AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: December 7, 2022
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference https://us02web.zoom.us/j/84827813528	The agenda was posted at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.org.

ELECTED OFFICIALS	CITY STAFF MEMBERS
Donna Lind, Mayor Jim Reed, Vice Mayor Jack Dilles, Council Member Randy Johnson, Council Member Derek Timm, Council Member	Mali LaGoe, City Manager Kirsten Powell, City Attorney Taylor Bateman, Community Development Director Olivia Beers, Assistant Planner Cathie Simonovich, City Clerk Lauren Lambert, Deputy City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS

Notice regarding City Council Meetings:
The City Council meets regularly on the 1st and 3rd Wednesday of each month at 6:00 PM in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066, and via Zoom Webinar remote access.

Agenda and Agenda Packet Materials:
The City Council agenda and the complete agenda packet are available for review by 5:00 PM the Friday before the Wednesday meeting on the Internet at the City's website: www.scottsvalley.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

Public Participation:
The meeting will be available on Zoom and livestreamed to the City of Scotts Valley's YouTube channel: https://www.youtube.com/channel/UCLNTBScelB4wTfidYHrocWA
For those wishing to participate via Zoom you can join the following ways:

Zoom Webinar meeting link: https://us02web.zoom.us/j/84827813528
Or dial one of these numbers: (669) 900-9128 or (669) 444-9171
Webinar ID: 848 2781 3528

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

How to comment via in-person attendance:
Please proceed to the public comment podium when the Mayor opens the item for public comment.

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

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

COMMITTEE REPORTS

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

CITY MANAGER REPORT

PUBLIC COMMENT TIME

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

A. Approve City Council minutes of 11-16-2022 and 11-18-2022

B. Approve check registers dated 11-17-2022, 11-21-2022, and 12-01-2022

C. Approve City Council meeting schedule for 2023

D. Second reading and approval of Ordinance 157.2 amending Municipal Code Chapter 2.70 – Purchasing

E. Adopt Resolution No. 1991.2 accepting the Fiscal Year 2021-2022 AB 1600 Development Impact Fee Report

F. Award Parks Master Plan and Recreation Strategic Plan

G. Approve Skypark play structure purchase and installation

ALTERATIONS TO REGULAR AGENDA

Council can remove or add items to the Regular Agenda.

REGULAR AGENDA

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

1. CalPERS Pension Funding Policy approval and Section 115 Trust next steps

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

1. Public Hearing: Consideration of the Planning Commission's recommendation of approval for Environmental Review, a General Plan Amendment, Zone Change, Planned Development Zoning, Minor Land Division and Planned Development Permit/Design Review application to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road (APN: 022-162-76). Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments.

- Open public hearing
- Close public hearing

- Adopt Resolution No. 2020 Certifying the Environmental Impact Report and adopting a statement of overriding considerations
- Adopt Resolution No. 2020.1 Approving the General Plan Amendment
- Introduce and approve first reading of Ordinance No. 16-ZC-232 Approving the Zone Change
- Introduce and approve first reading of Ordinance No. 16 ZC-233 Approving the Planned Development Zoning
- Adopt Resolution No. 2020.2 Approving the Land Division
- Adopt Resolution No. 2020.3 Approving the Planned Development Permit and Design Review

REGULAR AGENDA (resumed)

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

ADA NOTICE

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's office at (831) 440-5600 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

PROCEDURAL INFORMATION FOR THE PUBLIC

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

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

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

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

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

Unless otherwise determined by the presiding officer of the meeting:

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

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; Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000; or, from or to Speech-to-Speech, English & Spanish 1-800-854-7787), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

AGENDA ITEM A
DATE: 12-07-2022

MINUTES

Meeting of the
Scotts Valley City Council
Date: November 16, 2022
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 and Zoom Video Conference	The agenda was posted at City Hall, the SV Public Works Building, the SV Senior Center and on the Internet at www.scottsvalley.org

CALL TO ORDER 6:00 PM

The City Council meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:	CITY STAFF MEMBERS PRESENT:
Donna Lind, Mayor Jim Reed, Vice Mayor Jack Dilles, Council Member Randy Johnson, Council Member Derek Timm, Council Member	Mali LaGoe, City Manager Kirsten Powell, City Attorney Cathie Simonovich, City Clerk Lauren Lambert, Deputy City Clerk

SPECIAL SET MATTER(S)

1. Presentation of Mayor's proclamation honoring Scotts Valley resident Randy Fujishin

Mayor Lind presented the Mayor's proclamation to Mr. Randy Fujishin to thank, honor and commend him for his dedicated service to the community.

COMMITTEE REPORTS

CM Dilles filled in for CM Timm at the Association of Monterey Bay Area Governments (AMBAG) where CM Timm was elected Second Vice President for 2023. The Board approved the 2022 Coordinated Public–Human Services Transportation Plan which helps develop grant applications to improve transit accommodations for seniors, persons with disabilities, and low-income individuals. The Board also authorized the

application for Regional Early Action Planning Grants, furthering the support of affordable housing.

CM Dilles, along with CM Timm, attended the Pension Subcommittee meeting. They discussed and developed outlines of the recommended plan to fund the City's 115 trust in order to reduce the City's unfunded liability. The proposed policy is expected to go to Council in December.

CM Timm noted that he is excited about the pension plan that will be brought to Council.

CM Timm, along with CM Johnson, attended the Economic Recovery Task Force where they discussed signage and how they can refresh entry signs and directional signs throughout the city. The also discussed adding a commercial real estate agent to the taskforce in order to gain more information on how the commercial markets are doing in Scotts Valley.

CM Johnson noted that, regarding the Economic Recovery Task Force, the 1440-Salesforce collaboration has created an excess of available volunteer hours.

CM Johnson attended the Santa Cruz County Regional Transportation Committee (RTC) meeting where they discussed how the Measure D (1/2 cent sales tax increase) funds are being distributed.

Mayor Lind attended the groundbreaking ceremony for Ambient Photonics and noted that they will be hiring an estimated 100 employees.

Mayor Lind attended the Children's Network Cabinet meeting with the Youth Action Network where they discussed ways to provide resources and support the youth in the community, and they discussed partnerships with businesses.

Mayor Lind participated in a planning meeting for the Light Up the Night event (tree lighting ceremony) to be held on December 3rd from 5:00 PM – 7:30 PM. She noted that they are actively looking for sponsors for this event which benefits Valley Churches United.

Mayor Lind also was a guest on the KSCO Think Local radio program where she spoke about Scotts Valley events. She thanked the Chamber of Commerce for inviting her to participate.

CITY MANAGER REPORT

Inflatable Balls at Parks: The large inflatable balls are being used by the Parks and Recreation Department as a fun, interactive survey tool to obtain feedback on what recreation services community members would like to see in the future. Community

members have been writing their requests on the balls and this will help the Department prioritize how to move forward with the Recreation programs.

Theater and Recreation: The Recreation Division Manager has been working with the theater to develop the 2023 calendar, reflecting when the Recreation Department will be using the theater.

Archeological Display in City Hall: This display is under construction and currently being updated. The glass for the front of the case has arrived and a mural will be installed in a few weeks.

City Hall Holiday Closure: City Hall will be closed November 24th and 25th for the Thanksgiving holiday.

Gratitude Luncheon: The staff were treated to a Turkey Lunch that was cooked and serviced by the Executive Team. Staff members received thank you cards and a small gift, and service awards were presented to employees to honor their years of service (5 years, 20 years, and 25 years!).

Police Dispatch Supervisor: Amanda Robbins will be leaving her position as Dispatch Supervisor at the end of the year in order to spend more time with her family, however she has agreed to continue to work part-time as a per diem dispatcher.

Community Development Department: The Community Development staff held the kick-off meeting with Kimley-Horn, the consulting firm who will be working on the housing element. Additionally, the General Plan Environmental Impact Report is close to being ready for the public comment review period.

PUBLIC COMMENT TIME

Victor Alejandro, a resident of Scotts Valley, spoke regarding the Light Up the Night tree lighting event. He noted that Lynn Robinson has started putting food barrels throughout the community and he urged residents to look for those barrels as all donations go directly to Valley Churches United. You can also donate to Valley Churches at vcum.org. Mr. Alejandro also reported that a Hitchcock event is in the planning stages and will hopefully coincide with National Hitchcock Day which is March 12, 2023.

CM Timm spoke about United Against Hate Week which is happening this week. There are a number of activities happening throughout the community, including at the high school and throughout the county. This is a call for civic action to stop hate and implicit biases that are a threat to the safety and stability of our neighborhoods, towns, and cities. CM Timm will be moderating a youth-focused panel on November 17th at the Capitola Library from 6:00-7:30 PM.

APPROVAL OF CONSENT AGENDA WITH NO ALTERATIONS

M/S: Reed/Timm
To approve the Consent Agenda.
Carried 5/0 (AYES: Dilles, Johnson, Lind, Reed, Timm)

CONSENT AGENDA

A. Approve City Council minutes of 11-02-2022

B. Approve check register dated 11-03-2022

C. Receive the Local Agency Special Tax and Bond Accountability Report for Fiscal Year 2021-22

D. Amend the Personnel Rules and Regulations to include the Flexible Work and Telework policy

E. Authorize execution of contract with NBS to conduct the Comprehensive User Fee and Development Impact Fee Changes Study

F. Adopt Ordinance No. 102.17 adding Chapter 15.22 to create an expedited streamlined process of electric vehicle charging stations

G. Adopt Ordinance No. 102.16 amending the building code regulations contained in Title 15 of the Scotts Valley Municipal Code and adopting the California Code of Regulations Title 24, 2022 building standards codes and other codes

APPROVAL OF REGULAR AGENDA WITH NO ALTERATIONS

M/S: Dilles/Johnson
To approve the Regular Agenda.
Carried 5/0 (AYES: Dilles, Johnson, Lind, Reed, Timm)

REGULAR AGENDA

1. Introduction of Ordinance No. 157.2 amending Municipal Code Chapter 2.70 – Purchasing

City Attorney Powell presented this item along with a PowerPoint presentation and responded to questions from Council.

M/S: Timm/Johnson
To introduce Ordinance No. 157.2 and waive the reading thereof.
Carried 5/0 (AYES: Dilles, Johnson, Lind, Reed, Timm)

2. Future Council agenda items

None.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 6:44 PM to discuss the following item:

1. Conference with legal counsel – anticipated initiation of litigation
   Legal Authority: Government Code Section 54956.9
   Staff Present: City Manager, City Attorney

RECONVENE TO OPEN SESSION

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

REPORT ON ACTION TAKEN DURING CLOSED SESSION

Mayor Lind noted that there was nothing to report.

ADJOURNMENT

The meeting adjourned at 6:55 PM.

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

M I N U T E S

Special Meeting of the
Scotts Valley City Council
Diversity, Equity, and Inclusion Training
Date: November 18, 2022
Time: 8:30 AM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	The agenda was posted at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org.

CALL TO ORDER 6:00 PM

The meeting was called to order at 8:35 AM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:	CITY STAFF MEMBERS PRESENT:
Donna Lind, Mayor Jack Dilles, Council Member Randy Johnson, Council Member Derek Timm, Council Member **ELECTED OFFICIALS ABSENT:** Jim Reed, Vice Mayor	Mali LaGoe, City Manager Kirsten Powell, City Attorney Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

Allan Timms, Councilmember candidate, noted that he is pleased the City is holding this training session, and he is happy to be in attendance.

SPECIAL SET MATTER(S)

1. Diversity, Equity and Inclusion Training

City Manager LaGoe suggested that the public be allowed to participate in the training and Mayor Lind invited the public to participate.

Tiffany Hoang from CircleUp Education presented the training.

ADJOURNMENT

The meeting adjourned at 12:04 PM.

