz diorite or engineered fill not a combination of both. Firm native soil was encountered 2.5 to 6 feet below existing grades.

19. If foundations are embedded into engineered fill, all the existing loose soil under the foundation should be removed and replaced as engineered fill and there should be at least 12 inches of fill below all footings.

20. Footings should be a minimum of 12 inches deep and 12 inches wide for one story structures, 18 inches deep and 15 inches wide for two story structures and 18 inches deep and 18 inches wide for three story structures. Footing depths shall be measured from the lowest adjacent grade.

21. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 3,000 psf for footings embedded into quartz diorite and 2,000 psf for footings embedded into engineered fill. The allowable bearing capacities may be increased by 1/3 for short term seismic and wind loads.

22. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable where footings are supported on firm quart bedrock. A friction coefficient of 0.30 is considered applicable where footings are supported on engineered fill.

23. Where footings are poured neat against engineered fill, a passive lateral earth pressure of 300 pcf may be used. The top 12 inches of soil should be neglected in passive design.

24. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and 1/2 inch respectively.

25. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

26. Prior to placing concrete, foundation excavations should be cleaned and observed by the soils engineer.

Pier and Grade Beam Foundations

27. Drilled piers may be used to support structures. Piers should penetrate the upper loose soils and be embedded at least 3 feet into firm native soil (quartz diorite) which varies from 2.5 to 6 feet below existing grades.

28. Piers embedded into firm native soil may be designed using an allowable skin friction of 220 psf. The top foot of pier and all loose soil should be neglected in friction design.

29. Piers embedded at least 3 feet into quartz diorite may be designed using an allowable end bearing of 8,000 psf. The base of the pier shall be cleaned of all slough and loose soil prior to placing steel reinforcement and concrete.

30. Piers should be at least 12 inches in diameter and be spaced at least 3 pier diameters apart, measured center to center.

31. Total and differential settlements for foundations supported on pier foundations are anticipated to be less than 1 and 1/2 inch, respectively.

32. For passive lateral resistance an equivalent fluid weight (EFW) of 150 pcf times 1.5 pier diameters may be used for portions of the pier embedded into loose silty sand and a passive lateral resistance an equivalent fluid weight (EFW) of 350 pcf times 2.5 pier diameters may be used for portions of the pier embedded into quartz diorite.

33. Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.

Retaining Wall Lateral Pressures

34. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads.

35. The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall may consist of ¾-inch drainrock wrapped in filter cloth; Class 2, Type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent. 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 pipe should be placed (holes down) about 4 inches above the bottom of the wall and be sloped towards and tied into a suitable drain outlet. Where interior floor slabs will be located in front of retaining walls, the perforated pipe should be placed behind the retaining wall footing. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

36. Retaining walls may be designed using the following active and passive pressures:

Slope	Active Pressure	Passive Pressure
Level	30 pcf EFW	350 pcf EFW
3:1 (h:v)	30 pcf EFW	300 pcf EFW
2:1 (h:v)	40 pcf EFW	250 pcf EFW

37. Retaining walls requiring seismic design should include an added seismic component of 24 pcf, equivalent fluid weight. Dynamic surcharges should be added to the above active lateral earth pressures. The resultant dynamic pressure may be applied at a point 0.6 H above the base of the wall.

Concrete Slabs-on-Grade

38. At a minimum the top 8 inches of subgrade soil below exterior non-load bearing concrete slabs-on-grade should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

39. All the existing loose soil below interior floor slabs should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction; or a minimum of 12 inches of subgrade soil below concrete slabs-on-grade should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction and the slabs should be separated from the foundation with felt.

40. All slabs-on-grade can be expected to suffer some cracking and movement. However, thickened exterior edges, a well prepared subgrade including thorough wetting prior to placing concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.

41. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane (minimum thickness 10 mil.) should be placed over the gravel.

Pavements

42. To have the selected pavement sections perform to their greatest efficiency, the grading recommendations provided in this report should be closely followed. Subgrade preparation is very important to the life of pavement.

43. In pavement areas, the upper 2 feet of loose soil should be replaced with compacted engineered fill. The upper 12 inches of subgrade below driveway pavements should be moisture conditioned to about 1 to 2 percent over optimum moisture content and compacted to at least 95 percent relative compaction. The aggregate base below pavements should also be compacted to at least 95 percent relative compaction.

44. Only quality materials of the type and thickness (minimum) specified should be used. Baserock (R=78 minimum) should meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Base. Subbase (R=50 minimum) should meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase.

45. Sufficient gradients should be provided for rapid runoff of storm water and to prevent ponding water on or adjacent to the pavement.

Utility Trenches

46. Utility trenches placed parallel to structures should not extend within an imaginary 1.5:1 (horizontal to vertical) plane projected downward from the bottom edge of the adjacent footing.

47. Trenches may be backfilled with compacted engineered fill placed in accordance with the grading section of this report. The backfill material should not be jetted in place.

48. The portion of utility trenches that extend below foundations should be sealed with 2-sack sand slurry (or equivalent) to prevent subsurface seepage from flowing under buildings

Site Drainage

49. Controlling surface and subsurface runoff is important to the performance of the project.

50. Runoff from the slopes above the structure should be collected or diverted around improvements.

51. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations or other improvements. Where bare soil or pervious surfaces are located next to the foundation, the ground surface within 10 feet of the structure should be sloped at least 5 percent away from the foundation. Where impervious surfaces are used within 10 feet of the foundation, the impervious surface within 10 feet of the structure should be sloped at least 2 percent away from the foundation. Swales should be used to collect and remove surface runoff where the ground cannot be sloped the full 10 foot width away from the structure. Swales should be sloped at least 2 percent towards the discharge point.

52. Full roof gutters should be placed around the eves of the structure. Discharge from the roof gutters should be conveyed away from the downspouts and discharged in a controlled manner.

53. Due to the shallow depth to granitic bedrock under the proposed structures, collected water should not be discharged back into the ground adjacent to the proposed structure. Concentrated runoff should be discharged at least 10 feet downslope of the proposed building.

54. Runoff should be collected and dispersed on the gentle slopes below the structure using bio-retention structures, dispersion pits or other means of dispersing runoff.

Plan Review, Construction Observation, and Testing

55. Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no

responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. Dees & Associates, Inc. also requests the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

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 are 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 soil engineer.

APPENDIX A

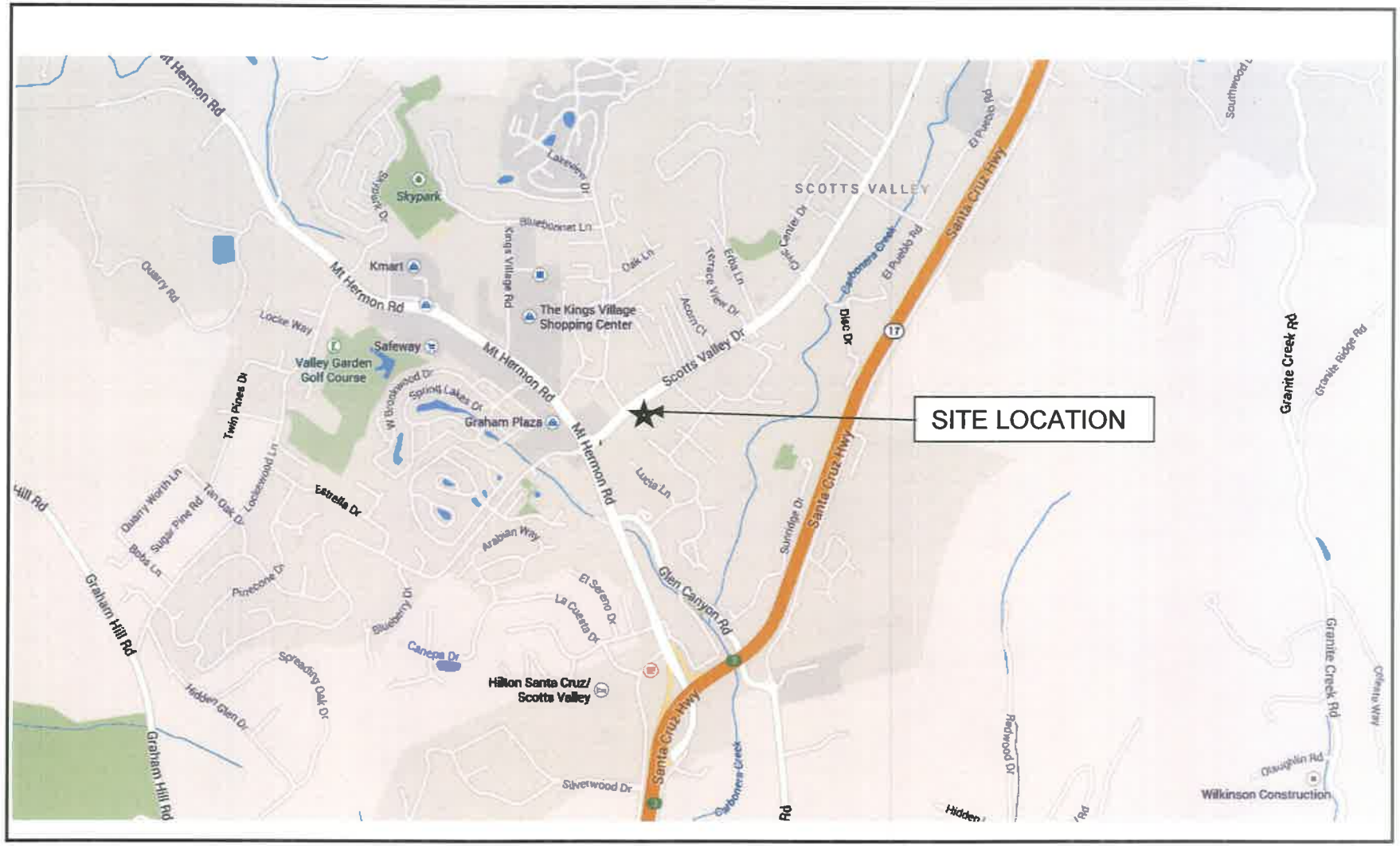
Site Vicinity Map

Boring Site Plan

Unified Soil Classification System

Logs of Test Borings

Fault Map



SITE VICINITY MAP
Figure 1



BORING SITE PLAN
Figure 2

THE UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES	CLASSIFICATION CRITERIA	
COARSE-GRAINED SOILS** MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS (< 5% FINES)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate particle sizes	
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for GW	
		GRAVELS WITH FINES (>12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or PI < 4	Above "A" line with 4 < PI < 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures	Plastic fines Atterburg limits above "A" line with PI > 7	
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS (<5% FINES)	SW	Well-graded sands, gravelly sands, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate sizes missing	
			SP	Poorly graded sands, gravelly sands, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for SW	
		SANDS WITH FINES (>12% FINES)	SM	Silty sands, sand-silt mixtures	Non plastic fines or fines with low plasticity Atterburg limits below "A" line or PI < 4	Limits plotting in hatched zone with 4 < PI < 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Plastic fines Atterburg limits above "A" line with PI > 7	
FINE-GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	SILTS AND CLAYS (LIQUID LIMIT < 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 > 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH	Inorganic clays of medium to high plasticity, organic silts		
			OH	Organic clays of medium to high plasticity, organic silts		

Figure 3

**Gravels and sands with 5% to 12 % fines are borderline cases requiring use of dual symbols.

RELATIVE DENSITY OF SANDS AND GRAVELS

DESCRIPTION	BLOW / FT*
VERY LOOSE	0 – 4
LOOSE	4 – 10
MEDIUM DENSE	10 – 30
DENSE	30 – 50
VERY DENSE	OVER 50

CONSISTENCY OF SILTS AND CLAYS

DESCRIPTION	BLOWS / FT*
VERY SOFT	0 – 2
SOFT	2 – 4
FIRM	4 – 8
STIFF	8 – 16
VERY STIFF	16 – 32
HARD	OVER 32

*Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. 12 vertical inches.

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 1

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	1-1-1 L	Dark brown Silty fine SAND, damp, very loose	SM	2 2								
2				3	3							
3	1-2 T	Dark brown Silty fine SAND with trace Gravel to 1", damp, loose		2 2 5	7		7.1					
4												
5	1-3-1 L	Yellowish-brown Silty SAND with trace Gravel, damp, very dense	SM	50'2"	50/2"		2.7					
6												
7												
8												
9	1-4 T	Yellowish-brown Silty SAND, damp, very dense		50/1"	50/1"							
10		Boring Terminated at 10 Feet No Groundwater Encountered										
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												

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Figure 5

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 2

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	2-1-1 L	Dark brown Silty fine SAND, damp, very loose	SM	3 3 4	4							
3	2-2 T	Pale yellowish-brown well-graded Silty SAND, damp, very dense	SM	12 19 30	49		5.8					
5	2-3 T	Yellowish-brown Silty coarse SAND, damp, very dense		4 22 22	44							
10	2-4 T	Brown to gray Silty SAND with trace Gravel, moist, very dense		50/4"	50/4"							
15	2-5 T	Brown to gray well-graded Silty SAND with trace Gravel, moist, very dense		50/5"	50/5"							
16		Terminated at 15.5 Feet No Groundwater Encountered										

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Figure 6

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 3

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	3-1-1 L	Dark brown Silty fine SAND, damp, loose	SM	3 4 6	5							
3	3-2 T			7 8								
4		Yellow fine Silty SAND with trace Gravel, damp, medium dense		14	22							
5			SM									
6				9								
7	3-3-1 L	Yellow fine Silty SAND with trace Gravel, damp, medium dense		20 30	25	93.0	7.2	28.9	523	36.5		
8												
9												
10				7								
11	3-4 T	Yellowish-brown Silty SAND, damp, dense		11 18	29							
12												
13												
14												
15				20								
16	3-5 T	Yellowish-brown Silty SAND with Gravels to ½-inch, damp, medium dense		23 30/3"	30/3"							
17												
18												
19												
20				10								
21	3-6 T	Yellowish-brown fine (Silty?) SAND with Gravel, damp, very dense	SM/ SP	18 32	50							
22		Terminated at 21.5 Feet No Groundwater Encountered										
23												
24												
25												
26												

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Figure 6

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 4

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1												
2	4-1-1 L	Dark brown Silty fine SAND, damp, very loose	SM	3 3 4	4	72.9	7.8					
3	4-2 T	Dark brown Silty SAND with trace Gravel, damp, loose to medium dense		2 3 5	8		8.4				18.2	
4												
5												
6	4-3-1 L	Yellow brown well-graded Silty SAND with trace Gravel to 2.5", damp, loose		3 7 10	9							
7		Yellowish-brown Silty SAND, damp, loose										
8			SM	12								
9	4-4 T	Yellowish/reddish brown fine Silty SAND, moist, dense		15 30	45							
10												
11												
12												
13		Color change at 13 feet										
14												
15												
16	4-5 T	Reddish brown Silty SAND, moist, very dense		50/3"	50/3"							
17		Drilling Refusal at 16 Feet No Groundwater Encountered										
18												
19												
20												
21												
22												
23												
24												
25												
26												

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Figure 7

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 5

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1-2	5-1-1 L	Very dark gray brown Silty fine SAND, slightly damp, very loose	SM	2 4 5	5							
3-4	5-2 T	Very dark gray brown Silty fine SAND, slightly damp, medium dense at 4 feet		2 2 10	12							
5-6	5-3 T	Yellow Silty fine SAND, damp, medium dense	SM	4 5 6	11		5.3				12.5	
8-9	5-4-1 L	Pale brown Silty fine SAND, damp, very dense		17 50/6"	50/6"							
15-16	5-5 T	Pale brown Silty fine SAND, damp, medium dense		8 8 18	26							
20-21	5-6 T	Yellow poorly graded SAND with Coarse SAND layers ~2" thick, damp, medium dense	SP	10 12 15	27							
25-26	5-8 T	Strong brown poorly graded SAND, moist, dense		15 14 20	39							

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Figure 8

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 5 con't.

	SAMPLE NO.		SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
27													
28													
29			▼ Groundwater at 29 feet										
30	5-8 T		Mottled reddish-brown poorly graded SAND, saturated, very dense		50/6"	50/6"							
31													
32			Terminated at 30.5 Feet Groundwater Encountered at 29 Feet										
33													
34													
35													
36													
37													
38													
39													
40													
41													
42													
43													
44													
45													
46													
47													
48													
49													
50													
51													
52													

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Figure 8a

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1494
Scotts Valley Drive

LOGGED BY: SC | DATE DRILLED: 7/22/2020 | BORING TYPE: 6" SOLID STEM | BORING NO: 6

	SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1												
2				2								
3	6-1-1 L	Dark brown Silty fine SAND, damp, loose	SM	4 5	5							
4	6-2 T	Very dark gray brown Silty SAND with trace Gravel (1/2-1"), damp, medium dense		2 5 6	11							
5												
6	6-3 T			3 4 5	9							
7		Yellowish-brown Silty fine SAND, damp, medium dense	SM									
8												
9												
10				9								
11	6-4 T	Yellow brown Silty SAND, damp, medium dense		11 15	26							
12												
13												
14												
15	6-5-1 L	Mottled reddish-brown Silty SAND, moist, very dense, some cementation		50/6"	50/6"							
16		Boring Terminated at 15.5 Feet No Groundwater Encountered										
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												

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Figure 9

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5



FAULT MAP
Figure 10

EDWARD L. PACK ASSOCIATES. INC.

1975 HAMILTON AVENUE
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Acoustical Consultants

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www.packassociates.com

October 28, 2020
Project No. 52-048

Mr. Chris Perri
Apple Homes Development, Inc.
15 Sherman Court
Scotts Valley, CA 95066

Subject: Traffic Noise Assessment Study for the Planned "The Encore" Condominiums, 4104 Scotts Valley Drive, Scotts Valley

Dear Mr. Perri:

This report presents the results of a noise assessment study for the planned "The Encore" condominiums at 4104 Scotts Valley Drive in Scotts Valley, as shown on the Site Plan, Ref. (a). The noise exposures at the site were evaluated against the standards of the City of Scotts Valley General Plan Noise Element, Ref. (b), and the State of California Code of Regulations, Title 24, Ref. (c), which applies to all new multi-family housing in California. The analysis of the on-site sound level measurements indicates that the existing noise environment is due primarily to vehicular traffic sources on Scotts Valley Drive. The results of the analysis reveal that the noise exposures at the exterior and living spaces are within the limits of the standards. Noise mitigation measures will not be required.

Section I of this report contains a summary of our findings. Subsequent sections contain the site, traffic and project descriptions, analyses, and evaluations. Attached hereto are Appendices A, B and C, which include the list of references, descriptions of the applicable standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, general building shell controls, and the on-site noise measurement data and calculation tables.

I. Summary of Findings

A. Noise Standards

City of Scotts Valley Noise Element

The noise assessment results presented in the findings are shown in reference to the City of Scotts Valley Noise Element, which utilizes the Day-Night Level (DNL) 24-hour noise descriptor to define community noise impacts, and specifies that exterior noise exposures at residential areas are limited to 60 dB DNL. In addition, interior noise exposures are limited to 45 dB DNL.

State of California Title 24

Title 24 also uses the DNL noise descriptor and specifies an interior limit of 45 dB DNL from noise due to exterior sources.

The Title 24 standards also specify minimum noise insulation ratings for common partitions separating different dwelling units and dwelling units from common spaces. The standards specify that common walls and floor/ceiling assemblies must have a design Sound Transmission Class (STC) rating of 50 or higher. An analysis of the interior common partitions will be provided in a subsequent study.

This study was prepared during the COVID-19 pandemic when traffic volumes on local roadways were not normal. Therefore, three traffic scenarios are identified. The current scenario describes the noise environment under COVID-19 conditions. The existing scenario describes the noise environment for year 2020 assuming non-COVID-19 conditions. The future scenario describes the noise environment for year 2034 estimated from historical data and information. The methodologies describing the development of these scenarios are provided in Section III of this report.

The noise exposures shown below are without the application of mitigation measures and represent the noise environment for existing and proposed site conditions.

C. Exterior Noise Exposures

- The existing exterior noise exposure at the most impacted planned building setback and balconies from Scotts Valley Drive, 102 ft. from the centerline of the road, is 58 dB DNL. Under future traffic conditions, the noise exposure is predicted to increase to 59 dB DNL.

The exterior noise exposures in the private exterior living spaces will be within the 60 dB DNL limit of the City of Scotts Valley Noise Element standard. Noise mitigation measures for exterior areas of the project will not be required.

D. Interior Noise Exposures

- The interior noise exposures in the most impacted living spaces closest to Scotts Valley Drive will be up to 43 and 44 dB DNL under existing and future traffic conditions, respectively.

The interior noise exposures will be within the 45 dB DNL limit of the City of Scotts Valley Noise Element and Tile 24 standards. Noise mitigation measures for the interior living spaces will not be required.

Although the noise exposures in the dwelling units will be within the limits of the standards, general building shell controls to assure maximum noise reduction from the building shell are provided in Appendix B.

II. Site, Traffic and Project Descriptions

The planned development site is a vacant parcel located on the east side of Scotts Valley Drive, north of Mt. Hermon Road in Scotts Valley. The site slopes up to the south away from the Scotts Valley Drive. Surrounding land uses include the Terraces at Scotts Valley townhomes under construction to the west, single-family residential and the Scotts Valley Middle School across Scotts Valley Drive to the north, multi-family residential adjacent to the east, and single-family residential adjacent to the south.

The on-site noise environment is controlled primarily by traffic sources on Scotts Valley Drive. The most recent traffic volume data from 2012 indicates the Scotts Valley Drive carries an Average Daily Traffic (ADT) of 16,382 vehicles, as reported by the City of Scotts Valley, Ref. (d). Using a 1% per year growth rate, the estimated 2020 **existing** (non-COVID-19) traffic volume is 17,740 vehicles ADT. However, because of the COVID-19 pandemic, PM peak hour traffic volume counts revealed that the **current** traffic volume is 15,400 vehicles ADT.

The planned project includes the construction of 16 condominium units in a single two-story building over tuck under parking. There will be 8 dwelling units on each floor. Each unit will have a balcony. An at-grade parking strip will be located along the property line contiguous with Scotts Valley Drive. Ingress and egress to the site will be by way of a project driveway off of Scotts Valley Drive. The Site Plan is shown in Figure 1 on page 5.

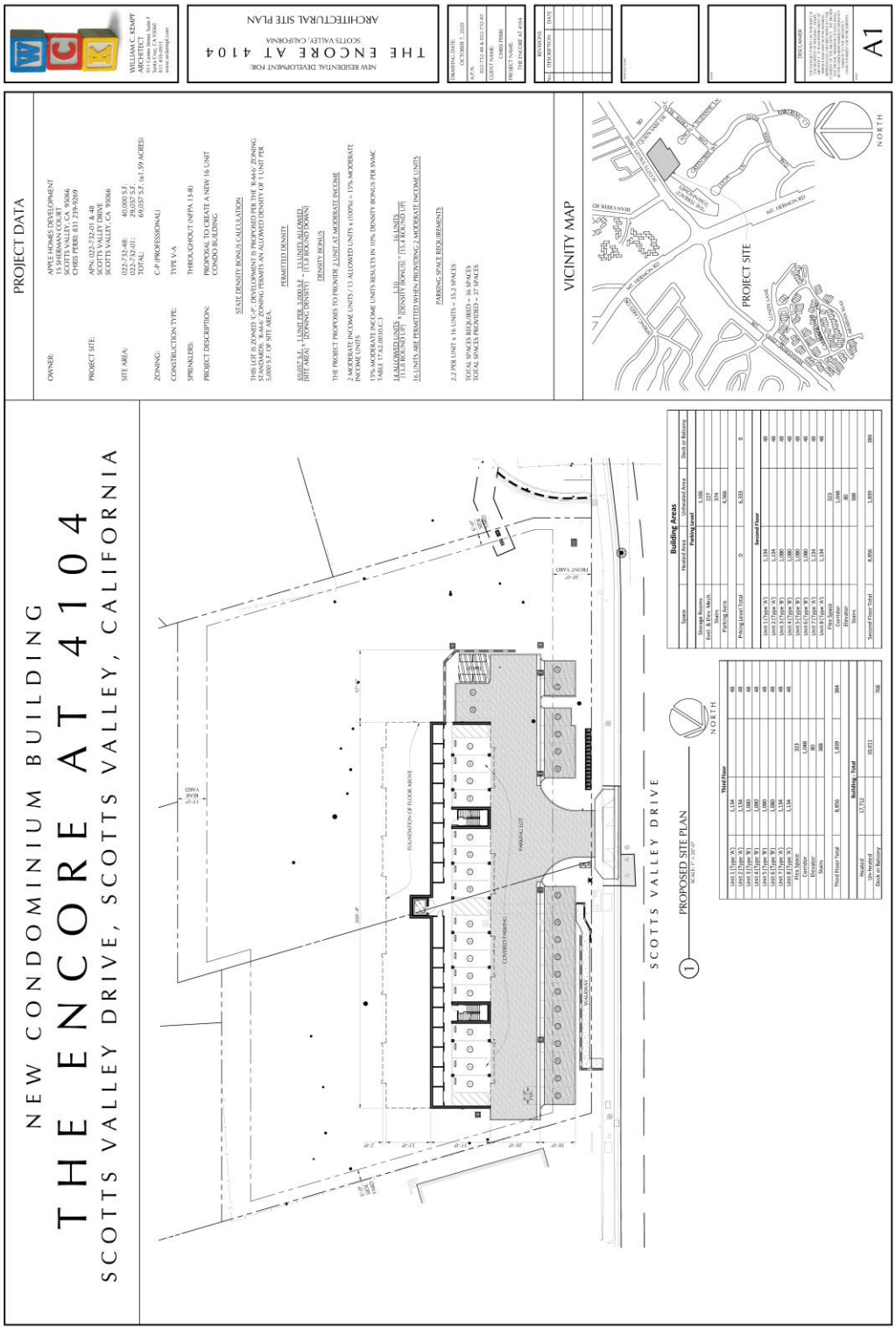


FIGURE 1 – Site Plan

III. Analysis of the Noise Levels

A. Current and Existing Noise Levels

To determine the **current** noise environment at the site, continuous recordings of the sound levels were made at a location 102 ft. from the centerline of Scotts Valley Drive corresponding to the planned minimum setback of the building from the roadway. The measurement location is shown Figure 2 on page 7. The measurements were made on October 20-21, 2020. The noise levels were recorded and processed using a Larson-Davis LDL 812 Precision Integrating Sound Level Meter. The meter yields, by direct readout, a series of descriptors of the sound levels versus time, as described in Appendix B. The measured descriptors include the L_1, L_{10}, L_{50}, and L_{90}, i.e., those levels that are exceeded 1%, 10%, 50%, and 90% of the time. Also measured were the maximum and minimum levels, and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL. The measurements were made for a total period of 24 hours and included recordings of the noise levels during representative hours of the daytime and nighttime periods of the DNL index. The results of the measurements are shown on the data table in Appendix C.

As shown in the data tables, the L_{eq}'s at the measurement location 102 ft. from the centerline of Scott Valley Drive ranged from 52.3 to 64.0 dBA during the daytime and from 42.9 to 58.3 dBA at night.

Traffic noise dissipates at the rate of 3 to 6 dB for each doubling of distance from the source. Therefore, other locations on the site at greater distances from the roadway will have lower noise levels.

Vehicular noise contains a wide spectrum of frequency components (from 100 to 10,000 Hz), which are associated with engine, tire, drive-train, exhaust, and other sources. The frequency components of the primary noise contributors are centered in the 250 to 500 Hz octave bands.



FIGURE 2 – Noise Measurement Location

Manual traffic counts of Scotts Valley Drive traffic volumes were made during the PM peak hour during the noise measurement period. The PM peak hour is typically between 4:30 and 5:30 PM. Therefore, two ½ hour sets of counts were made.

Scotts Valley Drive	4:30-5:00 PM = 774 vehicles
	5:00-5:35 PM = 766 vehicles
Volume per hour	= 1,540 vehicles
Average Daily Traffic	= 15,400 vehicles

The 2012 traffic volume was 16,382 vehicles ADT. The estimated expected existing (non-COVID-19) traffic volume was calculated to be 17,740 vehicles ADT. The difference in the noise levels between the estimated **existing** traffic conditions and the **current** (measured) traffic conditions is 0.6 decibels.

B. Future Noise Levels

Future traffic volume data for Scotts Valley Drive were not available from the City of Scotts Valley. A review of previous projects in the area indicate that the traffic volumes have reduced over the past few years due to economic conditions. However, the traffic volumes from the mid-90's were approximately the same as they were for 2012. For the purposes of this study, we are estimating an annual average traffic volume growth rate of 1% per year. Over a 14 year horizon, a 1% per growth is equivalent to a 15% increase in traffic volume. Thus, the future 2034 traffic volume is estimated to be 19,989 vehicles ADT. This increase in traffic volume yields a 1 dB increase in the traffic noise levels, for both **current** and **existing** conditions.

V. Evaluation of the Noise Exposures

A. Exterior Noise Exposures

To evaluate the on-site noise exposures against the 60 dB DNL standard of the City of Scotts Valley Noise Element, the DNL for the survey location was calculated as decibel averages of the measured L_{eq}'s as they apply to the daily subperiods of the DNL index. A Nighttime weighting factor was applied to account for the increased human sensitivity to noise during nighttime hours. The DNL was calculated using the standard formula shown in Appendix B and the results are shown in Appendix C.

The results of the calculations reveal that the existing noise exposure at the measurement location, planned building setback and in the balconies facing Scotts Valley Drive, 102 ft. from the centerline of Scotts Valley Drive, is 58 dB DNL for both **current** and **existing** conditions. Under future conditions, the noise exposure is estimated to increase to 59 dB DNL.

The exterior noise exposures at the site are within the 60 dB DNL limit of the City of Scotts Valley Noise Element standards. Noise mitigation measures for the exterior areas will not be required.

B. Interior Noise Exposures

To determine the interior noise exposures, a 15 dB reduction was applied to the exterior noise exposure at the building façade to represent the attenuation provided by a typical building shell under an *annual-average* condition. The annual-average condition assumes that residential living units will have standard dual-pane thermal insulating windows that are kept open up to 50% of the time for natural ventilation.

The interior noise exposures in the most impacted living spaces closest to Scotts Valley Drive will be up to 43 and 44 dB DNL under **current/existing** and future traffic conditions, respectively. Thus, the interior noise exposures will be within the 45 dB DNL standard of the City of Scotts Valley Noise Element and Title 24. Noise mitigation measures for the interior living spaces will not be required.

The above report presents a noise assessment study for the planned "The Encore" condominiums development at 4104 Scotts Valley Drive in Scotts Valley. The study findings for current conditions are based on field measurements and other data and are correct to the best of our knowledge. Future noise exposures were based on estimates made by Edward L. Pack Associates, Inc. from information provided by the City of Scotts Valley. However, significant deviations in the future traffic volumes, changes in motor vehicle technology, speed limits, noise regulations, or other future changes beyond our control may produce long-range noise results different from our estimates.

If you have any questions or would like an elaboration on this report, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.



Jeffrey K. Pack
President

Attachments: Appendices A, B, and C

APPENDIX A

References:

(a) Site Plan, The Encore, by William C. Kempt Architect, October 7, 2020

(b) Noise Element of the General Plan, City of Scotts Valley, 1993

(c) California Code of Regulations, Title 24, Volume 1, Part 2, Section 1206 “Sound Transmission”, Subsection 1206.4 (Allowable Interior Noise Levels), Revised 2019

(d) Information on Existing and Future Traffic Volumes Provided by Ms. Kimarie Jones, City of Scotts Valley Transportation Department, by Telephone to Edward L. Pack Associates, Inc., September 22, 2014

APPENDIX B

Noise Standards, Terminology, Instrumentation, and General Building Shell Controls

1. Noise Standards

A. City of Scotts Valley Noise Element Standards

The Noise Element of the Scotts Valley General Plan specifies the use of the Day-Night Level (DNL) 24-hour noise descriptor to describe the noise environment for residential land use.

The noise standards specify a limit of 60 dB DNL for exterior areas at residential locations. For interior living spaces of residences, a limit of 45 dB DNL is specified.

B. Title 24 Noise Standards

2019 California Building Code, Volume 1, Part 2
SECTION 1206 – SOUND TRANSMISSION

1206.1 Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units and sleeping units or between dwelling units and sleeping units and adjacent public areas such as halls, corridors, stairways or service areas.