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

AGENDA ITEM B
DATE: 12-07-2022

SCOTTS VALLEY ACCOUNTS PAYABLE CITY OF SCOTTS VALLEY
11/17/2022 14:49:32 Check Register GL050S-V08.17 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 111722 COMMENT... 11/17/2022 A/P

DATA-JE-ID	DATA COMMENT
W-11172022-398	11/17/2022 A/P

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP	RT
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BANK	VENDOR	CHECK#	DATE	AMOUNT
BA GENERAL CHECKING ACCOUNT				
003597	ADAMS ASHBY GROUP, INC	125430	11/17/22	625.00
003534	ADOBE ANIMAL HOSPITAL SO	125431	11/17/22	97.94
004029	ARMSTRONG/AMANDA	125432	11/17/22	153.80
001670	AT &T	125433	11/17/22	3,302.61
000097	AT&T	125434	11/17/22	9.53
001427	AT&T MOBILITY	125435	11/17/22	1,166.56
003746	AVENU HOLDINGS, LLC	125436	11/17/22	2,110.25
005039	BAY SPORTS PHOTOGRAPHY,	125437	11/17/22	20.00
001593	BENEDICT DDS/NANNETTE	125438	11/17/22	936.00
003894	BURKE, WILLIAMS & SORENS	125439	11/17/22	295.00
001566	BUSINESS WITH PLEASURE	125440	11/17/22	1,817.86
001633	CAL-WEST LIGHTING & SIGN	125441	11/17/22	1,430.40
005041	CIRCLEUP EDUCATION	125442	11/17/22	10,053.00
005040	COAST TO COAST	125443	11/17/22	4,000.00
002091	COMCAST	125444	11/17/22	323.26
000389	DASSEL'S PETROLEUM INC	125445	11/17/22	9,263.10
000207	DEPARTMENT OF JUSTICE	125446	11/17/22	66.00
000318	DEPT OF TRANSPORTATION	125447	11/17/22	7,661.57
003991	DROZEK/PASCALE	125448	11/17/22	736.11
001362	DUNCAN AUTO TECH	125449	11/17/22	2,266.83
000191	EMPLOYMENT DEV. DEPT.	125450	11/17/22	6,763.05
001597	ENVIRONMENTAL INNOVATION	125451	11/17/22	8,140.00
000202	FEDERAL EXPRESS	125452	11/17/22	376.80
003253	FIRST ALARM	125453	11/17/22	424.83
005024	GOOD CITY COMPANY	125454	11/17/22	6,451.25
001817	GROUP 4	125455	11/17/22	532.50
004059	HAROS/JOANNA	125456	11/17/22	34.75
003140	KJRB	125457	11/17/22	378.00
000284	LOGAN & POWELL, LLP	125458	11/17/22	20,260.00
003913	LONG/AMANDA	125459	11/17/22	239.20
000083	MISSION UNIFORM SERVICE	125460	11/17/22	916.85
000939	NATIONAL COMTEL NETWORK	125461	11/17/22	14.35
004058	NETFILE, INC.	125462	11/17/22	1,400.00
003493	NHA ADVISORS	125463	11/17/22	3,060.42
.15903	OAKLAND POLICE DEPARTMEN	125464	11/17/22	60.00
.15904	OAKLAND POLICE DEPARTMEN	125465	11/17/22	45.00
000098	PALACE BUSINESS SOLUTION	125466	11/17/22	1,805.76
004045	PHILLIP D NEUMAN	125467	11/17/22	62,465.84
000723	PIED PIPER INC./THE	125468	11/17/22	66.50
001615	PIONEER AMERICAS LLC 107	125469	11/17/22	2,344.90
001233	PORTER DDS MS/BRENT J	125470	11/17/22	156.80
004070	QUAD KNOPF, INC.	125471	11/17/22	18,870.76
000171	RIVERSIDE LIGHTING INC	125472	11/17/22	17.22
003012	ROBBINS/AMANDA	125473	11/17/22	40.00
001885	SANTA CRUZ BIOTECHNOLOGY	125474	11/17/22	520.05
003367	SANTA CRUZ LIVE SCAN, IN	125475	11/17/22	30.00
000133	SCOTTS VALLEY SPRINKLER	125476	11/17/22	39.47
003085	SHRED-IT USA	125477	11/17/22	219.06

BANK	VENDOR	CHECK#	DATE	AMOUNT	
BA GENERAL CHECKING ACCOUNT					
000143	SUMMIT UNIFORMS	125478	11/17/22	2,961.87	
003757	SWEDBERG ELECTRIC INC.	125479	11/17/22	2,760.00	
.15902	THE ENCORE AT 4104 LLC	125480	11/17/22	700.00	
000153	THOMSON REUTERS-WEST	125481	11/17/22	4,432.20	
003548	TORO PETROLEUM CORP	125482	11/17/22	4,465.15	
001366	U.S. BANCORP OFFICE	125483	11/17/22	1,300.62	
004030	U.S. BANK CORPORATE	125484	11/17/22	20,568.85	
001831	USA BLUE BOOK	125485	11/17/22	1,191.99	
003924	VIRTUAL PROJECT MANAGER	125486	11/17/22	1,000.00	
005018	WATSONVILLE DIESEL	125487	11/17/22	200.00	
000154	WINCHESTER AUTO STORES	125488	11/17/22	109.71	
003971	WIZIX TECHNOLOGY GROUP,	125489	11/17/22	29.00	
GENERAL CHECKING ACCOUNT				221,727.57	***

BANK	VENDOR	CHECK#	DATE	AMOUNT
REPORT TOTALS:				221,727.57

RECORDS PRINTED - 000187

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL	165,191.70
002	RECYCLING/ENVIRONMENTAL	6,820.00
004	RECREATION	3,409.90
009	PARKS & REC FACILITIES	12,396.67
010	WASTEWATER OPERATIONS	20,659.03
011	TERTIARY TREATMENT PLANT	3,405.02
028	SENIOR CENTER	724.35
088	LIBRARY FACILITIES-MEAS "S"	532.50
112	DENTAL INS INTERNAL SERV	1,485.80
123	COMMUNITY FACILITY CENTER	313.22
150	GENERAL CAPITAL IMPROVEMENTS	315.29
268	PROP 68-PARKS/WATER BOND ACT	6,474.09
TOTAL ALL FUNDS		221,727.57

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BA	GENERAL CHECKING ACCOUNT	221,727.57
TOTAL ALL BANKS		221,727.57

Report Selection:

RUN GROUP... 112222 COMMENT... 11/22/2022 A/P

DATA-JE-ID	DATA COMMENT
W-11222022-402	11/22/2022 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					
003919	ACCO ENGINEERED SYSTEMS	125490	11/22/22	1,832.64	
005027	ACE PORTABLE SERVICES	125491	11/22/22	1,411.08	
005031	ADVANCE DESIGN CONSULTAN	125492	11/22/22	6,323.00	
005044	AOE BAY AREA INC	125493	11/22/22	1,440.90	
000097	AT&T	125494	11/22/22	162.08	
005043	BAKER TILLY US, LLP	125495	11/22/22	1,312.50	
000437	BRASS KEY LOCKSMITH	125496	11/22/22	43.14	
001566	BUSINESS WITH PLEASURE	125497	11/22/22	171.98	
001553	CARD SHARK INC/THE	125498	11/22/22	2,091.87	
002091	COMCAST	125499	11/22/22	169.64	
000037	CRYSTAL SPRINGS WATER CO	125500	11/22/22	34.50	
000037	CRYSTAL SPRINGS WATER CO	125501	11/22/22	86.00	
004088	EARL ADAMS TILE-COPING &	125502	11/22/22	24,194.00	
005045	ECOLOGICAL CONCERNS	125503	11/22/22	14,686.00	
001881	GRAINGER	125504	11/22/22	30.48	
000895	GRANITE CONSTRUCTION CO	125505	11/22/22	1,387.82	
004024	K & D LANDSCAPING, INC.	125506	11/22/22	42,843.67	
000218	MID VALLEY SUPPLY	125507	11/22/22	1,001.53	
000083	MISSION UNIFORM SERVICE	125508	11/22/22	525.04	
001418	MONTEREY REGIONAL	125509	11/22/22	5,316.00	
001872	NORTH CENTRAL LABORATORI	125510	11/22/22	1,123.39	
000663	PACIFIC GAS & ELECTRIC	125511	11/22/22	118.71	
004045	PHILLIP D NEUMAN	125512	11/22/22	799.96	
000723	PIED PIPER INC./THE	125513	11/22/22	2,605.50	
000201	SAFETY-KLEEN SYSTEMS, IN	125514	11/22/22	18,680.81	
000126	SANTA CRUZ FIRE EQUIPMEN	125515	11/22/22	1,975.11	
000805	SHAPE INC.	125516	11/22/22	19,851.58	
003973	THOMAS/TYLER	125517	11/22/22	75.18	
001106	VERIZON WIRELESS	125518	11/22/22	179.21	
GENERAL CHECKING ACCOUNT				150,473.32	***

BANK	VENDOR	CHECK#	DATE	AMOUNT
REPORT TOTALS:				150,473.32

RECORDS PRINTED - 000059

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL	68,270.32
004	RECREATION	35.67
010	WASTEWATER OPERATIONS	28,724.66
028	SENIOR CENTER	717.69
050	PINEWOOD EST LNDSCP MAINT DT	313.00
077	SKYPARK MAINT ASSESS DIST	2,446.98
123	COMMUNITY FACILITY CENTER	767.19
150	GENERAL CAPITAL IMPROVEMENTS	49,197.81
TOTAL ALL FUNDS		150,473.32

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BA	GENERAL CHECKING ACCOUNT	150,473.32
TOTAL ALL BANKS		150,473.32

Report Selection:

RUN GROUP... 120122 COMMENT... 12/01/2022 A/P

DATA-JE-ID	DATA COMMENT
W-12012022-411	12/01/2022 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

000041	ACC BUSINESS	125519	12/01/22	1,218.93
003342	ACCENT CLEAN & SWEEP INC	125520	12/01/22	2,335.30
005027	ACE PORTABLE SERVICES	125521	12/01/22	1,500.48
001219	ALHAMBRA	125522	12/01/22	199.84
001219	ALHAMBRA	125523	12/01/22	299.35
000652	ANDERSON PACIFIC ENG INC	125524	12/01/22	3,824.33
004057	ANDREWS/SELINA	125525	12/01/22	50.00
004029	ARMSTRONG/AMANDA	125526	12/01/22	223.00
001670	AT &T	125527	12/01/22	486.50
003893	BADAWI & ASSOCIATES	125528	12/01/22	8,880.75
003557	BARTEL ASSOCIATES, LLC	125529	12/01/22	4,000.00
001928	BATEMAN/TAYLOR	125530	12/01/22	50.00
000614	BATTERIES + BULBS #314	125531	12/01/22	96.82
001373	BAY TREE, LLC	125532	12/01/22	3,620.38
004067	BEERS/OLIVIA	125533	12/01/22	50.00
001593	BENEDICT DDS/NANNETTE	125534	12/01/22	364.50
000018	BRINK'S AWARDS & SIGNS	125535	12/01/22	21.85
005037	BUCHANAN/LOGAN	125536	12/01/22	50.00
001566	BUSINESS WITH PLEASURE	125537	12/01/22	359.24
003887	CHEUNG/ATHENA	125538	12/01/22	50.00
005041	CIRCLEUP EDUCATION	125539	12/01/22	4,779.00
003656	CIVICPLUS	125540	12/01/22	978.26
001103	CREATIVE FORMS & CONCEPT	125541	12/01/22	302.35
005047	CUMMING MANGEMENT GROUP,	125542	12/01/22	5,037.50
000207	DEPARTMENT OF JUSTICE	125543	12/01/22	32.00
004003	DREW DDS/ALLYSON S	125544	12/01/22	1,100.00
003991	DROZEK/PASCALE	125545	12/01/22	458.00
001362	DUNCAN AUTO TECH	125546	12/01/22	438.34
005048	ENTERPRISE FM TRUST	125547	12/01/22	3,003.31
004039	GARNER/SCOTT	125548	12/01/22	50.00
004093	GERA/BEAUJO	125549	12/01/22	50.00
003706	GRANADOS/JUSTIN	125550	12/01/22	50.00
004059	HAROS/JOANNA	125551	12/01/22	50.00
003944	HEBARD/TYLER	125552	12/01/22	50.00
001660	KING/KATI	125553	12/01/22	50.00
005005	KRUSEE/RANDALL	125554	12/01/22	300.00
004018	LAMBERT/LAUREN	125555	12/01/22	50.00
004046	LAMM/CHRIS	125556	12/01/22	50.00
001243	LIEBERT CASSIDY WHITMORE	125557	12/01/22	195.50
005036	LINARTE/PHILLIP	125558	12/01/22	50.00
003389	LOCKE/CERINA	125559	12/01/22	107.79
003913	LONG/AMANDA	125560	12/01/22	50.00
001591	MARKELL/ROD	125561	12/01/22	1,974.00
001815	MC GRATH/TRISH	125562	12/01/22	50.00
005007	METOYER/ARTHUR	125563	12/01/22	50.00
000323	NBS GOVERNMENT FINANCE G	125564	12/01/22	2,765.26
003766	ORMONDE/ROBERT	125565	12/01/22	50.00
004045	PHILLIP D NEUMAN	125566	12/01/22	572.28