1206.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance to ASTM E-90. Alternatively, the sound transmission class of walls, partitions and floor-ceiling assemblies shall be established by engineering analysis based on a comparison of walls, partitions and floor-ceiling assemblies having sound transmission class ratings as determined by the test procedures in ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed lined, insulated or otherwise treated to maintain the required ratings. The requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

1206.3 Structure-borne sound. Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area with the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E-492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

Exception: *Impact sound insulation is not required for floor/ceiling assemblies over non-habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.*

1206.4 Allowable interior noise levels. *Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (Ldn) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.*

1206.5 Acoustical control. [BSC-CG] *See California Green Building Standards code, Chapter 5, Division 5.5 for additional sound transmission requirements.*

2. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the Sound Level Meters. Some of the statistical levels used to describe community noise are defined as follows:

L_1 - A noise level exceeded for 1% of the time.

L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.

L_{50} - The noise level exceeded 50% of the time representing the "mean" sound level.

L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.

L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is used to calculate the DNL and CNEL.

B. Day-Night Level (DNL)

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dB weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured L_{eq} in accordance with the following mathematical formula:

$$DNL = \left[[(10\log_{10}(10^{\Sigma Leq(7\text{-}10)})) \times 15] + [((10\log_{10}(10^{\Sigma Leq(10\text{-}7)})) + 10) \times 9]\right]/24$$

C. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

3. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the sound analyzer listed below. The instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters was provided by microphones extended to a height of 5 ft. above the ground. The "A" weighting network and the "Fast" response setting of the meters were used in conformance with the applicable standards. The Larson-Davis meters were factory modified to conform to the Type 1 performance standards of ANSI S1.4. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter
Larson Davis LDL 812 Precision Integrating Sound Level Meter
Larson Davis 2900 Real Time Analyzer
Larson Davis 831 Precision Integrating Sound Level Meter

5. Building Shell Controls

The following additional precautionary measures are required to assure the greatest potential for exterior-to-interior noise attenuation by the recommended mitigation measures. These measures apply at those units where closed windows are required:

- Unshielded entry doors having a direct or side orientation toward the primary noise source must be 1-5/8" or 1-3/4" thick, insulated metal or solid-core wood construction with effective weather seals around the full perimeter. Mail slots should not be used in these doors or in the wall of a living space, as a significant noise leakage can occur through them.

- If any penetrations in the building shell are required for vents, piping, conduit, etc., sound leakage around these penetrations can be controlled by sealing all cracks and clearance spaces with a non-hardening caulking compound.

- Ventilation openings shall not compromise the acoustical integrity of the building shell.

- Spray-in or expandable foams are not acceptable as acoustical sealant or as sound absorptive material in walls and ceilings.

APPENDIX C

On-Site Noise Measurement Data and Calculation Tables

DNL CALCULATIONS

CLIENT: APPLE HOMES DEVELOPMENT
FILE: 52-048
PROJECT: THE ENCORE CONDOMINIUMS
DATE: 10/20-21/2020
SOURCE: SCOTTS VALLEY DR.

LOCATION 1	Scotts Valley Dr.			
Dist. To Source	102 ft.			
TIME	Leq	10^Leq/10		
7:00 AM	59.0	794328.2		
8:00 AM	59.5	891250.9		
9:00 AM	58.9	776247.1		
10:00 AM	58.7	741310.2		
11:00 AM	59.5	891250.9		
12:00 PM	59.8	954992.6		
1:00 PM	59.9	977237.2		
2:00 PM	59.7	933254.3		
3:00 PM	64.0	2511886.4		
4:00 PM	64.0	2511886.4		
5:00 PM	60.0	1000000.0		
6:00 PM	58.3	676083.0		
7:00 PM	56.5	446683.6		
8:00 PM	54.0	251188.6		
9:00 PM	52.3	169824.4	SUM=	867696.6
10:00 PM	50.4	109647.8	Ld=	59.4
11:00 PM	50.5	112201.8		
12:00 AM	48.8	75857.8		
1:00 AM	44.6	28840.3		
2:00 AM	44.4	27542.3		
3:00 AM	42.9	19498.4		
4:00 AM	48.6	72443.6		
5:00 AM	53.3	213796.2		
6:00 AM	58.3	676083.0	SUM=	1335911.3
			Ld=	61.3
	Daytime Level=	59.4		
	Nighttime Level=	71.3		
	DNL=	**58**		
	24-Hour Leq=	49.6		

Final Traffic Impact Study for The Encore Project



Prepared for the City of Scotts Valley

Submitted by
W-Trans

April 5, 2021

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Executive Summary

The proposed project would include the construction of 16 condominiums and 37 parking spaces on a lot that is currently vacant. An estimated 87 trips would be generated daily, including six trips during the a.m. peak hour and seven during the p.m. peak hour.

The study area includes Scotts Valley Drive and the intersections of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road and Scotts Valley Drive/Bean Creek Road. Traffic volumes collected in 2018 were adjusted through applying a 1.6-percent annual growth factor for two years to arrive at estimated non-pandemic 2020 volumes. Additionally, trips from the adjacent Terrace at Scotts Valley project that was constructed after the 2018 volumes were collected were included in the analysis. Together, these volumes form the Adjusted 2020 scenario. The two study intersections were assessed per these volumes and determined to operate acceptably under the Adjusted 2020 scenario.

The anticipated project trip generation and distribution was added to the Adjusted 2020 scenario to create the Adjusted 2020 plus Project scenario. With the project traffic added, the two study intersections would be expected to continue operating acceptably.

Queue lengths in the turn pockets at these intersections were also assessed. While the addition of project traffic would increase several of these queues, the increase in queue length would not result in an adverse impact.

The existing pedestrian, bicycle, and transit facilities serving the project site are adequate. Sight distance for drivers departing the project site was assessed and determined to be obstructed by the existing retaining wall along the project frontage to the south of the project driveway. This obstruction could be remedied through either reducing the height of the retaining wall or stepping the top portion of the retaining wall away from the roadway, such that no portion of the retaining wall obstructs a sight line drawn 3.5 feet above the ground between the eye of a driver in the driveway and an approaching driver on Scotts Valley Drive.

The project as proposed includes 37 parking spaces; 36 spaces are required per City ordinance and it is estimated the peak parking demand would be 33 spaces. Two accessible parking spaces are shown on the site plan, matching the requirement for two accessible spaces.

A traffic impact fee analysis determined that payment of $2,640 would be required based on project-generated trips through the intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road. The proposed project would not generate enough trips passing through the intersection of Mount Hermon Road/La Madrona Drive to warrant payment of development fees.

The California Office of Planning and Research recommends screening projects that generate fewer than 110 trips per day from quantitative Vehicle Miles Traveled (VMT) analysis. As the proposed project would generate 87 daily trips, it would be considered to have a less-than-significant impact on VMT.

Introduction

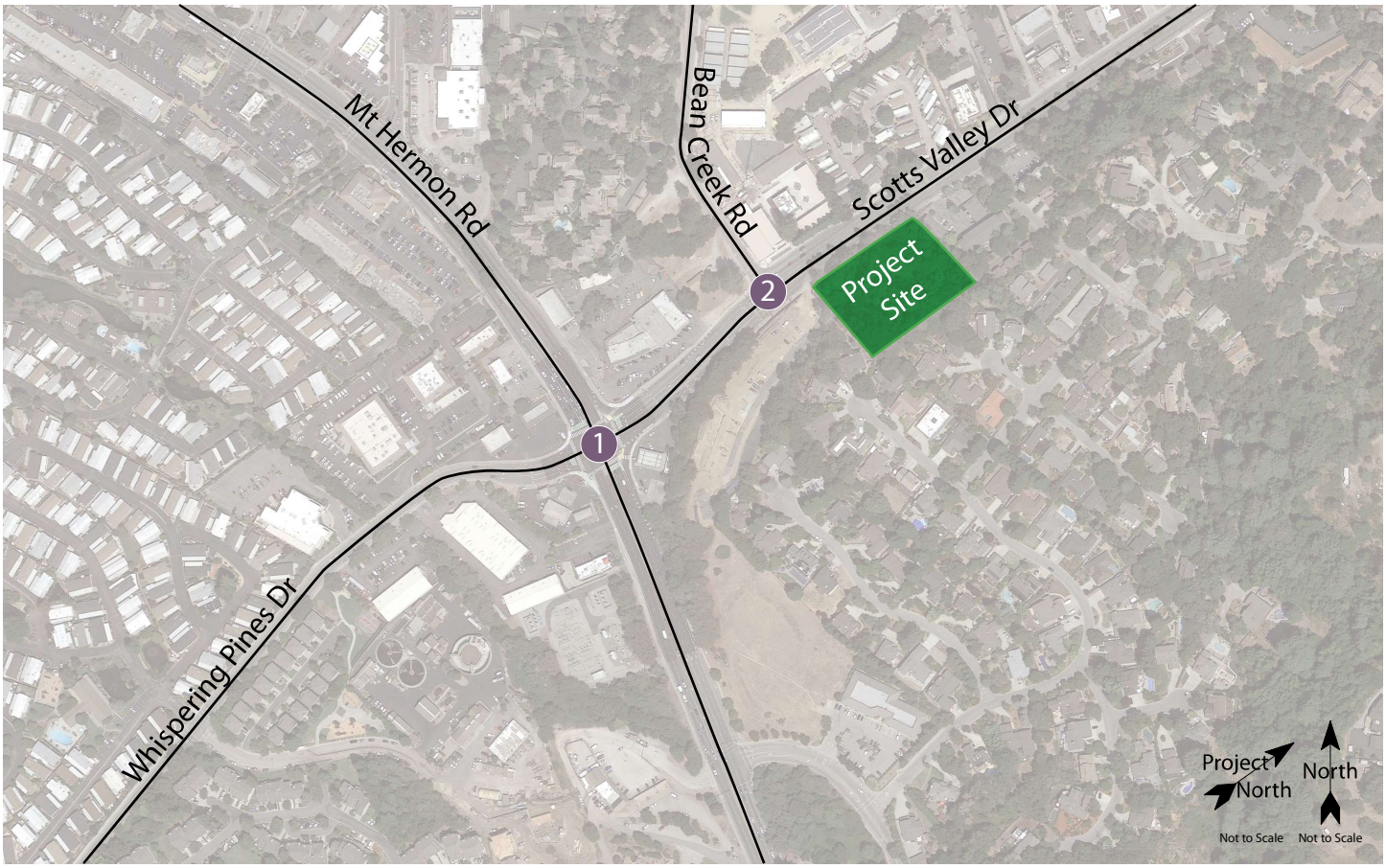
This report presents an analysis of the potential traffic impacts associated with development of a proposed condominium complex to be located on APN 002-732-01 and 002-732-48 in the City of Scotts Valley, on Scotts Valley Drive approximately 700 feet northeast of Mount Hermon Road. The traffic study was completed in accordance with the criteria established by the City of Scotts Valley, and is consistent with standard traffic engineering techniques.

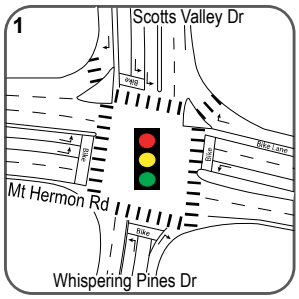
Prelude

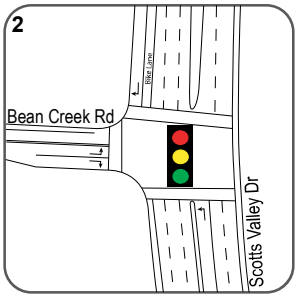
The purpose of a traffic impact study is to provide City staff and policy makers with data they can use to make an informed decision regarding the potential traffic impacts of a proposed project, and any associated improvements that would be required in order to mitigate these impacts to an acceptable level under CEQA, the City's General Plan, or other policies. While no longer a part of the CEQA review process, vehicular traffic service levels at key intersections were evaluated for consistency with General Plan policies by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on anticipated travel patterns specific to the proposed project, then analyzing the impact the new traffic would be expected to have on the study intersections. Impacts relative to access for pedestrians, bicyclists, and to transit are addressed.

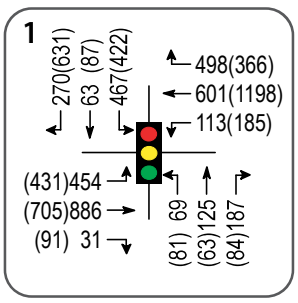
Project Profile

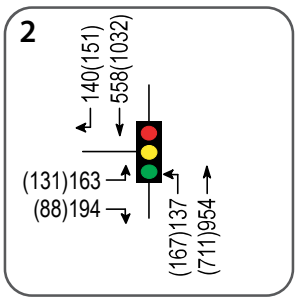
The proposed project would include 16 condominium units and 37 parking spaces. As shown in Figure 1, the project site is located on Scotts Valley Drive approximately 700 feet northeast of Mount Hermon Road.











LEGEND
- Study Intersection
- xx AM Peak Hour Volume
- (xx) PM Peak Hour Volume

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Traffic Impact Study for The Encore Project

Figure 1 – Study Area, Lane Configurations and Adjusted 2020 Traffic Volumes

Transportation Setting

Operational Analysis

Study Area and Periods

The study area consists of the following intersections:

1. Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road
2. Scotts Valley Drive/Bean Creek Road

Operating conditions during the a.m. and p.m. peak periods were evaluated to capture the highest potential impacts for the proposed project as well as the highest volumes on the local transportation network. The morning peak hour occurs between 7:00 and 9:00 a.m. and reflects conditions during the home to work or school commute, while the p.m. peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute.

Study Intersections

Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road is a four-legged signalized intersection with protected left-turn phasing on Mount Hermon Road and split phasing on the Whispering Pine Drive and Scotts Valley Drive approaches. There are crosswalks and pedestrian signals for each leg, bicycle boxes at each stop bar, and bicycle lanes on each leg. There is a pair of rectangular rapid flashing beacons on each side of the crosswalk across the channelized right turn from southbound Scotts Valley Drive to westbound Mount Hermon Road. These are actuated independently from the traffic signal.

Scotts Valley Drive/Bean Creek Road is a signalized tee intersection. A protected left-turn phase is provided on Scotts Valley Drive, and there are crosswalks and pedestrian signals for each leg. There are bicycle lanes on Scotts Valley Drive and Bean Creek Road.

The locations of the study intersections and the existing lane configurations and controls are shown in Figure 1.

The intersection of **Scotts Valley Drive/Quien Sabe Road** was also qualitatively reviewed for potential inclusion in the study area. It was determined in the *Scotts Valley Townhomes Traffic Study Supplement*, W-Trans, 2015, that the minimal U-turn volumes of a nearby larger project would not adversely impact operations at this intersection. Likewise, project trips would not be taken through the neighborhoods accessed via Quien Sabe Road to and from Mount Hermon Road. Based on these conclusions from this prior analysis it was determined that further study of this location was not warranted for this project.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is January 1, 2015 through December 31, 2019.

As presented in Table 1, the calculated collision rates for the study intersections were compared to average collision rates for similar facilities statewide, as indicated in *2016 Collision Data on California State Highways*, California Department of Transportation (Caltrans). The collision rate calculations are provided in Appendix A.

Table 1 – Collision Rates for the Study Intersections			
Study Intersection	**Number of Collisions (2015-2019)**	**Calculated Collision Rate (c/mve)**	**Statewide Average Collision Rate (c/mve)**
1. Scotts Valley Dr-Whispering Pines Dr/ Mount Hermon Rd	27	**0.35**	0.24
2. Scotts Valley Dr/Bean Creek Rd	7	0.17	0.19

Note: c/mve = collisions per million vehicles entering; **bold** text indicates an average rate that is higher than the statewide rate

The intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road had a collision rate higher than the statewide average for similar facilities. Of the 27 collisions reported for this intersection during the study period, 12 were attributed to speeding, including ten that resulted in a rear-end crash. Six collisions were specifically caused by westbound speeding drivers colliding with other westbound drivers. Increased enforcement and measures to reduce travel speeds along Mount Hermon Road may be considered by the City as a means to potentially reduce the incidence of these types of collisions, though it is noted that the incidence of injuries and fatalities were below the respective Statewide averages, so there does not appear to be a substantial safety issue.

Alternative Modes

Pedestrian Facilities

Pedestrian facilities include sidewalks, crosswalks, pedestrian signal phases, curb ramps, curb extensions, and various streetscape amenities such as lighting, benches, etc. In general, a network of sidewalks, crosswalks, pedestrian signals, and curb ramps provide access for pedestrians in the vicinity of the proposed project site.

Bicycle Facilities

The *Highway Design Manual*, Caltrans, 2017, classifies bikeways into four categories:

- **Class I Multi-Use Path** – a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized.
- **Class II Bike Lane** – a striped and signed lane for one-way bike travel on a street or highway.
- **Class III Bike Route** – signing only for shared use with motor vehicles within the same travel lane on a street or highway.
- **Class IV Bikeway** – also known as a separated bikeway, a Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and the motor vehicle traffic lane. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

In the project area, Class II bike lanes exist on Scotts Valley Drive between Mount Hermon Road and Vine Hill School Road with gaps of bike lane on the northbound direction between Victor Square (north) and 6014 Scotts Valley Drive. There are also existing Class II bike lanes along the entirety of Mount Hermon Road within the city limits between Lockhart Gulch Road and La Madrona Drive, along Bean Creek Road between Bluebonnet Lane and Scotts Valley Drive, and along Whispering Pines Drive between Estrella Drive and Mount Hermon Road. Table 2 summarizes the existing bicycle facilities in the project vicinity.

Table 2 – Bicycle Facility Summary				
Status Facility	**Class**	**Length (miles)**	**Begin Point**	**End Point**
Existing				
Scotts Valley Drive	II	2.3	Mount Hermon Road	Vine Hill School Road
Mount Hermon Road	II	1.3	City Limits	La Madrona Drive
Bean Creek Road	II	0.4	Bluebonnet Lane	Scotts Valley Drive
Whispering Pines Drive	II	0.5	Estrella Drive	Mount Hermon Road

Source: *City of Scotts Valley Bicycle Transportation Plan*, City of Scotts Valley, 2012

Transit Facilities

The Santa Cruz Metro Transit District (METRO) provides fixed route bus service in Santa Cruz County. Several routes have stops within a half-mile of the project site and are detailed in Table 3.

Table 3 – Transit Routes					
Transit Agency Route	**Distance to Stop (mi)[1]**	**Service**			**Connection**
		Days of Operation	**Time**	**Frequency**	
Santa Cruz METRO					
Route 17	0.27	Weekdays Weekends	5:20 AM – 10:40 PM 7:00 AM – 11:00 PM	40-160 min 30-155 min	Diridon Station (Caltrain), Cavallaro Transit Center (Scotts Valley), Santa Cruz Metro Center
Route 35	0.19	Weekdays Weekends	5:35 AM – 11:55 PM 7:30 AM – 11:30 PM	30-90 min 60-90 min	Boulder Creek, Ben Lomond, Scotts Valley, Santa Cruz
Route 35A	0.09	Weekdays Weekends	5:35 AM – 11:55 PM 7:30 AM – 11:30 PM	30-90 min 60-90 min	Boulder Creek, Ben Lomond, Scotts Valley, Santa Cruz

Note: [1] Defined as the shortest walking distance between the project site and the nearest bus stop

Three bicycles can be carried on most METRO buses. Bike rack space is on a first come, first served basis. Additional bicycles are allowed on METRO buses at the discretion of the driver.

Dial-a-ride, also known as paratransit, or door-to-door service, is available for those who are unable to independently use the transit system due to a physical or mental disability. METRO ParaCruz is designed to serve the needs of individuals with disabilities within Scotts Valley and the greater Santa Cruz County area.

Capacity Analysis

Intersection Level of Service Methodologies

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The study intersections were analyzed using the signalized methodology published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 2010. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle. The signalized methodology is based on factors including traffic volumes, green time for each movement, phasing, whether the signals are coordinated or not, truck traffic, and pedestrian activity. Average stopped delay per vehicle in seconds is used as the basis for evaluation in this LOS methodology. For purposes of this study, delays were calculated using signal timing obtained from the City of Scotts Valley for Scotts Valley Drive/Bean Creek Road. Traffic signal timing for the Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road intersection was also acquired; however, this timing plan did not reflect completion of intersection modifications that resulted in new phasing patterns. As a result, this analysis used an optimized timing plan based on the current signal configuration in order to more accurately replicate current traffic operations.

The ranges of delay associated with the various levels of service are indicated in Table 4.

Table 4 – Signalized Intersection Level of Service Criteria	
LOS A	Delay of 0 to 10 seconds. Most vehicles arrive during the green phase, so do not stop at all.
LOS B	Delay of 10 to 20 seconds. More vehicles stop than with LOS A, but many drivers still do not have to stop.
LOS C	Delay of 20 to 35 seconds. The number of vehicles stopping is significant, although many still pass through without stopping.
LOS D	Delay of 35 to 55 seconds. The influence of congestion is noticeable, and most vehicles have to stop.
LOS E	Delay of 55 to 80 seconds. Most, if not all, vehicles must stop and drivers consider the delay excessive.
LOS F	Delay of more than 80 seconds. Vehicles may wait through more than one cycle to clear the intersection.

Reference: *Highway Capacity Manual*, Transportation Research Board, 2010

Traffic Operation Standards

The Circulation Element of the *Scotts Valley General Plan*, City of Scotts Valley, 1994, states that the Level of Service standard for the intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road is LOS D, while a minimum of LOS C is accepted for other intersections within the City of Scotts Valley.

The threshold for an adverse effect for an intersection that is already operating deficiently without project traffic is not defined in the *General Plan*. In these cases, it is common to apply an increase in average intersection delay of five seconds or greater as the threshold for an adverse effect.

The *General Plan* does not prescribe thresholds of significance regarding queue lengths. However, an increase in queue length due to project traffic was considered a potential impact if the increase would cause the queue to

extend beyond a dedicated turn lane into a through traffic lane, or if the back of queue would extend into a visually restricted area such as a blind corner.

Adjusted 2020 Conditions

The Adjusted 2020 Conditions scenario provides an evaluation of operations that would have been anticipated to occur in 2020 without the changes to travel patterns resulting from the COVID-19 pandemic. These traffic volumes are based on existing traffic counts collected in October 2018 during typical weekday a.m. and p.m. peak periods while local schools were in session. These volumes were then factored up using an annual growth rate of 1.6 percent derived from the anticipated growth in volumes from 2015 to 2030 included in the *Aviza Site General Plan Amendment and Zone Change Draft EIR*, Kimley Horn, 2018. Additionally, the trip generation for the adjacent Terrace at Scotts Valley was included as determined in the *Traffic Impact Study for the Scotts Valley Townhomes*, W-Trans, 2015, as this project was not yet completed at the time of the 2018 traffic volume collection. Together, the October 2018 counts, two years of the annual growth rate from the Aviza Draft EIR, plus anticipated volumes from the Scotts Valley Townhomes project, form the basis of the Adjusted 2020 Conditions scenario. This scenario does not include project-generated traffic volumes.

Under Adjusted 2020 Conditions, the intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road would operate at an acceptable LOS D during both peak hours, while the intersection of Scotts Valley Drive/Bean Creek Road would operate acceptably at LOS B during the morning peak hour and LOS A during the evening peak hour. The Adjusted 2020 traffic volumes are shown in Figure 1. A summary of the intersection level of service calculations is contained in Table 5, and copies of the Level of Service calculations are provided in Appendix B.

Table 5 – Adjusted 2020 Peak Hour Intersection Levels of Service

	Study Intersection ***Approach***	**AM Peak**		**PM Peak**	
		Delay	**LOS**	**Delay**	**LOS**
1.	Scotts Valley Dr-Whispering Pines Dr/Mount Hermon Rd	39.3	D	35.5	D
2.	Scotts Valley Dr/Bean Creek Rd	10.5	B	9.9	A

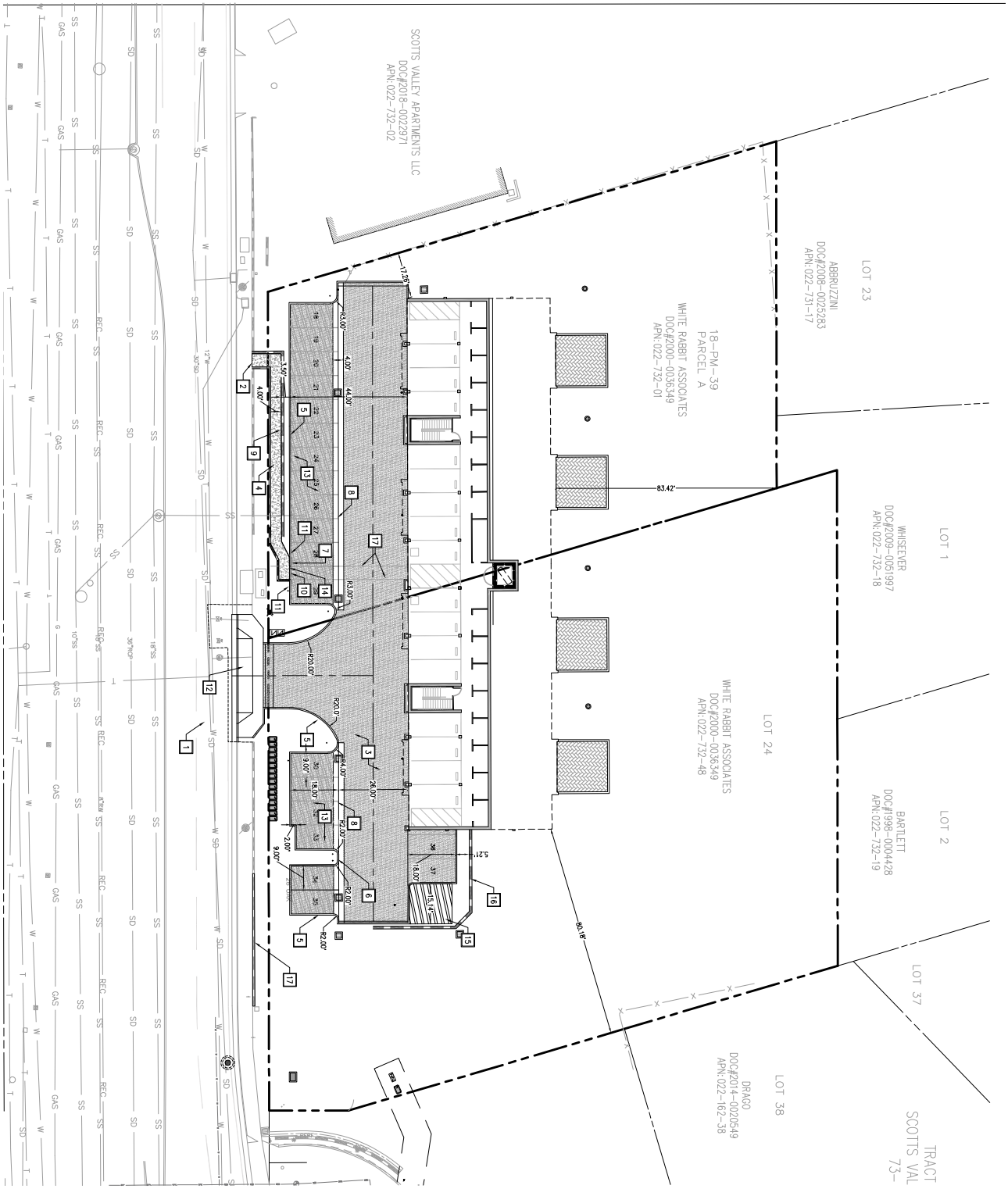
Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service

Project Description

The project consists of 16 condominiums and 37 parking spaces on a lot that is currently vacant. The proposed project site plan is shown in Figure 2.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10th Edition, 2017 for "Multifamily Housing (Mid-Rise)" (ITE LU 221). The proposed project is expected to generate an average of 87 trips per day, including six trips during the a.m. peak hour and seven during the p.m. peak hour. The expected trip generation potential for the project is indicated in Table 6.



North

Not to Scale

Source: C2G Civil Consultants Group, 11/20

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Traffic Impact Study for The Encore Project

Figure 2 – Site Plan

Table 6 – Trip Generation Summary											
Land Use	**Units**	**Daily**		**AM Peak Hour**				**PM Peak Hour**			
		Rate	**Trips**	**Rate**	**Trips**	**In**	**Out**	**Rate**	**Trips**	**In**	**Out**
Multifamily (Mid-Rise)	16 du	5.44	87	0.36	6	1	5	0.44	7	4	3

Note: du = dwelling unit

Trip Distribution

The pattern suggested to allocate new project trips to the street network was based on home-to-work trips data from the 2015 Census. The proposed distribution ratios are consistent with the analysis applied for the *Traffic Impact Study for Scotts Valley Townhomes*, W-Trans, 2015 for the adjacent Terrace at Scotts Valley development that was approved and constructed. The trip distribution assumptions and resulting trips are shown in Table 7.

Table 7 – Trip Distribution Assumptions				
Route	**Percent**	**Daily Trips**	**AM Trips**	**PM Trips**
Scotts Valley Drive North of Quien Sabe Road	40%	35	2	3
Mount Hermon Road West of Scotts Valley Drive	30%	26	2	2
Mount Hermon Road East of Scotts Valley Drive	30%	26	2	2
TOTAL	**100%**	**87**	**6**	**7**

Intersection Operation

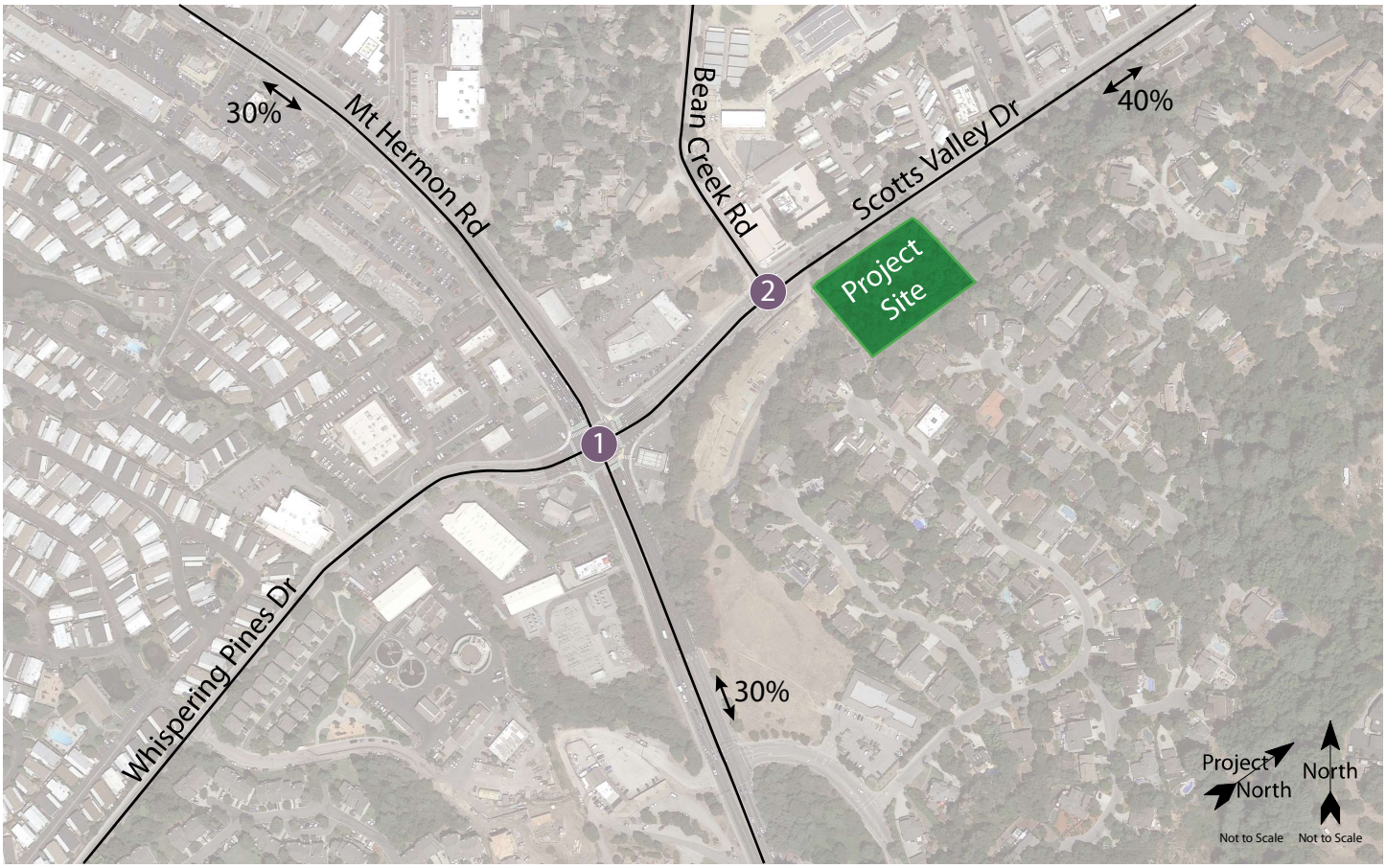
Adjusted 2020 plus Project Conditions

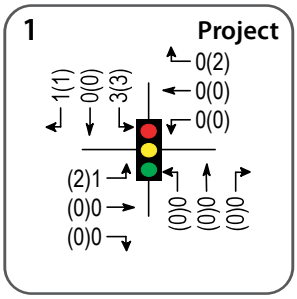
Upon the addition of project-related traffic to the Adjusted 2020 volumes, the study intersections are expected to operate at the same levels of service as without project-related vehicles. These results are summarized in Table 8. Project traffic volumes and Adjusted 2020 plus Project volumes are shown in Figure 3.