BANK	VENDOR	CHECK#	DATE	AMOUNT	
BA GENERAL CHECKING ACCOUNT					
001097	PRODESSE PROPERTY GROUP	125567	12/01/22	3,523.52	
000463	RALEY'S	125568	12/01/22	39.18	
001479	ROBB DDS/JOSEPH W	125569	12/01/22	66.00	
005028	ROBINSON/ALICE	125570	12/01/22	50.00	
001118	RUTHERFORD/JAYSON	125571	12/01/22	50.00	
000134	S.V. WATER DISTRICT	125572	12/01/22	6,401.89	
001894	S.V. WATER DISTRICT - BU	125573	12/01/22	62.16	
000135	SAN LORENZO VALLEY WATER	125574	12/01/22	45.01	
000572	SANTA CRUZ COUNTY INFORM	125575	12/01/22	2,109.48	
000127	SANTA CRUZ SENTINEL	125576	12/01/22	544.90	
003133	SANTA CRUZ/COUNTY OF	125577	12/01/22	44,170.00	
000128	SCARBOROUGH LUMBER	125578	12/01/22	2,224.08	
000319	SCOTTS VALLEY CAR WASH	125579	12/01/22	189.81	
005046	SECURE SOLUTIONS	125580	12/01/22	2,054.20	
000805	SHAPE INC.	125581	12/01/22	19,851.58	
005034	SILVA/JULIO	125582	12/01/22	50.00	
004092	SIMONOVICH/CATHIE	125583	12/01/22	50.00	
000228	SOIL CONTROL LAB	125584	12/01/22	816.00	
002065	SOTO/ART	125585	12/01/22	50.00	
003928	SOUTH BAY REGIONAL PUBLI	125586	12/01/22	177.00	
005019	STOCKER/CORIE	125587	12/01/22	50.00	
001085	SYCAL ENGINEERING INC	125588	12/01/22	5,121.15	
003973	THOMAS/TYLER	125589	12/01/22	50.00	
001831	USA BLUE BOOK	125590	12/01/22	67.18	
003145	WAGE WORKS	125591	12/01/22	228.37	
005022	WELSH/ELISA	125592	12/01/22	50.00	
000154	WINCHESTER AUTO STORES	125593	12/01/22	14.43	
003971	WIZIX TECHNOLOGY GROUP,	125594	12/01/22	571.21	
GENERAL CHECKING ACCOUNT				139,052.01	***

BANK	VENDOR	CHECK#	DATE	AMOUNT
REPORT TOTALS:				139,052.01

RECORDS PRINTED - 000113

GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL	85,274.88
002	RECYCLING/ENVIRONMENTAL	2,335.30
004	RECREATION	469.14
010	WASTEWATER OPERATIONS	25,657.37
011	TERTIARY TREATMENT PLANT	5,937.15
019	AFFORDABLE HOUSING	1,974.00
023	SVRDA SUCCESSOR AGENCY	7,143.90
027	POLICE FACILITY BUILDING	5,037.50
028	SENIOR CENTER	203.86
077	SKYPARK MAINT ASSESS DIST	1,562.79
090	SV DRIVE A REDEMPTION	1,631.76
112	DENTAL INS INTERNAL SERV	1,530.50
123	COMMUNITY FACILITY CENTER	293.86
TOTAL ALL FUNDS		139,052.01

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BA	GENERAL CHECKING ACCOUNT	139,052.01
TOTAL ALL BANKS		139,052.01

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Cathie Simonovich, City Clerk

APPROVED: Mali LaGoe, City Manager

SUBJECT: **2023 PROPOSED CITY COUNCIL MEETING SCHEDULE**

SUMMARY OF ISSUE

Scotts Valley Municipal Code Section 2.24.010 establishes regular City Council meeting times on the first and third Wednesdays of each month at 6:00 PM. While City Ordinance sets forth the City Council meeting schedule, it is recommended that the Council formally adopt its schedule on an annual basis. The schedule does not typically reflect special meetings such as study sessions, however in 2023 a strategic planning session will occur in the month of February.

Historically, the City Council has cancelled the first meeting in January of each year due to the public's availability during the holiday season. The City Council has also regularly cancelled one meeting in the month of September due to the League of California Cities annual conference. In 2023, the conference will conflict with the second meeting in September. Additionally, meetings during the month of July are cancelled given peak travel and vacation times. This cancellation is also consistent with other public agency schedules in Santa Cruz County.

It is recommended that Council adopt the 2023 City Council Meeting Schedule below:

2023 City of Scotts Valley City Council Meeting Schedule

MONTH	1ST WEDNESDAY	3RD WEDNESDAY
January*	**No meeting – 4th**	18th
February	1st	15th
March	1st	15th
April	5th	19th
May	3rd	17th
June	7th	21st
July	**No Meeting – 5th**	**No Meeting – 19th**
August	2nd	16th
September	6th	**No Meeting – 20th**
October	4th	18th
November	1st	15th
December	6th	20th

*Strategic Planning Workshop – 1/30 and 1/31

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the 2023 Council meeting schedule.

STAFF RECOMMENDATION

It is recommended the Council approve the proposed 2023 City of Scotts Valley City Council Meeting Schedule.

AGENDA ITEM D
DATE: 12-07-2022

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Kirsten M. Powell, City Attorney

SUBJECT: **SECOND READING OF ORDINANCE NO. 157.2 AMENDING MUNICIPAL CODE CHAPTER 2.70 - PURCHASING**

SUMMARY OF ISSUE

On November 16, 2022, the City Council introduced Ordinance No. 157.2, amending Chapter 2.70 of the City of Scotts Valley Municipal Code related to purchasing procedures. The Ordinance modernizes the requirements for the City's procurement policies as well as financial thresholds related to those policies. These changes will facilitate efficient procedures for the purchase of goods, services, materials, supplies and/or equipment for the City at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, and to clearly define authority for the purchasing function to assure the quality of purchases.

FISCAL IMPACT

There is no fiscal impact from approving the proposed revision to the Municipal Code Chapter 2.70 – Purchasing.

STAFF RECOMMENDATION

It is recommended the City Council adopt Ordinance No. 157.2 revising Chapter 2.70 – Purchasing of the Scotts Valley Municipal Code.

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Ordinance No. 157.2……..2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY AMENDING CHAPTER 2.70 OF THE SCOTTS VALLEY MUNICIPAL CODE ESTABLISHING PROCEDURES FOR THE PURCHASING OF GOODS AND SERVICES

WHEREAS, in 1993, the City Council of the City of Scotts Valley adopted Ordinance No. 157 establishing procedures for the purchase of goods and services by the City which were codified in Chapter 2.70 of the Scotts Valley Municipal Code (the "Ordinance"); and

WHEREAS, the Ordinance was updated in 1996 with the passage of Ordinance No. 157.1; and

WHEREAS, the purpose of Chapter 2.70 is to facilitate efficient procedures for the purchase of goods, services, materials, supplies and/or equipment for the City at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, and to clearly define authority for the purchasing function to assure the quality of purchases; and

WHEREAS, in order to modernize the purchasing procedures and increase the purchasing limits, the City Council desires to repeal the existing Chapter 2.70 adopted by Ordinance No. 157 and Ordinance No. 157.1 and adopt a new Chapter 2.70.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY as follows:

Section 1. Chapter 2.70 of the Scotts Valley Municipal Code is hereby repealed and replaced with a new Chapter 2.70 to read as follows:

"**Chapter 2.70 - PURCHASING**

2.70.010- Purposes
2.70.020- Definitions
2.70.030- Procurement authority and responsibilities
2.70.040- Contract award authority
2.70.050- Procurement methods
2.70.060- Exceptions to competitive bidding
2.70.070- Bidding for public works projects
2.70.072- Contractors list for public works projects
2.70.073- Notice inviting informal bids for public works projects
2.70.074- Award of informal bids
2.70.080- Requisition and purchase order requirements
2.70.090- Available funds

2.70.100- Surplus or unused supplies, materials and equipment
2.70.110- Environmentally preferable materials and supplies
2.70-120- Local vendor preference

2.70.010 - Purposes.

This chapter establishes the policy requirements to be followed for the purchase of goods, services and public works construction using public funds. This chapter enumerates the contracting authority of the City Council, the City Manager, and designated employees.

The purpose of this chapter is to facilitate efficient procedures for the purchase of services, materials, supplies and/or equipment (goods) for the city at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, and to clearly define authority for the purchasing function to assure the quality of purchases.

2.70.020 – Definitions.

For the purpose of this chapter:

“Best value procurement” refers to the application of evaluative factors in addition to price for the purpose of awarding a purchase contract for goods, services and/or Professional services.

“Contract” means all types of city agreements, regardless of what they may be called, for the procurement of goods, services or public works construction.

“Cooperative purchasing” refers to the use of another public entity’s procurement process similar to that required by the city in order to purchase goods and/or services that result in time and/or cost savings or otherwise provide the best overall value. The practice of using another public entity’s competitive solicitation process can be referred to as “piggybacking.”

"Emergency" means any natural disaster, work stoppage or other action or activity that impairs public health, safety or both.

“Formal bidding” refers to the process by which sealed bids or proposals are solicited.

“Informal bidding” refers to the processes by which price quotations are solicited.

"Local vendor" means any wholesaler, distributor, dealer, merchant or seller of goods and/or services with their primary place of business located within the city limits of Scotts Valley.

"Materials, supplies and/or equipment," also referred to as “goods,” means all materials, supplies and/or equipment of whatever kind purchased by the city except materials, supplies and/or equipment for public works projects and governed by law related to bidding for public works projects.

"Professional services" means the services of attorneys; physicians; architects; engineers; consultants; auditors; specialized printers; other individuals or organizations possessing a high degree of professional, unique, specialized, technical skill and/or expertise; individuals contracting for special activities or negotiating for the acquisition of land; individuals contracting to provide services related to insurance bonds or any other services of a similar nature engaged for a particular project or series of projects; or other governmental agencies.

“Responsive bidding” means a person or entity who has submitted a bid that conforms in all material respects to the requirements set forth in the bidding documents.

“Responsible bidder” means a person or entity who possesses the demonstrated ability, capacity, experience and skill to deliver the required goods and/or services.

"Services" means all types of service except services provided by persons performing professional services.