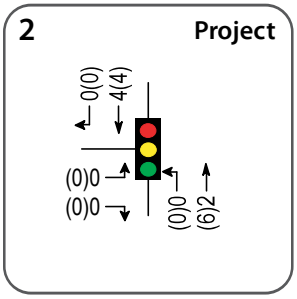
Table 8 – Adjusted 2020 and Adjusted 2020 plus Project Peak Hour Intersection Levels of Service								
Study Intersection ***Approach***	**Adjusted 2020 Conditions**				**Adjusted 2020 plus Project**			
	AM Peak		**PM Peak**		**AM Peak**		**PM Peak**	
	Delay	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**
1. Scotts Valley Dr-Whispering Pines Dr/ Mount Hermon Rd	39.3	D	35.5	D	39.4	D	35.8	D
2. Scotts Valley Dr/Bean Creek Rd	10.5	B	9.9	A	10.9	B	9.9	A

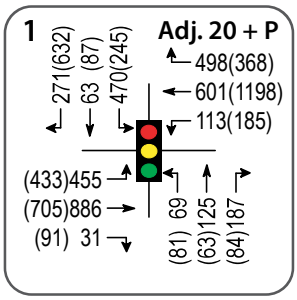
Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service

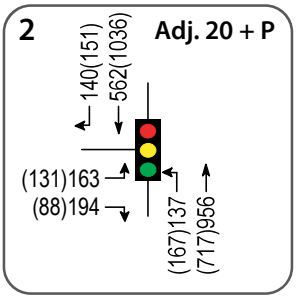
Finding – The study intersections are expected to continue operating acceptably at the same levels of service upon the addition of project-generated traffic as without it.











LEGEND

- Study Intersection
- xx AM Peak Hour Volume
- (xx) PM Peak Hour Volume

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Traffic Impact Study for The Encore Project

Figure 3 – Project Traffic Volumes, Trip Distribution and Adjusted 2020 plus Project Traffic Volumes

Queuing

Under each scenario, the projected maximum queues in turn pockets at the study intersections were determined using the SIMTRAFFIC application of Synchro, averaging the maximum projected queue for each of ten runs. Summarized in Table 9 are the predicted queue lengths for approaches to intersections where queues are expected to exceed the existing available storage capacity. Copies of the SIMTRAFFIC projections are contained in Appendix C.

Table 9 – Maximum Queue Lengths and Available Storage

Study Intersection Lane	Available Storage	Maximum Queues			
		AM Peak Hour		PM Peak Hour	
		A	A+P	A	A+P
Scotts Valley Dr-Whispering Pines Dr/ Mount Hermon Rd					
Northbound Left-Turn	185	113	112	160	136
Northbound Right-Turn	150	136	143	57	54
Southbound Left-Turn	315	266	259	**399**	**319**
Eastbound Left-Turn	300	265	269	**328**	**302**
Westbound Left-Turn	305	154	145	**346**	**342**
Scotts Valley Dr/Bean Creek Rd					
Northbound Left-Turn	135	135	128	**155**	**153**
Southbound Right-Turn	195	68	73	185	169
Eastbound Right-Turn	75	**102**	**103**	**88**	**88**

Notes: Maximum Queue based on the average of the maximum value from ten SIMTRAFFIC runs; all distances are measured in feet; A = Adjusted 2020 Conditions; A+P = Adjusted 2020 plus Project Conditions; **Bold** text = queue length exceeds available storage

During the p.m. peak hour, the queues at Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road would extend past the provided storage for the southbound, eastbound, and westbound left-turn lanes under Adjusted 2020 volumes without project traffic; the addition of project traffic would not be expected to result in any new excess queuing. In several instances, the addition of project traffic was predicted to decrease the queue length for a certain movement. This is likely a result of the random seeding nature of SIMTRAFFIC and how minor changes in traffic volumes (plus or minus) can lead to different traffic patterns arriving at or departing from an intersection, and does not reflect the expectation that adding project traffic would reduce the queue length.

Finding – Queues that would be contained within a turn pocket without project traffic would not extend outside the turn pocket with the addition of project traffic. For queues that already extend past the available stacking distance without project traffic, the addition of project traffic would result in a nominal increase in queue length.

Alternative Modes

Given the proximity of shopping, dining, and other commercial uses in the vicinity of the site, it is reasonable to assume that some project residents would want to walk, bicycle, and/or use transit for some trips.

Pedestrian Facilities

Sidewalks exist along the project frontage on Scotts Valley Drive. A walkway is shown on the site plan along the building frontage, and another walkway is depicted connecting the sidewalk in front of the project site to the parking lot. A marked crosswalk is shown connecting this walkway across the parking lot to the building.

Finding – Pedestrian facilities on Scotts Valley Drive are adequate, and a pedestrian route would be provided between Scotts Valley Drive and the building.

Bicycle Facilities

Existing bicycle facilities, including bike lanes on Scotts Valley Drive, Mount Hermon Road, Whispering Pines Drive, and Bean Creek Road, together with shared use of minor streets provide adequate access for bicyclists.

Finding – Bicycle facilities serving the project site are adequate.

Transit

Existing transit routes are adequate to accommodate project-generated transit trips which would be spread out over several bus routes and occur at different times. Existing stops are within acceptable walking distance of the site.

Finding – Transit facilities serving the project site are adequate.

Access and Circulation

Site Access

Site access would be provided by a driveway on Scotts Valley Drive in the middle of the project site frontage, approximately where the existing driveway curb cut in the sidewalk is located. This driveway would provide access into the project site, including access to the parking areas. Due to the landscaped median on Scotts Valley Drive, use of this driveway would be restricted to right-in/right-out operation.

Sight Distance

Sight distances along Scotts Valley Drive at the proposed project driveway location were evaluated based on sight distance criteria and methodology contained in the *Highway Design Manual* (HDM) published by Caltrans. The recommended sight distance for minor street approaches that are either a private road or a driveway is based on stopping sight distance and the approach travel speed. As the driveway would be right-in/right-out only such that the site is only accessible in the northbound direction on Scotts Valley Drive, sight distance was only considered facing south towards oncoming northbound traffic.

The speed limit on Scotts Valley Drive is posted at 35 miles per hour (mph), resulting in a recommended minimum stopping sight distance of 250 feet, although greater sight distances can be provided to increase visibility of oncoming traffic. This sight distance is available for the inside (median) northbound lane. However, sight distance to the outside (sidewalk) northbound lane from the driveway is partially restricted by the retaining wall along the frontage of the project site. Reducing the height of this retaining wall or stepping the top portion back away from the roadway would open up sight lines between the driveway and the outside northbound lane on Scotts Valley Drive.

A sight distance triangle diagram is provided in Appendix D, which shows the direct line of sight between a driver leaving the project site and oncoming traffic on Scotts Valley Drive, and the portion of the retaining wall that would need to be modified to achieve adequate sight distance. A distance of 300 feet is shown along the path of travel for oncoming traffic to provide additional sight distance. This is more than the minimum requirement of 250 feet; the additional distance would conservatively provide longer sight lines and increased visibility of oncoming traffic.

The HDM recommends assessing sight distance using a driver's eye height of 3.5 feet. As this sight distance would be between two drivers, an unobstructed line of sight should be maintained between a point 3.5 feet off the ground at the driveway, and 3.5 feet off the ground along the roadway along the path of travel. The retaining wall within the sight distance triangle should be either reduced to less than 3.5 feet in height or moved away from the roadway out of the sight distance triangle.

Finding – Sight distance at the proposed driveway location is less than the 250 feet required for the posted speed limit of 35 mph on Scotts Valley Drive, as it is restricted by the existing retaining wall on the frontage of the project site. This conflict is demonstrated by the overlap between the sight distance triangle and retaining wall on the site plan included in Appendix D.

Recommendation – It is recommended that the existing retaining wall south of the project driveway be modified to allow for adequate sight lines between drivers leaving the driveway and on northbound Scotts Valley Drive. This could be accomplished through either reducing the height of the wall or stepping back the top portion away from the road such that no portion of the retaining wall within the sight distance triangle shown in Appendix D is taller than 3.5 feet.

Parking

The project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated parking demand. The project site as proposed would provide a total of 37 standard parking spaces. Jurisdiction parking supply requirements are based on the Scotts Valley Municipal Code, Chapter 17.44.030; *Off-street parking and loading requirements*. Parking demand was also estimated using standard rates published by ITE in *Parking Generation*, 5th Edition, 2019. The parking demand of the project was estimated using the published standard rates for Multifamily Housing (Mid-Rise) (ITE LU#221).

The proposed parking supply, City requirements and expected demand are shown in Table 10.

Table 10 – Parking Analysis Summary

Land Use	Units	Supply (spaces)	City Requirements		ITE Parking Generation	
			Rate	Spaces Required	Rate	Est. Parking Demand
Multifamily Housing	16 du	37	2 per du + 1 per 5 du*	36	2.05	33

Notes: du = dwelling unit; * In addition to two spaces per unit, the *Municipal Code* requires one space per five units or fraction thereof, for four extra spaces in this case.

As shown in the table, the proposed parking supply of 37 spaces exceeds both the City's Code requirement of 36 spaces as well as the expected parking demand for 33 spaces. The site plan includes two accessible spaces, one of which would be van accessible. Per the *2010 ADA Standards for Accessible Design*, U.S. Department of Justice, 2010, Section 208.2, at least two accessible parking spaces must be provided for a parking lot with 37 spaces, including one that is van accessible.

Finding – The proposed parking supply for the project would accommodate the anticipated parking demand in addition to satisfying the *Municipal Code*. The site plan includes the two accessible parking spaces that are required, including one that is van accessible.

Impact Fee Analysis

In March of 2010 the City of Scotts Valley City Council adopted the *Mt. Hermon Road Traffic Mitigation Fair Share Contribution Policy*. This policy states that a project which generates at least five peak hour trips summed between the a.m. and p.m. peak hours through the Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road intersection shall pay a fee of $240 per peak hour trip. Additionally, a project which generates at least five peak hour trips during the p.m. peak hour through the Mount Hermon Road/La Madrona Drive intersection shall pay $712 per p.m. peak hour trip.

For Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road, the project is anticipated to generate 11 trips during the a.m. and p.m. peak hours, including southbound U-turns. At $240 per trip, this translates to a fee of $2,640.

The project is estimated to send two trips through the Mount Hermon Road/La Madrona Drive intersection during the p.m. peak hour, per Table 7. As this is below the threshold of five p.m. peak hour trips, no additional traffic impact fees would be required.

Finding – The project would be expected to generate 11 a.m. and p.m. peak hour trips through the intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road, requiring payment of $2,640 in development fees at $240 per peak hour trip. The project would not be required to pay development fees for trips added at the intersection of Mount Hermon Road/La Madrona Drive.

Recommendation – The project applicant should pay the applicable development fees, including the $2,640 fee for trips generated through Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road.

Vehicle Miles Traveled Analysis

The California Office of Planning and Research (OPR) publication *Technical Advisory on Evaluation Transportation Impacts in CEQA*, December 2018, provides guidance on the types of projects that can typically be screened from requiring quantitative Vehicle Miles Traveled (VMT) analysis. The advisory indicates that developments that would generate fewer than 110 trips per day may generally be presumed to have a less-than-significant impact on VMT. As this project would generate 87 daily trips per Table 6, it would be screened from requiring further VMT analysis.

Finding – The project would generate 87 daily trips, which is fewer than the screening threshold of 110 daily trips defined by OPR and therefore would be considered to have a less-than-significant impact on VMT.

Conclusions and Recommendations

Conclusions

- The proposed 16-units of multifamily mid-rise housing is anticipated to generate an average of 87 daily trips, including six during the a.m. peak hour and seven during the p.m. peak hour.
- Adjusted 2020 volumes were derived from traffic volumes collected in 2018 that were modified by applying an annual growth rate of 1.6 percent applied for two years obtained from the Aviza Draft EIR, as well as adding trips estimated to be generated by the adjacent Terrace at Scotts Valley project.
- Operations for Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road and Scotts Valley Drive/Bean Creek Road were assessed, and both intersections would operate acceptably under Adjusted 2020 volumes.
- The study intersections would continue to operate acceptably at the same levels of service with the addition of project-generated traffic to Adjusted 2020 volumes.
- The addition of project-generated traffic would increase the queue lengths in several turn pockets at the study intersections. However, queues that would be within the provided turn lane storage capacity without project traffic would continue to be within the provided capacity with project traffic added. No queues would be expected to exceed available stacking space as a result of adding project-generated traffic, resulting in a less-than-significant impact.
- The existing pedestrian, bicycle, and transit facilities serving the project site are adequate. A pedestrian route would be provided between the sidewalk on Scotts Valley Drive and the project building.
- The project driveway would provide right-in/right-out access in the northbound direction on Scotts Valley Drive. Sight distance from the proposed driveway is insufficient for the 35-mph speed limit on Scotts Valley Drive as the existing retaining wall along the project frontage blocks sight lines, as shown in Appendix D.
- The project site plan includes 37 parking spaces, which is greater than the 36 spaces required by the City Code, and also greater than the anticipated demand of 33 spaces. Two accessible spaces, including one that is van accessible, are shown on the site plan, matching federal requirements.
- The project would be required to pay $2,640 in development fees for adding an anticipated 11 a.m. and p.m. peak hour trips through the intersection of Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road based on a rate of $240 per peak hour trip. The project would not meet the prescribed minimum threshold for paying development fees for the intersection of Mount Hermon Road/La Madrona Drive.
- OPR recommends screening projects that generate fewer than 110 daily trips from quantitative VMT analysis. The proposed project would generate 87 daily trips and therefore be screened from further analysis; as such the project would have a less-than-significant impact on VMT.

Recommendations

- It is recommended that the retaining wall along the project frontage south of the project driveway be modified to provide adequate sight distance for drivers leaving the project site to observe oncoming traffic on northbound Scotts Valley Drive. This could be accomplished by either reducing the height of the retaining

wall to less than 3.5 feet within the sight distance triangle shown in Appendix D, or moving any conflicting portion away from the roadway and out of the sight distance triangle.

- The project applicant should pay applicable development fees, including the $2,640 fee for trips added to the Scotts Valley Drive-Whispering Pines Drive/Mount Hermon Road intersection.