“Sole source” refers to a situation where a good or service can only be obtained from one source due to its proprietary or specialized nature, or a situation where product/service compatibility is an overriding consideration to price.

“Surplus property” means materials, supplies, or equipment that is no longer used or has become obsolete, to be sold, exchanged or donated in accordance with established procedures.

2.70.030 – Procurement authority and responsibilities.

A. City Manager. The City Manager shall be designated as the purchasing officer and shall have the authority to:

1. Purchase or contract for public works construction, services, materials, supplies and/or equipment (goods) required by any city department in accordance with purchasing requirements contained in this chapter;
2. Adopt, or submit for adoption to the City Council as may be required, such administrative regulations necessary to effectively and efficiently administer the purchasing function;
3. Designate another city employee or employees to function as, or perform the functions of, the purchasing officer;
4. Negotiate and recommend execution of contracts for the purchase of services, materials, supplies and/or equipment;
5. Procure for the city the needed quality in services, materials, supplies and/or equipment for the best overall value in exchange for public funds;
6. Endeavor to obtain as full and open competition as possible on all purchases;

7. Prepare and recommend revisions and amendments to the purchasing ordinance based on best practices or to comply with changes in the law;
8. Keep informed of current developments in the field of purchasing, prices, market conditions and new products;
9. Prescribe and maintain such forms as reasonably necessary to the operation of this chapter and other purchasing rules and regulations;
10. Supervise the inspection of all services, materials, supplies and/or equipment purchased to insure conformance with specifications;
11. Authorize the transfer of surplus or unused supplies, materials and/or equipment between city departments as needed and the sale or trade of all supplies, materials and/or equipment which cannot be used by any city department or which have become unsuitable for city use; and
12. Maintain bidders' lists, vendor catalog files and records needed for the efficient operation of the purchasing office, as required.

B. Responsibilities of end users. End users of the purchasing system shall:

1. Comply at all times with the requirements of this chapter and associated administrative policies and procedures;
2. Identify procurement needs and the availability of funding;
3. Submit to the designated approver accurate specifications and bidding documents for required goods, services or public works construction;
4. Participate in the evaluation of submitted bids and proposals, as required;
5. Inspect goods delivered and services performed to verify conformity with bidding requirements and contractual obligations, and authorize payment for conforming goods and/or services; and
6. Report non-conforming goods and/or services and surplus property available for disposal to designated approvers.

2.70.040 – Contract award authority.

A. City Manager. The City Manager shall be the award authority for contracts up to $100,000.00. This provision shall apply to modifications to contracts awarded by the City Manager so long as the total of such modifications does not exceed the City Manager’s award threshold.

B. City Council. The City Council shall be the award authority for all contracts greater than $100,000.00, or subsequent modifications to such council-approved contracts. This provision shall apply to modifications to contracts awarded under the City Manager’s authority if such modifications result in the contract exceeding the City Manager’s award threshold.

C. Delegation of Contract Award Authority. The authorities established in this section may be delegated as follows.

1. City Manager. For operational effectiveness, the City Manager may delegate contract award authority in writing to other city officials and staff to procure goods and/or services and public works construction. Such delegated authority shall not exceed the City Manager's contract award authority established in Section 2.70.040.A.
2. City Council. The City Council may delegate its contract award authority to the City Manager if deemed necessary for operational effectiveness. Such delegation shall not be extended to city officials other than the City Manager unless expressly authorized by majority vote of the City Council.

2.70.050 – Procurement methods.

A. Open market procedure.

Any single purchase of contractual goods and/or services of an estimated value of up to $10,000.00, may be made by the purchasing officer in the open market without the necessity of competitively bidding. However, nothing shall preclude the use of prudent judgment and conducting price comparisons in order to obtain the best possible value.

B. Informal bidding procedures.

Any single purchase of goods and/or services of an estimated value between $10,001.00 and $100,000.00 may be made by the purchasing officer by observing the following procedures:

1. Inviting Informal Bids. The purchasing officer may solicit bids by written requests to prospective vendors, by telephone or by public notice posted on a public bulletin board in the Scotts Valley City Hall or by any other means deemed reasonably effective.
2. Written Bids Required. Solicitations, whether requested verbally or in writing, must be submitted in writing as price quotations or on bidding forms, as deemed appropriate by the purchasing officer. The purchasing officer may accept sealed bids if deemed appropriate.
3. Minimum Number of Bids. Purchases shall, wherever possible, be based on the solicitation of at least 3 informal bids, and shall be awarded to the lowest responsive and responsible bidder except as provided by this Chapter.

C. Formal bidding procedures.

Except as otherwise provided in this chapter, purchases of goods and/or services of an estimated value in excess of $100,000.00 shall be formally bid as provided hereinafter.

1. Notice Inviting Bids. Notice inviting bids shall be published at least 10 days before the date set for opening the bids. Notice shall be published at least once in a trade paper, magazine or a newspaper of general circulation. Notices inviting

bids shall include a general description of the required goods and/or services, where and how bidding documents can be obtained, and the time and place for opening bids.

2. Sealed Bids. Bids shall be submitted in sealed envelopes by the due date and time set by the city to receive the bids, in further accordance with bidding instructions contained in the bidding documents.

3. Bidders' Security. When deemed necessary by the purchasing officer, bidders' security shall be required as set forth in public notices inviting bids. Unsuccessful bidders shall be entitled to return of their bid security. The successful bidder shall forfeit his bid security upon refusal or failure to execute the contract within ten days after the notice of award has been issued by the city. The City Council may, on refusal or failure of the successful bidder to execute the contract, award the contract to the next lowest responsive and responsible bidder.

4. Bid Opening Procedure. Bids shall be opened at the time and place stated in the public notices. A tabulation of all bids received shall be available for public inspection as soon as practicable following the bid opening.

5. Rejection of Bids. Competitive bids not conforming to the solicitation requirements may be rejected by the purchasing officer as non-responsive. Notwithstanding any relevant provisions in state law, the city may, in its discretion reject any or all bids presented, readvertise for bids, or waive the bidding procedure if deemed necessary and approved by a four-fifths vote of the City Council. Minor irregularities in bids may be waived by the purchasing officer if the irregularity does not materially affect bid pricing or result in a competitive advantage.

6. Award of Contract. A contract shall be awarded to the lowest responsive and responsible bidder by the appropriate award authority, except as otherwise provided in this chapter.

7. Tie Bids. If two or more bids received are for the same total amount or unit price, quality and service being equal, and if the public interest will not permit for delay to readvertise for bids, the appropriate award authority may, upon successful negotiation or recommendation by the purchasing officer, accept the bid that provides the best overall value to the city.

D. Best Value Procurement. Nothing in this chapter shall preclude the use of formal or informal solicitation processes to procure goods, services and/or Professional services based on the best overall value obtained in exchange for public funds. In these situations, contracts are awarded based on factors in addition to price, the evaluation criteria of which are included in the solicitation document and determined by the purchasing officer. The following methods are representative of best value procurements.

    1. Request for Proposals. The request for proposals (RFP) process is used to procure goods and/or services that require specialized technical knowledge or professional expertise that cannot be exactly specified for the purpose of determining the lowest bid.

2. Request for Qualifications. The request for qualifications (RFQ) process is used mainly to procure Professional services where demonstrated competence and expertise are overriding considerations, and where pricing is not typically requested until a top rated proposer or proposers are identified. Unless otherwise determined by the Purchasing officer, the solicitation document used for the RFQ process shall request statements of qualifications (SOQ) from prospective proposers for evaluating qualifications and experience.

2.70.060 - Exceptions to competitive bidding.

The following procurement methods or situations may not require competitive bidding, subject to purchasing officer authorization and applicable state or federal laws.

A. Purchasing Cooperatives. Use of purchasing cooperatives is a best procurement practice and is encouraged as a way of obtaining goods and services by aggregating volume, securing value pricing, and reducing administrative overhead. Measured use of purchasing cooperatives can significantly reduce the time and resources needed to competitively bid goods and services contracts. There are numerous purchasing cooperatives the staff can evaluate for use. Some leading cooperatives include state contracts such as California Multiple Award Schedules (CMAS) of the Department of General Services (DGS); OMNIA Partners, Public Sector (formerly U.S. Communities); Sourcewell (formerly National Joint Partners Alliance); and NASPO ValuePoint (formerly WSCA-NASPO, or the Western States Contracting Alliance-National Association of State Procurement Officials).

B. Emergency Purchases. In the event of an emergency as defined in Section 2.70.020, the purchasing officer may purchase, or authorize the purchase, of goods and/or services in the open market without complying with the provisions of this chapter, unless competitive bidding is otherwise required by law and/or as a condition of grant reimbursement under emergency assistance programs.

C. Sole Source Purchases. Purchases that are only available from one source may be made without competitive bidding in accordance with instructions required by, and approval obtained from, the purchasing officer.

D. Piggyback Contracting. Subject to the appropriate approval authority, the City may enter into contracts for goods and services purchases, the pricing and terms of which have been previously established by another public agency. The following requirements apply to piggyback contracts, and must be verified by the purchasing officer prior to contract award:

    a. The parties to the original contract agree to the piggyback.

    b. The contract is for identical or nearly identical goods and/or services.

    c. The original contract resulted from competitive bidding or proposal procedures similar to those required by the City.

    d. The original contract was awarded within two years of the City’s purchase, or written justification is provided to support the use of an older solicitation.

e. The price of the purchase is comparable to that estimated by the requesting department.

Provided that the above conditions are met, and the purchase is approved by the appropriate award authority, the purchasing officer will issue a purchase order and execute a separate contract with the vendor selected by the originating agency which incorporates by reference the original solicitation, terms, conditions and prices.

2.70.070 - Bidding for public works projects.

By City Council resolution Nos. 1137 and 1137.1, the City Council elected to be subject to the uniform construction accounting procedures set forth in Article 2 (commencing with Section 22010) of the California Public Contract Code (the "Act"). Public projects of the public works department, as defined in the Act (Section 22002), or as those sections may be amended from time to time by the state legislature, shall be advertised, bid and awarded in accordance with Article 3 (commencing with Section 22030) of the Act. To the extent Sections 2.70.071 through 2.70.074 are inconsistent with the Act, the provisions of the Act shall prevail.

2.70.071 - Informal bid procedures for public works projects.

Public projects, as defined in the Act, of less than $200,000.00, or such amount established in Section 22032 of the Act, may be let as set forth in Section 22032, et seq., of the Act.

2.70.072 - Contractors list for public works projects.

A list of contractors shall be developed and maintained in accordance with the provisions of Section 22034 of the Act and criteria promulgated from time to time by the California Uniform Construction Cost Accounting Commission (the "Commission").

2.70.073 - Notice inviting informal bids for public works projects.

When a public project is to be performed that is subject to Section 2.70.071, a notice inviting informal bids will be mailed to all contractors for the category of work to be bid, as shown on the list developed in accordance with Section 2.70.072. Additional contractors or construction trade journals may be notified at the discretion of the department soliciting bids; provided however:

A. If there is no list of qualified contractors maintained by the city for the particular category of work to be performed, the notice inviting bids shall be sent only to the construction trade journals specified by the Commission; and

B. If the product or service is proprietary in nature such that it can be obtained only from a certain contractor or contractors, the notice inviting informal bids may be sent exclusively to that contractor or contractors.

2.70.074 - Award of informal bid contracts.

The City Council will award informal contracts under Section 2.70.071 or designate a specific city officer to make the award on a project by project basis.

2.70.080 – Requisition and purchase order requirements.

Unless otherwise specified by the purchasing officer, city departments requiring goods and/or services, or public works construction, shall submit requests to the purchasing officer by standard requisition forms and purchase orders shall be issued prior to receiving the required goods and/or services or initiating construction work.

2.70.090 - Available funds.

Except in the event of an emergency as outlined in Section 2.70.060.B of this chapter, the purchasing officer shall not issue any purchase order for services, materials, supplies and/or equipment unless there exists an unencumbered appropriation in the fund account against which the purchase is to be charged.

2.70.100 - Surplus or unused supplies, materials and equipment.

All city departments shall submit to the purchasing officer, at such times and in such manner as he/she may prescribe, reports showing all supplies, materials and/or equipment which are no longer used or which have become obsolete or no longer usable by the city. The purchasing officer shall have authority to sell, exchange or trade supplies, materials and/or equipment which no longer can be used by any city department or which are unsuitable for city use, or trade the same for new supplies, materials and/or equipment.

2.70.110 – Environmentally preferable materials and supplies.

Whenever available at a reasonably comparable price, quality and fitness for intended use, or as otherwise required by law or order of the purchasing officer, environmentally preferable materials and supplies shall be purchased.

2.70.120 - Local vendor preference.

The purchasing officer shall establish and maintain procedures which provide for award of contracts for services, materials, supplies and/or equipment to local vendors in the city so long as their bid is no greater than five percent (5%) over the otherwise lowest bid."

Section 2. Severability. The provisions of this chapter are declared to be severable and if any provision, sentence, clause, section or part of this chapter is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this chapter or their application to persons and circumstances.

Section 3. Repeals Conflicting Ordinances. All other ordinances of the City of Scotts Valley or provisions of the Scotts Valley Municipal Code which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. CEQA Compliance. The City Council finds and determines that the

enactment of this Ordinance is not a “project” as that term is used in the California Environmental Quality Act (“CEQA”), (Cal. Pub. Res. Code Section 21000 et seq.) or the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.). Therefore, no environmental assessment is required or necessary.

Section 5. Effective Date. Posting. This Ordinance shall be in full force and effect thirty (30) days from and after its passage and shall be posted in three (3) public places within the City of Scotts Valley.

This Ordinance was introduced on the 16th day of November, 2022, and passed and adopted on the 7th day of December, 2022, at a duly held meeting of the City Council of the City of Scotts Valley by the following votes:

AYES:

NOES:

ABSENT:

Approved: _____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

Approved as to Form:

_____
Kirsten M. Powell, City Attorney

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Selina Andrews, Finance Manager

APPROVED: Mali LaGoe, City Manager

SUBJECT: **AB 1600 DEVELOPMENT IMPACT FEE STATUS REPORT**

SUMMARY OF ISSUE

Under the California Mitigation Fee Act (AB 1600), cities and counties have authority to implement development impact fees (DIF). The authority allows the City of Scotts Valley to collect funds for new development projects to cover public infrastructure, facilities, improvements, service, and community amenity costs related to the new development's proportionate share on those facilities.

Ordinance 143 and a report prepared by the Management Services Institute (April 1990) established seven development impact mitigation fees on all development within the City. This ordinance and report continue to demonstrate a reasonable relationship between the fee and the purpose for which it is charged. The identified funds are storm drainage facilities, streets and thoroughfares, parks and recreation facilities, wastewater facilities, general facilities and equipment, law enforcement facilities and equipment, and the library facility.

Under AB1600, Government Code Section 66006 requires the City to produce an annual report on the status of each DIF, listing the following:

1. A brief description of the type of fee in the account/fund
2. The amount of the fee
3. Beginning and ending balance of the account/fund
4. Amount of fees collected and interest earned
5. Identification of each public improvement for which fees were spent
6. An approximate date by which construction of public improvements will commence if the City has determined that sufficient funds have been collected to complete the financing on an incomplete public improvement
7. Amount of refunds or re-allocations of development impact fees made pursuant to Government Code 66001

A review of the development impact fees will be considered once the General Plan has been updated.

FISCAL IMPACT

The attached reports show that the ending fund balances for development impact fee totals $3,502,364 at June 30, 2022, allocated as follows:

Development Impact Fee	Ending Fund Balance at 6/30/2022
Storm Drainage Facilities	$ 76,090
Streets and Thoroughfares	903,467
Parks and Recreation Facilities	1,445,069
Wastewater Facilities	192,428
General Facilities and Equipment	111,313
Law Enforcement Facilities and Equip	374,722
Library Facility	399,275
Total	**$ 3,502,364**

STAFF RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 1991.2, accepting the FY 2021-2022 AB 1600 Development Impact Fee Report and making certain findings related thereto.

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Resolution No. 1991.2 and Attachment 3

RESOLUTION NO. 1991.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY ACCEPTING THE FY 2021-2022 AB1600 DEVELOPMENT IMPACT FEE REPORT AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, on January 16, 1991, the City Council of the City of Scotts Valley approved Ordinance No. 143, an Ordinance of the City of Scotts Valley Establishing Development Impact Mitigation Fees on All New Development Within the City (the "Ordinance"); and

WHEREAS, the Ordinance and a report prepared by the Management Services Institute (the "Report") on April 1990, established seven development impact mitigation fees on all development within the City and demonstrated a reasonable relationship between the fee and the purpose for which it is charged; and

WHEREAS, the Report analyzed the need for new public facilities required for new development and recommended the establishment of the seven development impact mitigation fees on all development within the City; and

WHEREAS, pursuant to California Government Code Section 66006 ("AB 1600"), the City is required to prepare an annual report providing the following information about those fees:

(1) A brief description of the type of fee in the account/fund;
(2) The amount of the fee;
(3) Beginning and ending balances of the account/fund;
(4) Amount of fees collected and interest earned, if applicable;
(5) Identification of each public improvement for which fees were spent;
(6) An approximate date by which construction of public improvements will commence if the City has determined that sufficient funds have been collected to complete the financing on an incomplete public improvement; and
(7) Amount of refunds or re-allocations of development impact fees made pursuant to Government Code 66001, if applicable.

WHEREAS, the City has prepared its annual report for FY 2021-2022 which includes the required information.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley that the FY 2021-2022 AB 1600 Development Impact Fee Report, a copy of which is attached hereto, is hereby accepted and determined to comply with the requirements of AB 1600.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Scotts Valley that any unexpended funds collected pursuant to the Ordinance were collected for the purposes outlined in the Ordinance and the Report and demonstrate a reasonable relationship between the fee and purpose for which it was charged as they will be used for those projects or related projects as outlined in the Ordinance and the Report.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 7th day of December, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:_____
Donna Lind, Mayor

Attest: _____
Cathie Simonovich, City Clerk

CITY OF SCOTTS VALLEY
ANNUAL STATUS REPORT ON RECEIPT AND USE OF DEVELOPMENT IMPACT FEES
JUNE 30, 2022

			FY 2021-22						
Fund No.	Fund Name & Project Description	Fund Balance 07/01/2021	Impact Fees	Grants	Other Revenue	Interest Earnings	Cost Detail	Total Costs	Fund Balance 06/30/2022
007	**Storm Drainage Facilities**	$ 42,053	$ 33,888			$ 224		$ (76)	$ 76,090
	Administrative						$ (76)		
008	**Streets & Thoroughfares**	665,289	236,298			2,877		(996)	903,467
	SV General Plan								
	Administrative						(996)		
009	**Parks & Recreation Facilities**	$ 1,040,769	$ 401,314			$ 4,560		$ (1,572)	$ 1,445,069
	Administrative						$ (1,572)		
012	**Wastewater Treatment Facilities**	478,275 *	259,368			565		(545,780)	192,428
	Sewer System Master Plan						(545,992)		
	Administrative						(212)		
021	**General Facilties & Equipment**	$ 92,697 **	$ 18,379			$ 366		$ (128)	$ 111,313
	Administrative						$ (128)		
027	**Law Enforcement Facilities & Equipment**	331,457	42,457			1,251		(443)	374,722
	Administrative						(443)		
086	**Library Facilties**	$ 362,026	$ 36,383			$ 1,342		$ (476)	$ 399,275
	Administrative						$ (476)		
	Grand Totals	**$ 3,012,566**	**$ 1,028,085**	**$ -**	**$ -**	**$ 11,185**	**$ (549,895)**	**$ (549,472)**	**$ 3,502,364**

* beginning fund balance is $629,430 higher than previously reported
** beginning fund balance is $139,531 higher than previously reported

Required Disclosures:
As required by law, no inter-fund (loans/transfers) were made during the reporting period and no refunds were necessary as all fees collected have a current funding short fall status as presented in the Annual Status Report.

Storm Drainage Facilities Impact Fee:

This fee is established for payment of the actual or estimated costs of constructing and improving the storm drainage, including acquisition of land. It assures that each new development or expansion of use pays its fair share of the West Branch-Carbonera Creek, Carbonera Creek, Camp Evers Tributary, and Bean Creek improvements needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential or commercial per impervious square foot		
Carbonero Creek	$	0.28
West Branch	$	0.25
Camp Evers Tributary	$	0.13
Bean Creek	$	0.18

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021			$	42,053
Impact Fees Collected	$	33,888		
Other Revenue/Transfers				
Interest Earned		224		
Total Source of Funds			$	34,112
Administrative		(76)		
Total Expenses			$	(76)
Fund Balance at 6/30/2022			$	76,090

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost	
Storm Drain Master Plan update	FY 2022/23 and FY 2023/24	$	100,000

Streets & Thoroughfares Impact Fee:

This fee is established for payment of the actual or estimated costs of the design, upgrading or improvement of the traffic network, including any required acquisition of land. It assures that each new development or expansion of use pays its fair share of streets improvements needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential or	
Mountain (R-MT-5)	$ 6,416.00
Rural (R-R-2.5)	$ 6,416.00
Estate (R-1-40)	$ 6,416.00
Low Density (R-1-20)	$ 6,416.00
Single Family (R-1-10)	$ 6,416.00
Two Family (R-M-6 & R-M-8)	$ 3,807.00
Multiple Family (R-H)	$ 3,807.00
Commercial (per sq of	$ 12.76
Industrial (per sq of	$ 7.60
Hotel (per room)	$ 3,848.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021		$ 665,289
Impact Fees	$ 236,298	
Other Revenue/Transfers		
Interest	2,877	
Total Revenue		$ 239,174
Administrative	(996)	
Total Expenses		$ (996)
Fund Balance at 6/30/2022		$ 903,467

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost
Mt. Hermon Road Corridor Improvements	FY 2022/23	$ 365,000
Sidewalk Master Plan Projects	Unscheduled	Under Development
Active Transportation Plan Projects	Unscheduled	Under Development

Parks & Recreation Facilities Fee:

This fee is established for payment of the actual or estimated costs of constructing and improving the park facilities within the City, including acquisition of land. It assures that each new development or expansion of use pays its fair share of park development and acquisition needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential per unit	
Mountain (R-MT-5)	$ 11,395.00
Rural (R-R-2.5)	$ 11,395.00
Estate (R-1-40)	$ 11,395.00
Low Density (R-1-20)	$ 11,395.00
Single Family Detached (R-1-10)	$ 11,395.00
Single Family Attached (R-1-10)	$ 8,816.00
Two Family (R-M-6 & R-M-8)	$ 8,872.00
Multiple Family (R-H)	$ 5,695.00
Mobile Homes and	$ 5,923.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021		$ 1,040,769
Impact Fees	$ 401,314	
Other Revenue/Transfers		
Interest	4,560	
Total Revenue		$ 405,873
Administrative	(1,572)	
Total Expenses		$ (1,572)
Fund Balance at 6/30/2022		$ 1,445,070

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost
Parks System Master Plan	FY 2022/23	$ 100,000
Hocus Pocus Park Play Structure Equipment	FY 2025/26	$ 520,000
Skypark Tennis Area Improvements	FY 2022/23	$ 50,000
Al Shugart Park - Phase 1, 3, and 4 Construction	Unscheduled	Under Development