Study Participants and References

Study Participants

Principal in Charge	Mark E. Spencer, TE
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Graphics	Hannah Yung-Boxdell
Editing/Formatting	Hannah Yung-Boxdell
Quality Control	Dalene J. Whitlock, PE, PTOE

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2010 ADA Standards for Accessible Design, US Department of Justice, September 2010
2016 Collision Data on California State Highways, California Department of Transportation, 2018
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Traffic Impact Study for the Scotts Valley Townhomes, W-Trans, 2015
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Appendix A

Collision Rate Calculations

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Intersection Collision Rate Worksheet

Traffic Impact Study for The Encore Project

Intersection # 1: Mount Hermon Road & Scotts Valley Drive
Date of Count: Thursday, October 11, 2018

Number of Collisions: 27
Number of Injuries: 9
Number of Fatalities: 0
Average Daily Traffic (ADT): 42000
Start Date: January 1, 2015
End Date: December 31, 2019
Number of Years: 5

Intersection Type: Four-Legged
Control Type: Signals
Area: Urban

$$\text{Collision Rate} = \frac{\text{Number of Collisions x 1 Million}}{\text{ADT x Days per Year x Number of Years}}$$

$$\text{Collision Rate} = \frac{27 \times 1{,}000{,}000}{42{,}000 \times 365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.35 c/mve**	**0.0%**	**33.3%**
Statewide Average*	**0.24 c/mve**	**0.5%**	**44.6%**

Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2016 Collision Data on California State Highways, Caltrans

Intersection # 2: Scotts Valley Drive & Bean Creek Road
Date of Count: Thursday, October 11, 2018

Number of Collisions: 7
Number of Injuries: 1
Number of Fatalities: 0
Average Daily Traffic (ADT): 22000
Start Date: January 1, 2015
End Date: December 31, 2019
Number of Years: 5

Intersection Type: Tee
Control Type: Signals
Area: Urban

$$\text{Collision Rate} = \frac{\text{Number of Collisions x 1 Million}}{\text{ADT x Days per Year x Number of Years}}$$

$$\text{Collision Rate} = \frac{7 \times 1{,}000{,}000}{22{,}000 \times 365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.17 c/mve**	**0.0%**	**14.3%**
Statewide Average*	**0.19 c/mve**	**0.4%**	**46.8%**

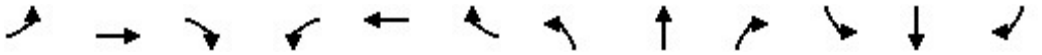
Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2016 Collision Data on California State Highways, Caltrans

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Appendix B

Intersection Level of Service Calculations

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	454	886	31	113	601	498	69	125	187	467	63	270
Future Volume (veh/h)	454	886	31	113	601	498	69	125	187	467	63	270
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.96	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	493	963	34	123	653	0	75	136	203	508	68	0
Adj No. of Lanes	2	2	0	1	2	1	1	1	1	2	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	553	1520	54	149	1272	569	96	309	252	567	516	438
Arrive On Green	0.16	0.58	0.44	0.08	0.48	0.00	0.05	0.17	0.17	0.16	0.28	0.00
Sat Flow, veh/h	3442	3487	123	1774	3539	1583	1774	1863	1520	3442	1863	1583
Grp Volume(v), veh/h	493	489	508	123	653	0	75	136	203	508	68	0
Grp Sat Flow(s),veh/h/ln	1721	1770	1841	1774	1770	1583	1774	1863	1520	1721	1863	1583
Q Serve(g_s), s	16.0	20.9	21.2	7.8	14.5	0.0	4.8	7.5	14.7	16.5	3.1	0.0
Cycle Q Clear(g_c), s	16.0	20.9	21.2	7.8	14.5	0.0	4.8	7.5	14.7	16.5	3.1	0.0
Prop In Lane	1.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	553	771	802	149	1272	569	96	309	252	567	516	438
V/C Ratio(X)	0.89	0.63	0.63	0.82	0.51	0.00	0.78	0.44	0.81	0.90	0.13	0.00
Avail Cap(c_a), veh/h	664	771	802	202	1272	569	156	359	293	664	556	472
HCM Platoon Ratio	1.00	1.33	1.00	1.00	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.93	0.93	0.00
Uniform Delay (d), s/veh	46.9	17.9	18.4	51.4	22.8	0.0	53.3	42.8	45.8	46.6	30.9	0.0
Incr Delay (d2), s/veh	11.4	3.9	3.8	13.4	1.5	0.0	5.2	0.4	11.3	11.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.5	10.9	11.6	4.4	7.3	0.0	2.5	3.9	6.9	8.7	1.6	0.0
LnGrp Delay(d),s/veh	58.3	21.8	22.2	64.7	24.3	0.0	58.5	43.1	57.1	58.2	31.0	0.0
LnGrp LOS	E	C	C	E	C		E	D	E	E	C	
Approach Vol, veh/h		1490			776			414			576	
Approach Delay, s/veh		34.0			30.7			52.8			55.0	
Approach LOS		C			C			D			D	

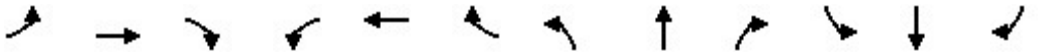
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.3	46.0	22.8	22.9	13.6	54.7	10.1	35.6
Change Period (Y+Rc), s	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0
Max Green Setting (Gmax), s	22.0	31.0	22.0	22.0	13.0	40.0	10.0	34.0
Max Q Clear Time (g_c+I1), s	18.0	16.5	18.5	16.7	9.8	23.2	6.8	5.1
Green Ext Time (p_c), s	0.3	4.9	0.3	0.3	0.0	7.9	0.0	0.1

Intersection Summary	
HCM 2010 Ctrl Delay	39.3
HCM 2010 LOS	D

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	163	194	137	954	558	140
Future Volume (veh/h)	163	194	137	954	558	140
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	187	223	157	1097	641	161
Adj No. of Lanes	1	1	1	2	3	1
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	354	316	209	2150	1946	558
Arrive On Green	0.20	0.20	0.12	0.61	0.38	0.38
Sat Flow, veh/h	1774	1583	1774	3632	5253	1459
Grp Volume(v), veh/h	187	223	157	1097	641	161
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1695	1459
Q Serve(g_s), s	4.4	6.1	4.0	8.2	4.2	3.6
Cycle Q Clear(g_c), s	4.4	6.1	4.0	8.2	4.2	3.6
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	354	316	209	2150	1946	558
V/C Ratio(X)	0.53	0.71	0.75	0.51	0.33	0.29
Avail Cap(c_a), veh/h	951	848	760	3034	4359	1251
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.7	17.4	19.9	5.2	10.2	10.0
Incr Delay (d2), s/veh	1.2	2.9	5.4	0.2	0.1	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.4	2.3	4.0	1.9	1.5
LnGrp Delay(d),s/veh	17.9	20.3	25.3	5.4	10.3	10.3
LnGrp LOS	B	C	C	A	B	B
Approach Vol, veh/h	410			1254	802	
Approach Delay, s/veh	19.2			7.9	10.3	
Approach LOS	B			A	B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		33.3		13.3	10.5	22.9		
Change Period (Y+Rc), s		5.0		4.0	5.0	5.0		
Max Green Setting (Gmax), s		40.0		25.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		10.2		8.1	6.0	6.2		
Green Ext Time (p_c), s		9.2		1.2	0.3	5.5		

Intersection Summary	
HCM 2010 Ctrl Delay	10.5
HCM 2010 LOS	B



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	431	705	91	185	1198	366	81	63	84	422	87	631
Future Volume (veh/h)	431	705	91	185	1198	366	81	63	84	422	87	631
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		0.97	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	444	727	94	191	1235	0	84	65	87	435	90	0
Adj No. of Lanes	2	2	0	1	2	1	1	1	1	2	1	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	447	1469	190	222	1636	732	106	169	139	506	331	281
Arrive On Green	0.13	0.62	0.47	0.13	0.61	0.00	0.06	0.09	0.09	0.15	0.18	0.00
Sat Flow, veh/h	3442	3145	406	1774	3539	1583	1774	1863	1535	3442	1863	1583
Grp Volume(v), veh/h	444	409	412	191	1235	0	84	65	87	435	90	0
Grp Sat Flow(s),veh/h/ln	1721	1770	1782	1774	1770	1583	1774	1863	1535	1721	1863	1583
Q Serve(g_s), s	12.9	12.6	13.5	10.6	25.1	0.0	4.7	3.3	5.5	12.3	4.2	0.0
Cycle Q Clear(g_c), s	12.9	12.6	13.5	10.6	25.1	0.0	4.7	3.3	5.5	12.3	4.2	0.0
Prop In Lane	1.00		0.23	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	447	827	832	222	1636	732	106	169	139	506	331	281
V/C Ratio(X)	0.99	0.49	0.50	0.86	0.75	0.00	0.79	0.39	0.63	0.86	0.27	0.00
Avail Cap(c_a), veh/h	447	827	832	248	1636	732	106	335	276	619	559	475
HCM Platoon Ratio	1.00	1.33	1.00	1.00	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.84	0.84	0.00
Uniform Delay (d), s/veh	43.5	12.5	13.8	42.9	15.2	0.0	46.4	42.8	43.8	41.6	35.5	0.0
Incr Delay (d2), s/veh	40.4	2.1	2.1	21.3	3.3	0.0	29.5	0.5	1.7	7.4	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.6	6.6	7.0	6.5	12.9	0.0	3.2	1.7	2.4	6.4	2.2	0.0
LnGrp Delay(d),s/veh	83.9	14.6	15.9	64.1	18.5	0.0	75.9	43.4	45.6	49.0	35.7	0.0
LnGrp LOS	F	B	B	E	B		E	D	D	D	D	
Approach Vol, veh/h		1265			1426			236			525	
Approach Delay, s/veh		39.3			24.6			55.8			46.7	
Approach LOS		D			C			E			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	51.2	18.7	13.1	16.5	51.7	10.0	21.8
Change Period (Y+Rc), s	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0
Max Green Setting (Gmax), s	13.0	34.0	18.0	18.0	14.0	33.0	6.0	30.0
Max Q Clear Time (g_c+I1), s	14.9	27.1	14.3	7.5	12.6	15.5	6.7	6.2
Green Ext Time (p_c), s	0.0	5.1	0.4	0.2	0.0	6.6	0.0	0.2

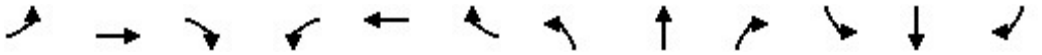
Intersection Summary	
HCM 2010 Ctrl Delay	35.5
HCM 2010 LOS	D

Notes

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	131	88	167	711	1032	151
Future Volume (veh/h)	131	88	167	711	1032	151
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1569	1863	1863	1863
Adj Flow Rate, veh/h	138	93	176	748	1086	159
Adj No. of Lanes	1	1	1	2	3	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	221	198	221	2401	2142	647
Arrive On Green	0.12	0.12	0.15	0.68	0.42	0.42
Sat Flow, veh/h	1774	1583	1494	3632	5253	1536
Grp Volume(v), veh/h	138	93	176	748	1086	159
Grp Sat Flow(s),veh/h/ln	1774	1583	1494	1770	1695	1536
Q Serve(g_s), s	3.4	2.5	5.2	3.9	7.2	3.1
Cycle Q Clear(g_c), s	3.4	2.5	5.2	3.9	7.2	3.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	221	198	221	2401	2142	647
V/C Ratio(X)	0.62	0.47	0.80	0.31	0.51	0.25
Avail Cap(c_a), veh/h	970	866	654	3096	4449	1343
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.0	18.6	18.8	3.0	9.7	8.5
Incr Delay (d2), s/veh	2.9	1.7	6.5	0.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	2.3	2.5	1.9	3.4	1.3
LnGrp Delay(d),s/veh	21.8	20.3	25.3	3.1	9.9	8.7
LnGrp LOS	C	C	C	A	A	A
Approach Vol, veh/h	231			924	1245	
Approach Delay, s/veh	21.2			7.3	9.8	
Approach LOS	C			A	A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		36.0		9.7	11.8	24.3		
Change Period (Y+Rc), s		5.0		4.0	5.0	5.0		
Max Green Setting (Gmax), s		40.0		25.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		5.9		5.4	7.2	9.2		
Green Ext Time (p_c), s		5.7		0.6	0.4	9.7		

Intersection Summary	
HCM 2010 Ctrl Delay	9.9
HCM 2010 LOS	A



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	455	886	31	113	601	498	69	125	187	470	63	271
Future Volume (veh/h)	455	886	31	113	601	498	69	125	187	470	63	271
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.96	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	495	963	34	123	653	0	75	136	203	511	68	0
Adj No. of Lanes	2	2	0	1	2	1	1	1	1	2	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	555	1517	54	149	1267	567	96	309	252	570	517	440
Arrive On Green	0.16	0.58	0.44	0.08	0.48	0.00	0.05	0.17	0.17	0.17	0.28	0.00
Sat Flow, veh/h	3442	3487	123	1774	3539	1583	1774	1863	1520	3442	1863	1583
Grp Volume(v), veh/h	495	489	508	123	653	0	75	136	203	511	68	0
Grp Sat Flow(s),veh/h/ln	1721	1770	1841	1774	1770	1583	1774	1863	1520	1721	1863	1583
Q Serve(g_s), s	16.1	21.0	21.2	7.8	14.6	0.0	4.8	7.5	14.7	16.6	3.1	0.0
Cycle Q Clear(g_c), s	16.1	21.0	21.2	7.8	14.6	0.0	4.8	7.5	14.7	16.6	3.1	0.0
Prop In Lane	1.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	555	770	801	149	1267	567	96	309	252	570	517	440
V/C Ratio(X)	0.89	0.63	0.63	0.82	0.52	0.00	0.78	0.44	0.81	0.90	0.13	0.00
Avail Cap(c_a), veh/h	664	770	801	202	1267	567	156	359	293	664	556	472
HCM Platoon Ratio	1.00	1.33	1.00	1.00	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.93	0.93	0.00
Uniform Delay (d), s/veh	46.8	18.0	18.5	51.4	23.0	0.0	53.3	42.8	45.8	46.6	30.9	0.0
Incr Delay (d2), s/veh	11.5	4.0	3.8	13.4	1.5	0.0	5.2	0.4	11.3	11.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.5	10.9	11.6	4.4	7.3	0.0	2.5	3.9	6.9	8.8	1.6	0.0
LnGrp Delay(d),s/veh	58.3	21.9	22.3	64.7	24.5	0.0	58.5	43.1	57.1	58.3	30.9	0.0
LnGrp LOS	E	C	C	E	C		E	D	E	E	C	
Approach Vol, veh/h		1492			776			414			579	
Approach Delay, s/veh		34.1			30.9			52.8			55.1	
Approach LOS		C			C			D			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	22.4	45.8	22.9	22.9	13.6	54.6	10.1	35.7
Change Period (Y+Rc), s	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0
Max Green Setting (Gmax), s	22.0	31.0	22.0	22.0	13.0	40.0	10.0	34.0
Max Q Clear Time (g_c+I1), s	18.1	16.6	18.6	16.7	9.8	23.2	6.8	5.1
Green Ext Time (p_c), s	0.3	4.9	0.3	0.3	0.0	7.9	0.0	0.1

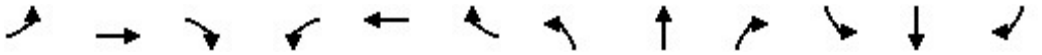
Intersection Summary	
HCM 2010 Ctrl Delay	39.4
HCM 2010 LOS	D



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	163	194	137	956	562	140
Future Volume (veh/h)	163	194	137	956	562	140
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	187	223	157	1099	646	161
Adj No. of Lanes	1	1	1	2	3	1
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	354	316	209	2151	1948	559
Arrive On Green	0.20	0.20	0.12	0.61	0.38	0.38
Sat Flow, veh/h	1774	1583	1774	3632	5253	1459
Grp Volume(v), veh/h	187	223	157	1099	646	161
Grp Sat Flow(s),veh/h/ln	1774	1583	1774	1770	1695	1459
Q Serve(g_s), s	4.4	6.1	4.0	8.3	4.2	3.6
Cycle Q Clear(g_c), s	4.4	6.1	4.0	8.3	4.2	3.6
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	354	316	209	2151	1948	559
V/C Ratio(X)	0.53	0.71	0.75	0.51	0.33	0.29
Avail Cap(c_a), veh/h	949	847	759	3030	4354	1250
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.7	17.4	19.9	5.2	10.2	10.0
Incr Delay (d2), s/veh	1.2	2.9	5.4	0.2	0.1	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.4	2.3	4.0	1.9	1.5
LnGrp Delay(d),s/veh	18.0	20.3	25.3	5.4	10.3	10.3
LnGrp LOS	B	C	C	A	B	B
Approach Vol, veh/h	410			1256	807	
Approach Delay, s/veh	19.2			7.9	10.3	
Approach LOS	B			A	B	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		33.4		13.3	10.5	22.9		
Change Period (Y+Rc), s		5.0		4.0	5.0	5.0		
Max Green Setting (Gmax), s		40.0		25.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		10.3		8.1	6.0	6.2		
Green Ext Time (p_c), s		9.2		1.2	0.3	5.5		