Wastewater Facilities Impact Fee:
This fee is established is established for the actual or estimated costs of constructing or improving the sewage treatment facilities within the City, including any required acquisition of land. It assures that each new development or expansion of use pays its fair share of wastewater facility improvements needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential per unit		
Mountain (R-MT-5)	$	6,806.00
Rural (R-R-2.5)	$	6,806.00
Estate (R-1-40)	$	6,806.00
Low Density (R-1-20)	$	6,806.00
Single Family (R-1-10)	$	6,806.00
Two Family (R-M-6 & R-M-8)	$	4,924.00
Multiple Family (R-H)	$	4,924.00
Commercial (per gallon, per day) (C-S, C-SC)	$	29.00
Industrial (per gallon, per day) (I-L, I-RD)	$	29.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021			$	478,275
Impact Fees	$	259,368		
Other Revenue/Transfers				
Interest		565		
Total Revenue			$	259,933
Administrative		(545,780)		
Total Expenses			$	(545,780)
Fund Balance at 6/30/2022			$	192,428

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost
Wastewater Treatment Plan Master Plan	Unscheduled	Under Development

General Facilities & Equipment Fee:

This fee is established for payment of the actual or estimated costs of constructing or improving the general municipal facilities within the City, including any required acquisition of land. It assures that each new development or expansion of use pays its fair share of the corporation yard, renovation of Civic Center, City maintenance fleet expansion, and Scotts Valley Senior Center improvements needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential or Commercial per unit		
Mountain (R-MT-5)	$	487.00
Rural (R-R-2.5)	$	487.00
Estate (R-1-40)	$	487.00
Low Density (R-1-20)	$	487.00
Single Family (R-1-10)	$	487.00
Two Family (R-M-6 & R-M-8)	$	487.00
Multiple Family (R-H)	$	487.00
Commercial (per acre) (C-S, C-SC)	$	1,285.00
Industrial (per acre) (I-L, I-RD)	$	1,241.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021			$	92,697
Impact Fees	$	18,379		
Other Revenue/Transfers				
Interest		366		
Total Revenue			$	18,744
Administrative		(128)		
Total Expenses			$	(128)
Fund Balance at 6/30/2022			$	111,313

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost	
HVAC Replacement at City Hall	FY 2022/23	$	300,000
City Hall Roof Replacement	FY 2022/23	$	285,000
City Hall Renovations	FY 2022/23	$	100,000

Law Enforcement Facilities & Equipment Fee:
The Law Enforcement Facilities & Equipment fee was established for payment of the actual or estimated costs of law enforcement facilities, equipment, and training, including any required acquisition of land. It assures that each new development or expansion of use pays its fair share of the construction of a new police facility, equipment, and training for additional officers and dispatchers, police fleet expansion, and records management upgrade needed to accommodate the cumulative impacts related to capital costs. The fees are as

Residential or	
Mountain (R-MT-5)	$ 1,126.00
Rural (R-R-2.5)	$ 1,126.00
Estate (R-1-40)	$ 1,126.00
Low Density (R-1-20)	$ 1,126.00
Single Family (R-1-10)	$ 1,126.00
Two Family (R-M-6 & R-M-8)	$ 1,126.00
Multiple Family (R-H)	$ 1,126.00
Commercial (per acre) (C-S, C-SC)	$ 25,845.00
Industrial (per Acre) (I-L, I-RD)	$ 25,845.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021		$ 331,457
Impact Fees	$ 42,457	
Other Revenue/Transfers		
Interest	1,251	
Total Revenue		$ 43,708
Administrative	(443)	
Total Expenses		$ (443)
Fund Balance at 6/30/2022		$ 374,723

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost
Police Station Locker Room	FY 2022/23	$ 125,000
Police Station Armory	FY 2022/23	$ 70,000
Universal Power Supply	FY 2022/23	$ 50,000

Library Impact Fee:

This fee is established for payment of the actual or estimated costs of constructing and improving the library facilities within the City, including any required acquisition of land. It assures that each new development or expansion of use pays its fair share of a tier II library upgrade needed to accommodate the cumulative impacts related to capital costs. The fees are as follows:

Residential per unit		
Mountain (R-MT-5)	$	1,379.00
Rural (R-R-2.5)	$	1,295.00
Estate (R-1-40)	$	1,210.00
Low Density (R-1-20)	$	1,082.00
Single Family (R-1-10)	$	954.00
Two Family (R-M-6 & R-M-8)	$	954.00
Multiple Family (R-H)	$	828.00

Sources and amounts of funding anticipated to complete financing of incomplete improvements:

Fund Balance at 7/1/2021		$ 362,026
Impact Fees	$ 36,383	
Other Revenue/Transfers		
Interest	1,342	
Total Revenue		$ 37,725
Administrative	(476)	
Total Expenses		$ (476)
Fund Balance at 6/30/2022		$ 399,275

Anticipated Capital Projects

Project	Fiscal Year	Projected Cost
Building Improvements	Unscheduled	Under Development

AGENDA ITEM F
DATE: 12-07-2022

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Alice Robinson, Recreation Division Manager

REVIEWED: Chris Lamm, Public Works Director/City Engineer

APPROVED: Mali LaGoe, City Manager

SUBJECT: **PARKS MASTER PLAN AND RECREATION STRATEGIC PLAN CONTRACT AWARD**

SUMMARY OF ISSUE

Background

In the spring of 2020, the City's Recreation Division was closed and positions in the division were frozen due to the pandemic's limitations to facilitate City programming that would cover operating costs. With the pandemic clearing and positions being reinstated and filled, there is a loud desire from the community for the City to resume recreational services.

In 2021, the City contracted with Management Partners to complete a Recreation Restoration Plan to help guide the rebuilding of the Recreation Division. Over the past 12 months, several recommendations have been advanced and with key positions filled, the division is ready to proceed with recommendations #20 and #22 of the Restoration Plan – the completion of a Parks Master Plan and a Recreation Strategic Plan.

A Parks Master Plan is a long-range strategic planning document that studies the existing park system, facilities and recreation programming, and identifies a planning and implementation path to improve, protect and expand the City's network of parks, facilities and recreational services for the future.

A Strategic Plan is a short to medium term detailed planning tool that will be used to guide the programming and operation of the Division. The strategic plan will inform the parks master planning process on how the vision for the Division plans to utilize the City's parks and recreational facilities to deliver programming to the community (and thus, where improvements would be most impactful).

The current Parks Master Plan was adopted in1996. In 2008 and 2012, there were starts for a revision of the plan to update outdated information. The revisions were started with City staff and the Parks and Recreation Commission, however, both times the revisions stalled before making it to the adoption phase. A Parks Master Plan process typically takes place over 12 to 18 months. By taking the 2021 Restoration Plan recommendation to hire a consultant to guide both the Parks Master Plan and the Recreation Strategic Plan, we can ensure the plan will reach the adoption phase in the first part of 2024 and will provide Public Works staff with two guiding documents to use for the next 5-10 years of planning our parks and programs.

Analysis

The City issued a Request for Proposals for the Parks Master Plan and Recreation Strategic Plan on October 3, 2022. The project RFP outlined the City's position of having Recreation Division in the beginning stage of a rebuild and the desire to have the Parks Master Plan developed at the same time. The RFP called for a consultant who would be able to complete both plans concurrently. The budgeted amount for the one-year duration of the project was programmed in the 5-year CIP at $100,000. The budget was established in a prior fiscal year, when the work effort was expected to only be the Parks Master Plan process and did not account for a concurrent Strategic Planning effort.

An optional Pre-Proposal Conference was held on October 11th at Skypark. One attendee representing O'Dell Engineering visited with staff to review the RFP and learn more about the vision for the project. O'Dell Engineering submitted their detailed proposal on Thursday, October 27, 2022. The proposal was the sole submission and was found to be both responsive, responsible and thorough in their understanding of the scope of the project.

Staff invited O'Dell Engineering to a panel interview on November 10th with City Staff and two Parks and Recreation Commissioners and gave O'Dell's team an opportunity to present their plan. Their proposal took into consideration the City's unique situation with the Recreation Division having the opportunity to rebuild from the ground up following the pandemic. They carefully crafted a timeline that will approach the Parks Master Plan and the Recreation Strategic Plan in unison, something that is not often done in tandem. Although the company's headquarters is in Modesto, the Project Manager lives locally and is very familiar with Scotts Valley. O'Dell Engineering has worked on many sized municipalities on Parks Master Plans bringing a long resume of successful projects for smaller cities in the Central Valley. The team they have assembled includes bringing on collaborators who worked previously on the 2021 Recreation Strategic Plan completed for the City by Management Partners and has already worked closely City Staff. This will ensure a deep understanding of the Recreation Division when developing the Recreation Strategic Plan.

When budgeting for the Parks Master Plan, the amount allocated did not consider an entire separate Recreation Strategic Plan. In most cases, a Parks Master Plan is complete and a Recreation Strategic Plan follows at a later date, often being informed by the separate process of a Parks Master Plan. In our situation, we have the ability to have them done together which will provide a richer pair of documents. The additional cost of

$39,050 for development of the Recreation Strategic Plan is vital for the rebuilding of the Division.

Upon award, staff will begin coordinating outreach work to be performed throughout the parks, trails and facilities and begin developing a timeline for the 2023 calendar year. The intent is to work on both the Parks Master Plan and Recreation Strategic Plan to have living, workable documents complete in December 2023.

FISCAL IMPACT

The project is included within the Adopted Fiscal Year 2022-23 Capital Improvement Program (CIP #36) and is currently funded with $100,000 of Parks Development Impact Fee (DIF) Funds.

There are sufficient funds in the Parks DIF Fund to allocate $39,785 in additional funding to the project for the Recreation Strategic Plan portion.

There is no impact on the general fund.

STAFF RECOMMENDATION

Staff recommends that the City Council;

1. Appropriate $39,785 of Parks Development Impact Fees to the Recreation Strategic Plan Project (CIP #36), and

2. Award the contract to O'Dell Engineering in an amount not to exceed $139,785 for the Parks Master Plan and Recreation Strategic Plan and authorize the City Manager to execute the agreement in a form acceptable to the City Attorney.

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REGIONAL OFFICES IN:

MODESTO, CA
PLEASANTON, CA
MERCED, CA
FRESNO, CA

PROPOSAL
OF
SERVICES

Parks Master Plan & Recreation Division Strategic Plan

City of Scotts Valley

October 27, 2022

O'DELL ENGINEERING

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October 27, 2022

Ali Robinson, Recreation Division Manager (Project Manager)
City of Scotts Valley
Public Works Department, Recreation Division
361 Kings Village Rd.
Scotts Valley, California 95066

Re: Scotts Valley Parks Master Plan & Recreation Division Strategic Plan

Dear Ms. Robinson,

Planning documents are designed to guide and forecast the future. In their typical form, they do a good job of this. However, it takes a deeper insight, a richer commitment, and refreshing openness to a modern perspective to have these documents really shine. We believe that if created with the proper level of care, with the community's needs and input at the forefront, and through a true partnership with the City, this Parks Master Plan will set new standards and become an example of how to plan a recreation and park system in California.

A Master Plan should be concise and user-friendly to be truly valuable. It should be filled with forward-thinking language, include optimized analytics, and reflect expertise in recreation facility planning, community outreach, recreation program assessment, financial analysis, and organizational analysis. To be simplistic, understandable, usable, and accountable, it must be filled with comprehensive ideas, key messaging, and compelling graphics. Did you know that the human brain processes images 60,000 times faster than text, and 90% of the information transmitted to the brain is visual? As much as we love technical writing, we understand that, with 65% of the population categorized as visual learners, graphics and infographics will be key to this document's success. Our in-house landscape architecture, graphic design, and marketing staff are adept at creating visually compelling graphics that easily display information and will use this methodology in your Master Plan.