Intersection Summary	
HCM 2010 Ctrl Delay	10.6
HCM 2010 LOS	B



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	433	705	91	185	1198	368	81	63	84	425	87	632
Future Volume (veh/h)	433	705	91	185	1198	368	81	63	84	425	87	632
Number	1	6	16	5	2	12	7	4	14	3	8	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		1.00	1.00		0.97	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	446	727	94	191	1235	0	84	65	87	438	90	0
Adj No. of Lanes	2	2	0	1	2	1	1	1	1	2	1	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	447	1466	189	222	1634	731	106	169	139	509	332	283
Arrive On Green	0.13	0.62	0.47	0.13	0.61	0.00	0.06	0.09	0.09	0.15	0.18	0.00
Sat Flow, veh/h	3442	3145	406	1774	3539	1583	1774	1863	1535	3442	1863	1583
Grp Volume(v), veh/h	446	409	412	191	1235	0	84	65	87	438	90	0
Grp Sat Flow(s),veh/h/ln	1721	1770	1782	1774	1770	1583	1774	1863	1535	1721	1863	1583
Q Serve(g_s), s	13.0	12.7	13.5	10.6	25.1	0.0	4.7	3.3	5.5	12.4	4.2	0.0
Cycle Q Clear(g_c), s	13.0	12.7	13.5	10.6	25.1	0.0	4.7	3.3	5.5	12.4	4.2	0.0
Prop In Lane	1.00		0.23	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	447	825	831	222	1634	731	106	169	139	509	332	283
V/C Ratio(X)	1.00	0.50	0.50	0.86	0.76	0.00	0.79	0.39	0.63	0.86	0.27	0.00
Avail Cap(c_a), veh/h	447	825	831	248	1634	731	106	335	276	619	559	475
HCM Platoon Ratio	1.00	1.33	1.00	1.00	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.84	0.84	0.00
Uniform Delay (d), s/veh	43.5	12.5	13.9	42.9	15.2	0.0	46.4	42.8	43.8	41.6	35.5	0.0
Incr Delay (d2), s/veh	41.7	2.1	2.1	21.3	3.3	0.0	29.5	0.5	1.7	7.5	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.7	6.6	7.1	6.5	12.9	0.0	3.2	1.7	2.4	6.4	2.2	0.0
LnGrp Delay(d),s/veh	85.1	14.7	16.0	64.1	18.6	0.0	75.9	43.4	45.6	49.1	35.6	0.0
LnGrp LOS	F	B	B	E	B		E	D	D	D	D	
Approach Vol, veh/h		1267			1426			236			528	
Approach Delay, s/veh		39.9			24.7			55.8			46.8	
Approach LOS		D			C			E			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	51.2	18.8	13.1	16.5	51.6	10.0	21.8
Change Period (Y+Rc), s	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0
Max Green Setting (Gmax), s	13.0	34.0	18.0	18.0	14.0	33.0	6.0	30.0
Max Q Clear Time (g_c+I1), s	15.0	27.1	14.4	7.5	12.6	15.5	6.7	6.2
Green Ext Time (p_c), s	0.0	5.1	0.4	0.2	0.0	6.6	0.0	0.2

Intersection Summary	
HCM 2010 Ctrl Delay	35.8
HCM 2010 LOS	D

Notes

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	131	88	167	717	1036	151
Future Volume (veh/h)	131	88	167	717	1036	151
Number	7	14	5	2	6	16
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1569	1863	1863	1863
Adj Flow Rate, veh/h	138	93	176	755	1091	159
Adj No. of Lanes	1	1	1	2	3	1
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	221	197	221	2403	2147	648
Arrive On Green	0.12	0.12	0.15	0.68	0.42	0.42
Sat Flow, veh/h	1774	1583	1494	3632	5253	1536
Grp Volume(v), veh/h	138	93	176	755	1091	159
Grp Sat Flow(s),veh/h/ln	1774	1583	1494	1770	1695	1536
Q Serve(g_s), s	3.4	2.5	5.2	4.0	7.2	3.1
Cycle Q Clear(g_c), s	3.4	2.5	5.2	4.0	7.2	3.1
Prop In Lane	1.00	1.00	1.00			1.00
Lane Grp Cap(c), veh/h	221	197	221	2403	2147	648
V/C Ratio(X)	0.62	0.47	0.80	0.31	0.51	0.25
Avail Cap(c_a), veh/h	968	864	652	3088	4438	1340
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.0	18.7	18.9	3.0	9.7	8.5
Incr Delay (d2), s/veh	2.9	1.7	6.5	0.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	2.3	2.5	1.9	3.4	1.3
LnGrp Delay(d),s/veh	21.9	20.4	25.4	3.1	9.9	8.7
LnGrp LOS	C	C	C	A	A	A
Approach Vol, veh/h	231			931	1250	
Approach Delay, s/veh	21.3			7.3	9.8	
Approach LOS	C			A	A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		36.1		9.7	11.8	24.4		
Change Period (Y+Rc), s		5.0		4.0	5.0	5.0		
Max Green Setting (Gmax), s		40.0		25.0	20.0	40.0		
Max Q Clear Time (g_c+I1), s		6.0		5.4	7.2	9.2		
Green Ext Time (p_c), s		5.8		0.6	0.4	9.7		

Intersection Summary	
HCM 2010 Ctrl Delay	9.9
HCM 2010 LOS	A

Appendix C

Queuing Calculations

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Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	SB
Directions Served	L	L	T	TR	L	T	T	R	L	T	R	L
Maximum Queue (ft)	249	300	314	310	188	269	244	238	149	220	158	284
Average Queue (ft)	144	186	187	192	80	168	129	82	55	86	71	153
95th Queue (ft)	227	265	285	284	154	246	219	187	113	167	136	235
Link Distance (ft)			803	803		743	743	743		359		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	300	300			305				185		140	315
Storage Blk Time (%)	0	0	0			0				2	0	0
Queuing Penalty (veh)	0	0	1			0				5	1	0

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	SB	SB	SB
Directions Served	L	T	R
Maximum Queue (ft)	300	115	136
Average Queue (ft)	180	43	6
95th Queue (ft)	266	91	56
Link Distance (ft)	509	509	509
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 2: Scotts Valley Dr & Bean Creek Rd

Movement	EB	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	R	L	T	T	T	T	T	R
Maximum Queue (ft)	181	100	152	213	200	200	134	150	81
Average Queue (ft)	73	54	79	74	89	92	22	58	37
95th Queue (ft)	140	102	135	160	158	161	75	113	68
Link Distance (ft)	283			509	509	332	332	332	
Upstream Blk Time (%)	0								
Queuing Penalty (veh)	0								
Storage Bay Dist (ft)		75	135						195
Storage Blk Time (%)	6	1	2	1				0	
Queuing Penalty (veh)	11	1	8	1				0	

Network Summary

Network wide Queuing Penalty: 29

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	SB
Directions Served	L	L	T	TR	L	T	T	R	L	T	R	L
Maximum Queue (ft)	312	323	631	567	330	609	544	197	180	169	72	326
Average Queue (ft)	178	206	205	193	184	314	275	38	80	54	30	180
95th Queue (ft)	313	328	501	428	346	521	469	129	160	119	57	321
Link Distance (ft)			803	803		743	743	743		359		
Upstream Blk Time (%)			2	0		0				0		
Queuing Penalty (veh)			0	0		0				0		
Storage Bay Dist (ft)	300	300			305				185		140	315
Storage Blk Time (%)	1	8	0		3	8			3	0		2
Queuing Penalty (veh)	5	29	0		20	15			4	1		4

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	SB	SB	SB
Directions Served	L	T	R
Maximum Queue (ft)	444	286	500
Average Queue (ft)	220	76	308
95th Queue (ft)	399	201	542
Link Distance (ft)	509	509	509
Upstream Blk Time (%)	1	0	2
Queuing Penalty (veh)	4	0	7
Storage Bay Dist (ft)			
Storage Blk Time (%)	7		
Queuing Penalty (veh)	14		

Intersection: 2: Scotts Valley Dr & Bean Creek Rd

Movement	EB	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	R	L	T	T	T	T	T	R
Maximum Queue (ft)	168	100	157	218	190	240	285	338	220
Average Queue (ft)	66	40	95	57	73	107	94	179	68
95th Queue (ft)	127	88	155	156	151	194	240	313	185
Link Distance (ft)	283			509	509	332	332	332	
Upstream Blk Time (%)						0	1	2	
Queuing Penalty (veh)						0	0	0	
Storage Bay Dist (ft)		75	135						195
Storage Blk Time (%)	5	1	3	0				6	0
Queuing Penalty (veh)	5	1	12	1				10	0

Network Summary

Network wide Queuing Penalty: 131

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	SB
Directions Served	L	L	T	TR	L	T	T	R	L	T	R	L
Maximum Queue (ft)	263	305	309	312	174	277	252	212	148	216	164	253
Average Queue (ft)	149	189	187	191	80	171	133	86	56	89	75	152
95th Queue (ft)	237	269	286	288	145	253	226	187	112	173	143	231
Link Distance (ft)			803	803		743	743	743		359		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	300	300			305				185		140	315
Storage Blk Time (%)	0	0	0			0			0	3	1	0
Queuing Penalty (veh)	0	1	1			0			0	7	1	0

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	SB	SB	SB
Directions Served	L	T	R
Maximum Queue (ft)	288	116	114
Average Queue (ft)	177	45	5
95th Queue (ft)	259	95	49
Link Distance (ft)	509	509	509
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 2: Scotts Valley Dr & Bean Creek Rd

Movement	EB	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	R	L	T	T	T	T	T	R
Maximum Queue (ft)	188	100	147	188	193	193	147	126	92
Average Queue (ft)	77	55	72	73	93	87	28	57	40
95th Queue (ft)	148	103	128	151	161	153	89	104	73
Link Distance (ft)	283			509	509	332	332	332	
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		75	135					195	
Storage Blk Time (%)	6	1	1	1					
Queuing Penalty (veh)	11	2	5	1					

Network Summary

Network wide Queuing Penalty: 28

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB	SB
Directions Served	L	L	T	TR	L	T	T	R	L	T	R	L
Maximum Queue (ft)	295	308	482	422	330	566	525	243	154	116	64	322
Average Queue (ft)	157	195	178	173	182	316	275	39	71	47	30	158
95th Queue (ft)	284	302	402	346	342	513	474	170	136	93	54	276
Link Distance (ft)			803	803		743	743	743		359		
Upstream Blk Time (%)			0			0	0	0				
Queuing Penalty (veh)			0			0	0	0				
Storage Bay Dist (ft)	300	300			305				185		140	315
Storage Blk Time (%)	1	5	0		0	11			0	0		1
Queuing Penalty (veh)	4	16	0		3	20			1	0		1

Intersection: 1: Whispering Pines Dr/Scotts Valley Dr & Mt. Hermon Rd

Movement	SB	SB	SB
Directions Served	L	T	R
Maximum Queue (ft)	397	259	509
Average Queue (ft)	188	68	302
95th Queue (ft)	319	158	518
Link Distance (ft)	509	509	509
Upstream Blk Time (%)	0		1
Queuing Penalty (veh)	0		3
Storage Bay Dist (ft)			
Storage Blk Time (%)	2		
Queuing Penalty (veh)	4		

Intersection: 2: Scotts Valley Dr & Bean Creek Rd

Movement	EB	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	R	L	T	T	T	T	T	R
Maximum Queue (ft)	157	99	157	217	188	218	279	347	219
Average Queue (ft)	67	39	90	53	69	102	75	169	62
95th Queue (ft)	126	88	153	146	139	185	202	291	169
Link Distance (ft)	283			509	509	332	332	332	
Upstream Blk Time (%)						0	0	1	
Queuing Penalty (veh)						0	0	0	
Storage Bay Dist (ft)		75	135						195
Storage Blk Time (%)	6	1	3	0				5	0
Queuing Penalty (veh)	5	1	9	1				7	0

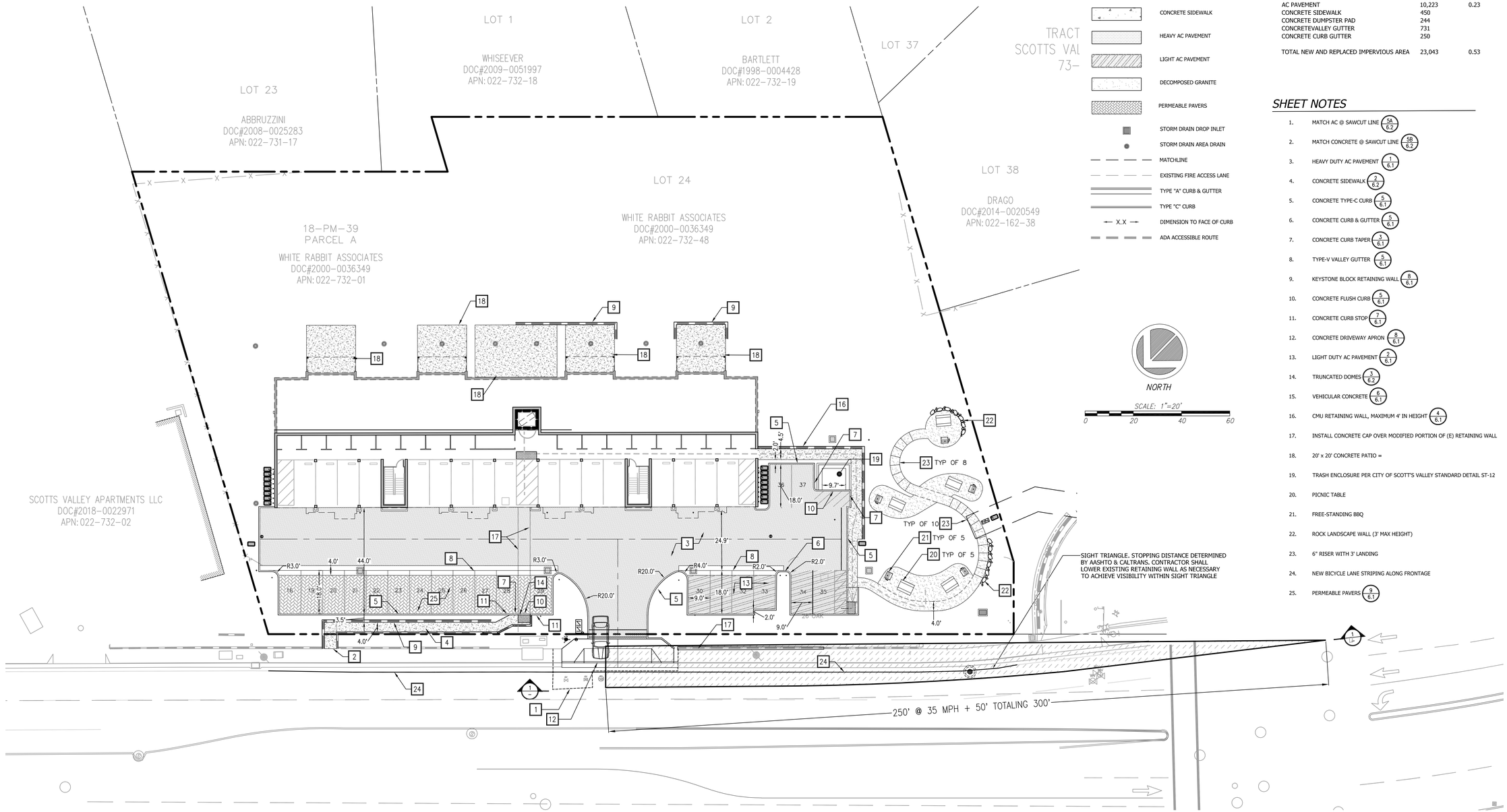
Network Summary

Network wide Queuing Penalty: 75

Appendix D

Sight Distance Triangle Exhibit

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LEGEND

- VEHICULAR CONCRETE
- CONCRETE SIDEWALK
- HEAVY AC PAVEMENT
- LIGHT AC PAVEMENT
- DECOMPOSED GRANITE
- PERMEABLE PAVERS
- STORM DRAIN DROP INLET
- STORM DRAIN AREA DRAIN
- MATCHLINE
- EXISTING FIRE ACCESS LANE
- TYPE "A" CURB & GUTTER
- TYPE "C" CURB
- X.X — DIMENSION TO FACE OF CURB
- ADA ACCESSIBLE ROUTE

NORTH

SCALE: 1"=20'