We also understand that for your Master Plan to be truly effective, it must be supported by a Recreation Division Strategic Plan to provide the City the tools to intentionally restart the Recreation Division. In combination, the Strategic Plan and Master Plan will be guiding documents for many years to come in Scotts Valley. Every member of our team is a dedicated planning professional. Our team at O'Dell Engineering will lead this effort, as we have for many other similar Northern California communities. We will be supported by Baker Tilly and Aquatic Design Group. We work with these professionals on a regular basis and believe in their passion for planning projects and their ability to support and guide amazing recreational assets. Our staff and the staff of our subconsultants are committed to adhering to the targeted project schedule. We collectively have the resources and availability to create two amazing documents in a timely and effective manner.

As Warren Buffet famously said, "Someone's sitting in the shade today because someone planted a tree a long time ago." We aspire for these planning documents to be the tree that provides abundant and far-reaching shade for the Scotts Valley community for many years.

Sincerely,

Chad Kennedy, PLA #5426, Principal Landscape Architect
6200 Stoneridge Mall Road, Suite 330, Pleasanton, CA 94588
925.223.8340
ckennedy@odellengineering.com

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Project Understanding

Scotts Valley is a community of about 12,000 people, with a unique identity. The Scotts Valley community includes many active families and individuals who enjoy the recreational opportunities in the region. Nearby State and County parks provide opportunities for hiking in the redwoods, beachcombing, water sports, golf, disc golf, and organized sports. The demographics of Scotts Valley is very multi-generational with those of all ages, from families with children to active adults. Situated within a larger region and adjacent to Santa Clara County, with its employment opportunities, many commute to their workspace.

The Scotts Valley Recreation Division strives to support the existing and future community, while ensuring equitable distribution of all parks and facilities to all user groups. Currently, the City serves the population with these community, neighborhood, and mini parks located in various parts of the City. Each one is unique and provides specific recreational opportunities, serving different groups. This master plan will encompass all City parks and facilities, understood to currently include the following:

- Hocus Pocus Park
- Lodato Park
- Mac Dorsa Park
- Siltanen Park, Preschool, Snack Shack, and Pool
- Skypark including office classroom
- Vern Hart Fishing Park
- Glenwood Open Space Trails
- Community Center
- Senior Center
- Scotts Valley Performing Arts Center

The Public Works Department Recreation Division is looking for a clear and concise document to guide the planning effort for future growth. Combining the efforts of a robust community outreach effort and research for a Parks Master Plan (PMP) and Recreation Division Strategic Plan (RDSP) into one allows the City to streamline the efforts and expedite the process. With this, and the ongoing implementation of the 2021 Recreation Service Assessment and Restoration Plan, the Recreation Division will have clear goals and achievable tasks to facilitate moving forward.

Note: This is an attainable goal. However, the current budget for the process does not align with the desired scope of services included in the RFP. To address this, we have included two of the desired services as additional services, for consideration. While a Parks Master Plan is achievable within the given budget, we have shown the Aquatics Assessment and the Recreation Division Strategic Plan as potential phased components or additional services of this project. As always, we are open to negotiating to final scope for this effort to match the City's goals.

The City of Scotts Valley values it's community and is looking to provide an inclusive community engagement process that identifies all the people they intend to service, including those who do not traditionally participate in community meetings. Community outreach has been identified as key to this effort, with a need to reach the largest audience, even the "quiet" ones. Scotts Valley is a community full of commuters, with modest commercial activity. Outreach efforts will best support this planning process by being made available through various methods, locations, and times of day. Through this planning process, and understanding the needs of the community, the Parks Master Plan aims to address the needs of existing and future residents encouraging healthy, vibrant lifestyles for many generations through quality parks and recreational services.

Project Approach

Our approach to the preparation of a City-wide Park Master Plan (PMP) and Recreation Division Strategic Plan (RDSP) will be to provide a planning document that not only plans for the future, but also celebrates the traditions and community of Scotts Valley.

O'Dell Engineering's approach to the master planning process is to create a living document that allows for consideration of future demographics, trends, and needs. Through utilizing optimization tools, the City may update the document as needs of the community change over the next 5 to 10 years. The following are strategies we use to ensure that the document is user-friendly and provides flexibility.

- Provide a simple and systematic approach for park development and improvements, which is not overcomplicated.
- Suggest recreational programs that are multi-generational and inclusive to meet community needs and provide for increase program participation.
- Provide a framework for ongoing community input that can be added to the original plan development so change in public opinion can be monitored and adjusted to.
- The plan will be developed in a manner that is simple to update, providing staff with the option to provide annual updates with accurate recommendations based on progress made during the prior year.
- Facility Priority Rankings – This team has developed a proprietary system that utilizes multiple customized community metric criteria to develop a priority ranking score for each park. Using this score, the City can determine where funds are best allocated for the benefit of the community.

Project Management and Communication

Project management methods that are clear and concise, providing a framework for an organized process, will be provided to achieve quality documents while maintaining a clear vision of the scope of the project and not straying from the specified goals. To achieve this goal, we will collaborate and engage with city leadership, Parks and Recreation Commission, Scotts Valley Public Works (SVPW) and the Technical Advisory Group (TAG). A successful project will include full engagement of the City staff, commissions, and council in the decision-making process prior to defining elements of the document. We anticipate timely reviews and collaborative monthly meetings with the project core team. A survey for all city staff may be included to learn about issues and gather this internal City input. Parks and Recreation Commission updates will be provided, allowing for discussion and feedback at critical points, which may be after Community Outreach, and/or after programming analysis is completed.

Throughout the course of the project, the project manager will be the key point of contact for the City. With close proximity to Scotts Valley, meetings may be held with short notice, if needed. Services that we will provide include:

- Initiate O'Dell's client communication program, and continue to provide efficient, effective communication with the Scotts Valley Public Works (SVPW) Project Manager. Include bi-weekly check-ins and monthly progress reports.
- Coordinate the project team including all subconsultants. This includes progress meetings, deliverables, and billing.
- Provide management of the detailed project schedule, scope, and deliverables.
- Meet monthly with the Core Project Team.
- Provide quality control reviews at each phase.
- Prepare meeting agendas, meeting notes, and action items list for distribution.

Inventory/Assessment/Analysis

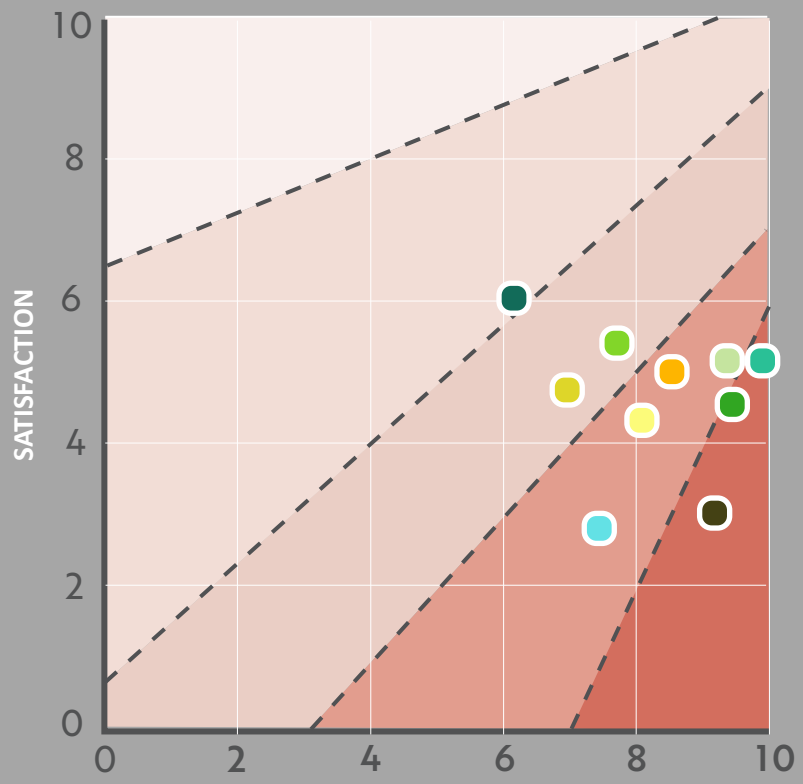
The assessment of existing parks and facilities will be the initial exercise in creating the Parks Master Plan. This assessment will include the use of GIS software for inventory, analysis, and needs assessments. This powerful tool helps to identify existing conditions, relationships between facilities, demographics, economic realities, and geographic conditions. Site walks will provide visual assessment including photography, of each of the parks and facilities.

Research

Current trends in city planning, recreation, and park development will be researched and included as to how they relate to and impact the department for the next several years. This includes, but is not limited to, demographic trends, social trends, demand for services, health trends, new and emerging sports, recreation programming trends, facility and open space and trail design trends, playground design, and other elements identified as relevant in designing future park spaces and infill development. These may also include factors related to these recreational trends such as sustainability and resiliency, including climate change factors, a financial analysis including budget and funding analysis, programs, and services to be provided, and social diversity, inclusivity, and equity issues.

Research may include the following:

- Previous Parks Master Plans (1996 and 2012 Draft)
- 2021 Recreation Services Assessment and Restoration Plan
- Existing plans and other reports (i.e., General plans for Scotts Valley, and Santa Cruz County)
- City Budget and CIP for 2022/2023
- Scotts Valley Active Transportation Plan
- Recreational programs, flyers, and procedures
- Upcoming planned developments and specific plans
- Aerial photographs of the City and other existing drawings or City maps
- Park inventory and assessment of all City sites and analysis of each including facilities, usage, amenities, and condition of the site
- Comparison analysis of jurisdictions of similar size and demographics
- GIS mapping data analysis
- Current trends in Park and Recreation planning, including best practices including NRPA/CAPRA standards
- Building codes including California Building Codes, Green Code, and Accessibility standards
- Review of 2020 Census results, and current demographic trends



IMPORTANCE VS SATISFACTION: UNDERSTANDING THE DATA

The following chart displays compiled data of participants' opinions regarding the satisfaction and importance of certain park and recreation program elements. Importance and satisfaction scores are weighted out of 10 and plotted on an axis. These are used to determine an **opportunity score** that falls within one of five categories listed below.

- Overserved
- Appropriately Served
- Slightly Underserved
- Underserved
- Highly Underserved

Aquatics Facility Assessment

An aquatics assessment will include a visit to Siltanen Pool by the aquatics expert, Aquatics Design Group, to meet with staff and determine program needs and facility assessment. Existing conditions, including code violations, safety, and maintenance concerns will be documented in a written report, along with recommendations for mitigation. Costs associated with mitigation options will be provided.

Community Outreach

The City of Scotts Valley has expressed a goal of including a vigorous community outreach process that reaches out to all. For us, park planning and community engagement are synonymous. A robust community and stakeholder outreach process will be critical to help ensure that the final Park Master Plan has maximum support and buy in. For it to be truly effective, it must accomplish two key goals: be able to reach the widest audience possible and provide a myriad of opportunities and methods for meaningful inputs.

With extensive experience with diverse user groups, the O'Dell team will work with the City to tailor a customized outreach strategy. Rather than just seeking inputs, the approach would be predicated on ways to fully engage the community through the process, helping to draw out their goals, hopes, aspirations and vision—all of which will help guide the development and refinement of the Park Master Plan. To get the word out, we envision mixed approaches including community newsletters, social media posts, website announcements, and physical notifications like posters, mailers, and a-frame signs at each park. By making ourselves and the project information available outdoors locally in advance of community meetings via an event booth, we could maximize both interest and attendance at planned meetings.

Using Innovative High-Tech Tools

A common mistake during outreach efforts is to overlook the population who might not be as involved and vocal. The O'Dell team is cognizant of this group and knows that their input is as valuable as the rest of the community. By providing a variety of technology-based methods to submit input, this group of the community will be able to seamlessly participate without having to attend planned meetings.