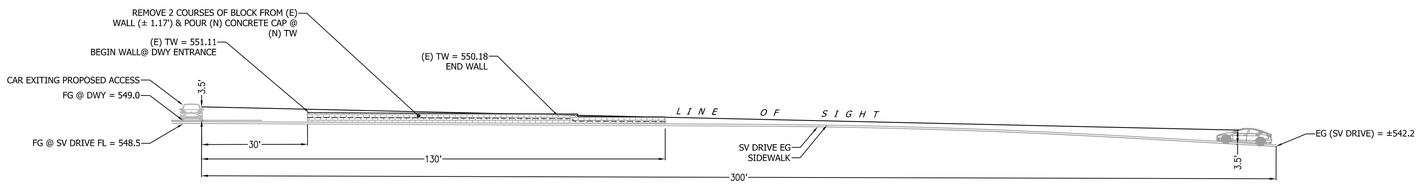
0 20 40 60

IMPERVIOUS AREA CALCULATIONS

	SQ FT	ACRES
NEW		
BUILDING	11,145	0.26
AC PAVEMENT	10,223	0.23
CONCRETE SIDEWALK	450	
CONCRETE DUMPSTER PAD	244	
CONCRETEVALLEY GUTTER	731	
CONCRETE CURB GUTTER	250	
TOTAL NEW AND REPLACED IMPERVIOUS AREA	23,043	0.53

SHEET NOTES

1. MATCH AC @ SAWCUT LINE (5A 6.2)
2. MATCH CONCRETE @ SAWCUT LINE (5B 6.2)
3. HEAVY DUTY AC PAVEMENT (1 6.1)
4. CONCRETE SIDEWALK (2 6.2)
5. CONCRETE TYPE-C CURB (5 6.1)
6. CONCRETE CURB & GUTTER (5 6.1)
7. CONCRETE CURB TAPER (3 6.1)
8. TYPE-V VALLEY GUTTER (5 6.1)
9. KEYSTONE BLOCK RETAINING WALL (8 6.1)
10. CONCRETE FLUSH CURB (5 6.1)
11. CONCRETE CURB STOP (7 6.1)
12. CONCRETE DRIVEWAY APRON (8 6.1)
13. LIGHT DUTY AC PAVEMENT (2 6.1)
14. TRUNCATED DOMES (3 6.2)
15. VEHICULAR CONCRETE (6 6.1)
16. CMU RETAINING WALL, MAXIMUM 4' IN HEIGHT (4 6.1)
17. INSTALL CONCRETE CAP OVER MODIFIED PORTION OF (E) RETAINING WALL
18. 20' x 20' CONCRETE PATIO =
19. TRASH ENCLOSURE PER CITY OF SCOTT'S VALLEY STANDARD DETAIL ST-12
20. PICNIC TABLE
21. FREE-STANDING BBQ
22. ROCK LANDSCAPE WALL (3' MAX HEIGHT)
23. 6" RISER WITH 3' LANDING
24. NEW BICYCLE LANE STRIPING ALONG FRONTAGE
25. PERMEABLE PAVERS (9 6.1)



1 LINE OF SIGHT ELEVATION

Scale: 1":20'

REVISIONS	BY

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

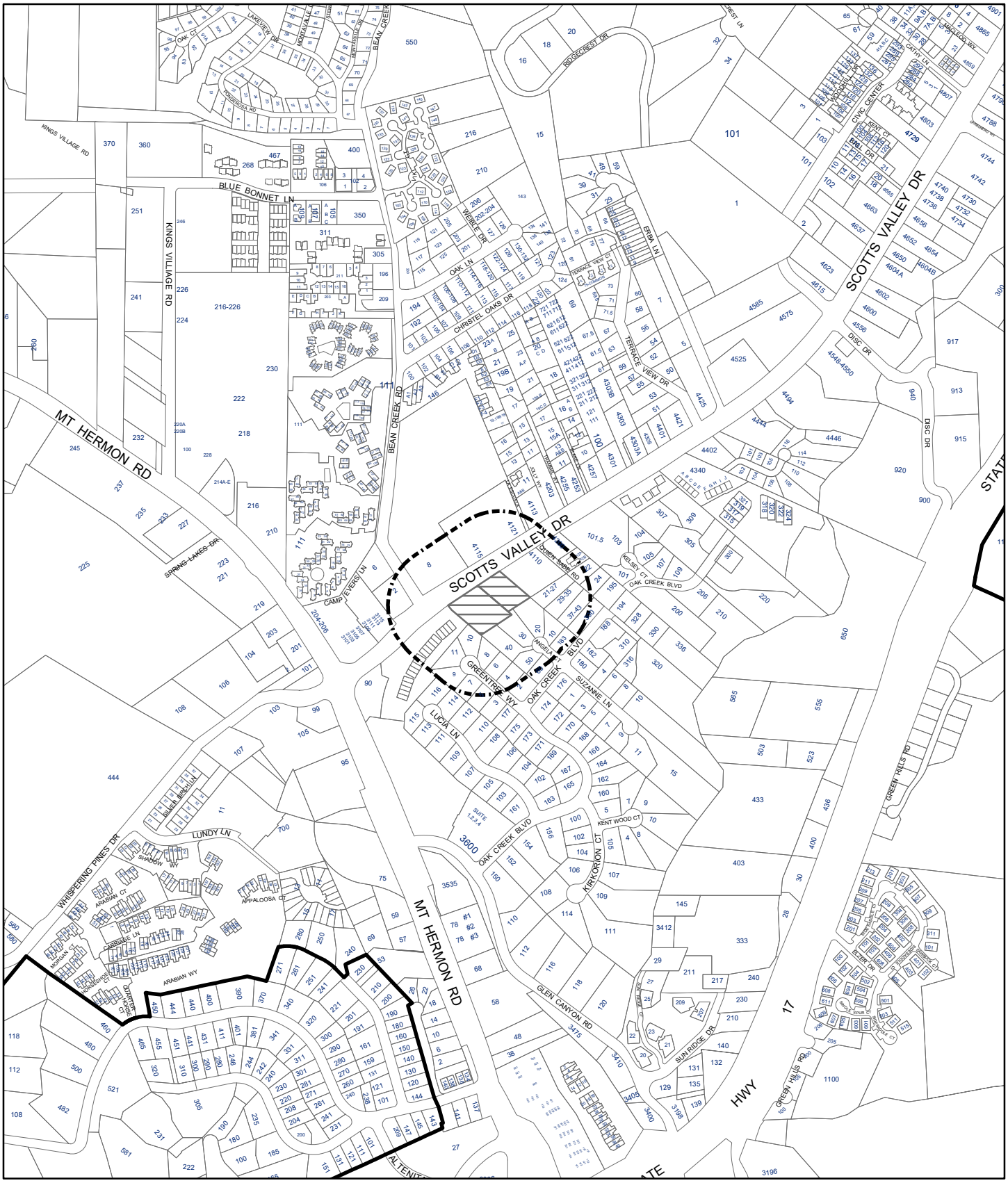
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

THE ENCORE
SCOTTS VALLEY, CALIFORNIA
APN #022-732-01 & 48

Date:	03.08.21
Scale:	1" = 20'
Drawn:	DD
Job:	249-60
Sheet:	C2.1
Of	26 Sheets

Drawing: Z:\Shared\CAD\249-60 Penn - White Rabbit\Design\CAD\Sheets\C2.1 - SITE PLAN_.dwg Layout: C2.1 Last Saved: Thu Mar 11, 2021 - 3:45pm Last Plotted: Thu Mar 11, 2021 - 4:18pm By: Dave

Location Map

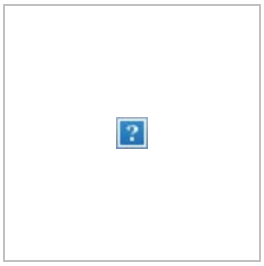


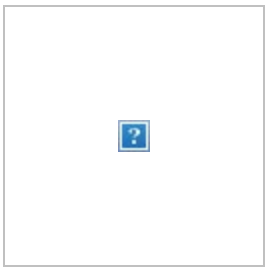
From: Dena Levey
To: Taylor Bateman
Subject: New Condominium Development
Date: Thursday, April 29, 2021 9:20:41 AM

Good morning Taylor,
I'm inquiring about the new development on Scotts Valley Drive across the street from Camp Evers.
Do you know the name and contact person for that development?

Thank you, Dena Levey, eXp Realty

--







Dena Levey, Realtor

Larson Real Estate Team

P.S. don't keep me a secret. Referrals are the lifeline of my business. I promise to treat them with respect and the highest level of integrity and professionalism as I have given you. Your personal referrals are the greatest compliment I can receive.

831-419-7415 | DRE# 01758190

Dena@LarsonRealEstate.com

www.larsonrealestate.com

Soquel Tower Plaza, 4061 Suite C, Soquel, CA. 95073

From: Graham Pairman
To: kimt@cruzio.com
Subject: Encore condo project
Date: Friday, June 4, 2021 9:40:23 AM

Dear Ms. Tschantz,

My step mother owns a 4 plex on Quien Sabe Dr in Scotts Valley. She received the City's "Notice of Intent to Adopt a Mitigated Negative Declaration" document a few days ago. She is elderly, lives out of state and shockingly, titled as it is, could not interpret the meaning of this document.

Is this simply a notice informing the community of public hearings regarding the Encore project and notice of a public comment period?

Your help understanding this would be greatly appreciated.

Thank you in advance. Graham Pairman
408.391.9021

To Whom it May Concern:

My name is Paula Pasquini and I live at 11 Green Tree Way in Scotts Valley. I am writing this letter to offer my support to the development of "The Encore" on Scotts Valley Drive.

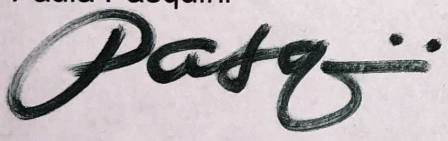
I am currently the backyard neighbor to the recent development named "The Terrace," which is located on the lot next to the proposed development. Being a close neighbor, I can attest to the fact that the developer has put an obvious effort into building quality homes and also has gone out of his way to communicate with me throughout the project. I also appreciate that the lot behind my house, which used to be the site of questionable usage by various trespassers, is now a developed lot with neighbors who have pride of ownership.

The new development "The Encore" is also close enough to my property that I can see it from my upper balcony. I have witnessed transients using the property and there has been evidence of dumping on the site. I am so happy that the lot will now be developed, and will be used for housing rather than as a high-traffic retail space.

As a close-ranged neighbor, I stand whole-heartedly with this project and this developer. If you have any questions that you would like for me to answer, or if you'd like for me to elaborate on any of my points, please do not hesitate to contact me.

With regards,

Paula Pasquini



11 Green Tree Way, Scotts Valley 95066

Subject: The Encore
Date: Tue, 3 Aug 2021 16:28:27 -0700
From: Alasdair Drysdale <drysdale@me.com>
To: Kim and Claudia <kimt@cruzio.com>
CC: Suzanne Drysdale <sfdrysdale@gmail.com>

To Whom it May Concern:

We own a townhouse at 408 Thomas Terrace, abutting the proposed new development on Scotts Valley Drive by Chris Perri. We were the first residents to purchase a home at Thomas Terrace and were immediately attracted to the development by the modern architecture, quality of construction, and sensitive landscaping. To be frank, the development was the only reason we moved from Santa Cruz. When we first visited the site we were immensely impressed by the time that Chris Perri spent with us, proudly showing us the construction. We quickly realized that he cared deeply about the development and the community, and valued the fact that he had roots in Scotts Valley. SInce moving in, he has been amazingly responsive to any request we have, and we could not be happier with our decision to live here. That is why we write to express our strongest possible support for the proposed development next to Thomas Terrace. We are confident that Chris and his crew will do as good a job there as they have done here. When we examined the plans, we were delighted to see that the architecture echoes but does not exactly replicate Thomas Terrace, so the two developments co-exist harmoniously.. We also appreciate the spatial separation between the two developments, the commitment to preserve the existing vegetation whenever possible, the careful landscaping, and the attractive view from the main road. Clearly, this is a positive addition to Scotts Valley's housing stock, and we hope the city will approve the project. Please feel free to contact us if you would like to follow up with any questions.

With best wishes,
Alasdair and Suzanne Drysdale
408 Thomas Terrace
Scotts Valley, CA 95066
603-502-6522

AGENDA ITEM 3
DATE: 9-1-2021

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: September 1, 2021

TO: Honorable Mayor and City Council

FROM: Tina Friend, City Manager

SUBJECT: **SCOTTS VALLEY PARKS AND RECREATION ADVOCATES**

SUMMARY OF ISSUE

The Scotts Valley Parks and Recreation Advocates (Advocates) formed in 1997 as a 501(c)3 organization with the specific purpose "to assist the City of Scotts Valley Recreation Department, through fundraising and promotional activities, in providing events, programs and facilities (including site acquisition) to promote the recreational needs of the residents of the City of Scotts Valley, as recommended by the Parks and Recreation Commission and approved by the City Council" (Articles of Incorporation). The Advocates has five members, appointed by the City Council. The City of Scotts Valley (City) manages the Advocates' finances and provides staff support.

Since its formation, the organization has conducted a variety of special community events and fundraised to support parks improvements. Annually, the Advocates partnered with the City to organize the Fourth of July Fireworks and Festival, which is a landmark event for Scotts Valley attended by thousands of residents and visitors.

During the pandemic, however, the Advocates' activities were curtailed. The public health prohibition on large community gatherings to stop the spread of the COVID-19 virus halted events in 2020 and 2021. Give the dormancy of activity and uncertainty due to identified governing structure issues, three of the four seated Advocates resigned in early 2021, leaving one remaining member.

Review of the Advocates' legal structure and operations showed that it does not meet the independence standards required of a 501(c)3 organization, given the strong intertwining of the Advocates with the City based on City Council appointment of Board Members and financial control by the City. Due to the lack of independence from the City, the Advocates has been unable to comply with some State and Federal requirements. Accordingly, the Advocates current structure cannot continue. As the Advocates foundational documents do not allow for the independence required of a 501(c)3, the Advocates organization needs to wind down and legally dissolve. The need for this structural change was discussed with the Advocates Board Members in late 2020 and early 2021. However,

while the Advocates organization must technically change, there is still City interest to continue the mission of community assistance for Parks and Recreation programming and amenities. Although three of the four Board Members resigned, there was a willingness by some to assist in the restructuring of the organization. Staff conferred with outside counsel and developed three options for the City Council's consideration:

1. Establish a New City Advisory Body. The City Council could establish a new commission or committee with a purpose similar to the Advocates. The new commission would be part of the City's Advisory Body structure, staffed by City employees and any funds and resources would be controlled by the City Council, as with other public funds and as currently required in the Advocates' Articles of Incorporation.

2. Assign the Advocates' mission to the Parks and Recreation Commission. The City's Parks and Recreation Commission already overlaps with the Advocates, per the Advocates' Articles of Incorporation. The City Council could officially add some or all elements of the Advocates' mission to the Commission.

3. Encourage the formation of a community-led and managed 501(c)3 organization to fundraise and support City Parks and Recreation. Finally, the City could encourage the formation of a separate legal entity that operates with the necessary independence to carry out the fundraising and community event activities. Local examples of independent fundraising organizations in the region are the Friends of the Parks, Friends of the Library and the Scotts Valley Education Foundation.

Each option carries benefits and drawbacks, which will be discussed at the September 1, 2021 meeting.

Additionally, the Advocates currently hold approximately $109,870 in its accounts. These funds were donated for the benefit of Scotts Valley Parks and Recreation and pursuant the Articles of Incorporation, the funds shall be distributed to the City of Scotts Valley for use in Parks and Recreation, as approved by the City Council.

Finally, the City recognizes, with great appreciation, the Scotts Valley Advocates Board Members for their significant contributions to the well-being of the Scotts Valley community over the years. Through their efforts, the City has benefitted from dozens of well-attended and cherished community events, new amenities and playground equipment added to our parks and a robust memorial bench program.

FISCAL IMPACT

There will be legal costs associated with the legal processes of unwinding the Advocates, estimated not to exceed $10,000. The City will absorb these costs and no donor funds will be used.

STAFF RECOMMENDATION

It is recommended that the City Council take the following actions:

Direct City staff, in coordination with the remaining Advocates Board Member, to pursue all necessary legal actions for the unwinding and dissolution of the Scotts Valley Parks and Recreation Advocates 501(c)3 organization.

Direct staff, with the Advocates, to take appropriate steps to transfer and hold the remaining donor funds of approximately $109,870 in a designated City fund with uses restricted to Scotts Valley Parks and Recreation amenities or future City-led community special or cultural events, with City Council approval required for expenditures from the fund.

Discuss and provide direction on options to continue the mission of community assistance for Parks and Recreation amenities, events and programs.

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None.