Some of these high-tech tools at our disposal include virtual reality presentations, photo simulations, breakout rooms, interactive mural boards, Facebook Live meetings, as well as online polling tools that have worked well in the past, Polleverywhere.com and Zoom polls. The team uses these tools at public outreach events to solicit input from people who typically are not very vocal or are hesitant to speak out in a group setting. The systems are extremely intuitive and easy to use, interactive, real-time, and can be projected on a screen or wall so everyone in the room can see exactly what the group's preferences are. This format also tends to help meeting atmospheres be more informal, upbeat, and enjoyable.

The team is also capable of hosting an online meeting using interactive online seminar software that allows a large audience to participate from the location of their choice, whether it be from home, from a meeting room at a local library, or elsewhere—this may be used in tandem with the Polleverywhere interactive online survey. These webinars have the potential of gathering feedback from a broad audience without requiring physical attendance at public meetings.

With this O'Dell toolkit, we will facilitate a public outreach effort that will empower and engage residents and all stakeholders in the process. These tools are some ways to help ensure that it is not just the loudest voice that is heard, but a variety of viewpoints are listened to, documented, and considered.

Community Meetings

The O'Dell team will work closely with City staff to schedule and conduct community meetings and outreach efforts. The team intends to conduct and attend two community meetings during the research phase of the project. Meetings will be held at different time of day and days of the week to allow as many members of the public as possible to attend. Digital formats may also be made available to encourage attendance. At the conclusion of each community focus meeting, summary notes of comments, concerns, suggestions, and desires of the public will be prepared.

Stakeholder and Focus Group Meetings

The O'Dell team will work closely with City staff to schedule one stakeholder meeting to gather input from the variety of internal sources available. This meeting may be combined with the Strategic Planning Workshop described on Page 15.

Statistically Valid Community Survey

O'Dell Engineering will create, use, and compile data from a state-of-the-art community-based survey to determine what the community's needs are as related to parks and open space. The survey will be available to the public in hard copy format as well as online. The link to the online survey will be shared in all public meeting advertisements. O'Dell's team will work with the City to ensure the survey is shared widely across media platforms, though it is not guaranteed that enough survey responses will be obtained to reach validity levels.

Scope of Work

Note: Phases 1-6 support the Parks Master Plan, with Optional Phase 7 as an Aquatics Assessment and Optional Phase 8 as the Recreation Division Strategic Plan development. We highly recommend including both optional phases, but have structured the scope in this fashion to be cognizant of the available funding.

Phase 1: Project Initiation

This initial phase will include meetings with the City teams to refine the schedule, project goals and expectations, and community outreach approach.

Task 1: Kick-Off Meeting

An initial meeting with the Scotts Valley Project Manager to review agenda for Task 2. This may be an online meeting. This meeting may be held in conjunction with the Baker Tilly team.

Task 2: Kick-Off with Core Project Team

An initial meeting with the Core Project Team will be held to introduce team members and kick off the project. This is an opportunity to review the goals and objectives of the project and any additional or optional services. During this kick-off meeting, our propriety client communication program is started, and project parameters are discussed. Data may be collected from the City for use in the planning effort.

Task 3: Schedule

After establishing meeting, outreach, and presentation target dates, O'Dell will provide the City with an updated schedule showing all internal and external deadlines, milestones, and expectations. This schedule clearly outlines when the City can expect submittals, plan for meetings, and shows estimated internal City review times.

Task 4: Final Project Program

Prepare a memo listing final refinement of the following tasks:

- Community Outreach Plan
- Staff Engagement Plan
- Communications Plan
- Schedule including milestones and review periods

Phase 1 Deliverables:

- Meetings (2)
- Meeting agendas and notes, Client Communication Program, detailed project schedule

Phase 2: Research and Data Collection

Following initial communication with the City representatives, O'Dell Engineering will review reference documents and other relevant documents. This comprehensive review will be accompanied by research into current demographic patterns in the City boundary, which will be incorporated into the final document to create a Park Master Plan that is relevant to the current and projected population of the City.

Task 1: Data Collection and Review
During this phase, data will be collected and reviewed as it pertains to the Parks Master Plan. Review of the City's Access Audit and Transition Plan 2016 and how it relates to the facilities.

Task 2: Facilities and Park Inventory:
The O'Dell team will visit each park and facility and assess each in terms of recreational programming and general condition of main amenities (playgrounds, pool, picnic, restroom buildings). This will include pool assessment by an aquatics design professional.

Task 3: Progress Meeting
Progress meeting with core project team to review project status. Review of progress, status, and next steps.

Phase 2 Deliverables
- Meeting (1)
- Results including maps, inventories, and other research from this phase will be incorporated into the Parks Master Plan document.

Phase 3: Community Outreach and Staff Engagement
The O'Dell team will coordinate and prepare an outreach strategy and methodology for citizen involvement, including social media efforts and meeting formats. It will be presented and approved by the City prior to implementation. This outreach effort will include topics relating to both the Parks Master Plan (PMP) and the Recreation Division Strategic Plan (RDSP) components.

Task 1: Survey
Provide a survey for distribution on the City website, social media, pop-up tent events, Parks and Recreation information desk, and other events. Collect and tabulate surveys for inclusion in the Parks Master Plan Assessment.

Task 2: Community Meetings (3 Total)
Prepare materials and facilitate two Community Outreach meetings in-person at the City community center. Facilitate a third meeting with City staff, stakeholders, and focus groups.

Task 3: Additional Support
Provide additional graphic support for informational materials for inclusion on City's website, flyers, mailers, or signage.

Task 4: Progress Meeting
Progress Meeting with Core Project Team to review project status. Review of progress, status, and next steps.

Phase 3 Deliverables:
- Meetings (4)
- Monthly progress reports, meeting agendas and notes, and community communications output.
- Results of this phase will be incorporated into the Master Plan document.

Phase 4: Recreation Programming Analysis/Needs Assessment
The team will analyze recreation programming, services, and facilities. This Needs Assessment will be conducted to develop a comprehensive strategy to meet the needs of the community. Methods to be included are Level of Service Analysis, Supply and Demand Analysis, current and future demographics, and a survey of local sports organizations. Key trends in the industry, and the region will be incorporated. Then community benefits will be identified, and resultant best practices will be developed

Task 1: Needs Assessment

We will compare the resources of Scotts Valley with similar Districts in the region with similar demographics and with similar park and recreation departments (i.e, parks, open space, buildings, and other recreation facilities; and services, usage, and staffing levels). We will complete a Needs Assessment to identify the current and future Parks and Recreational needs and interests; identify existing gaps in programs, services, and facilities, and develop short term, mid-term, and long-term recommendations that address deficiencies and service directly.

Task 2: Level of Service/Benchmark Comparison

External sources for benchmarking purposes will be researched and we'll identify the initial recommendations for external LOS data sources that will be used to compliment the community-wide research. We will provide LOS recommendations and update park type classifications, definitions, and terms to describe recommended facilities and specific requirements based on the uniqueness of Scotts Valley and the projected future populations.

Task 3: Research Trends and Impacts

Research will be performed pertaining to the City's recreational facilities and uses. We will use the many tools available including Geographic information systems (GIS), technical writing and various graphic design tools to convey and communicate mapping, concepts, and planning tools.

Task 4: Identify Facilities Improvement Needs

Based on Facility Priority Rankings, we will prioritize the needed park improvements in a list.

Task 5: Progress Meeting

Progress Meeting with core project team to review project status. Review of progress, status, and next steps.

Phase 4 Deliverables:

- Meeting (1)
- Results of this phase will be incorporated into the Master Plan document.

Phase 5: Master Plan Preparation/Implementation Planning

This phase will include providing goals, strategies, and initiatives for planning efforts, and prioritizing these items. Recommendations will be provided for new park development and existing park upgrades based on research and input. A park scoring table will be developed that can be used annually to guide continual park development.

Task 1: Parks Master Plan (50%)

The Parks Master Plan will be prepared, based on research, city department, commission and council input, and community outreach. The first document be the 50% level document and will incorporate the following:

- Executive summary
- Introduction
- Summary of public engagement data gathered
- Inventory and assessment of existing parks and facilities
- Comprehensive community profile including project future trends
- Base maps, matrices, and graphic exhibits to support the text and communicate intent
- Benchmark comparisons
- References to other documents used.
- Recommendations for a systematic and prioritized approach to implementation of the plan for the next 5 to10 years
- Identify potential funding sources, partnering options, and service providers
- Financial projections for recommended park renovation and new construction
- Financial overview of recommended priorities and potential funding strategies

Task 2: Outreach Meeting at 50%
Once these task items are completed, we will reach out to the public for feedback and input on the results. This may be posted online, as well as distributed to Public Works, the Core Project Team, and the Technical Advisory Group (TAG) and with an opportunity for comments and feedback.

Task 3: City Review Meeting/Progress Meeting
City review meeting will be held, and feedback gathered to be utilized in the 90% Draft PMP.

Task 4: Park Master Plan (90%)
Input and feedback will be incorporated into the Parks Master Plan. A response letter to the City comments on the 50% Draft will be prepared and submitted with the 90% Draft submittal.

Task 5: City Review Meeting/Progress Meeting
City review meeting will be held, and feedback gathered to be utilized in the preparation of the 100% Draft PMP.

Task 6: Draft 100% Parks Master Plan
The Parks Master Plan will be developed to a Draft 100% level and submitted for review by the City Commissions and Councils for Approval and Adoption.

Phase 5 Deliverables:
- Meetings (3)
- Monthly progress reports, meeting agendas and notes, community communications output.
- Preliminary Draft Parks and Recreation Master Plan 50% (3 hard copies/1 electronic).
- Preliminary Draft Parks and Recreation Master Plan 90% (3 hard copies/1 electronic) with response letter to City comments on 50% Draft Plan.
- Draft Parks and Recreation Master Plan 100% (3 hard copies/1 electronic) with response letter to City comments on 90% Draft Plan.

Phase 6: Plan Adoption
This phase will include the services to be provided to achieve formal adoption by the Parks and Recreation Commission and City Council. Parks and Recreation Commission input and collaboration will have been attained through previous engagement; therefore, it is anticipated that one PRC meeting will be required for formal approval. For City Council approval, it is anticipated that two meetings will be required, allowing the council to provide feedback and ask questions prior to adopting the plan(s).

Task 1: The Draft Parks and Recreation Master Plan Presented to PRC
This 100% complete document will be presented to the Parks and Recreation Commission for approval.

Task 2: The Draft Parks and Recreation Master Plan Presented to City Council
This document will be presented to City Council for approval. We will meet with the council and gather feedback and input. (Two meetings anticipated.)

Task 3: Progress Meeting
Progress Meeting with Core Project Team to review project status. Review of progress, status, and final steps.

Task 4: Final Park Master Plan
The Final Park Master Plan will be revised per City Council comments, incorporating feedback and input from the City Council review. A Final document will be submitted to City Staff for final approval.

Phase 6 Deliverables
- Meetings (4)
- Final Parks and Recreation Master Plan 2024 (10 hard copies/1 electronic)

Optional Phase 7: Aquatics Assessment

This phase will include the services to be provided to assess the pool at Siltanen Park as a potential additional service.

Task 1: Site Visit

Meet with City staff to review the infrastructure, pool components, and mechanical equipment for safety maintenance and code compliance as well as recreational programming.

Task 2: Aquatics Assessment Report

A report will be provided outlining options for pool renovation or removal, and program considerations. A rough order of magnitude cost estimate will be included.

Optional Phase 8: Recreation Division Strategic Plan

Based on our experience and our understanding of the needs of the Scotts Valley Parks & Recreation Division, Baker Tilly has prepared the following detailed plan of work that will provide a strategic plan document and draft Implementation Action Plan. The result of the strategic planning effort is that the Recreation Division will align its current efforts and upcoming opportunities with a focused strategic vision, mission, and goals, as well as a plan for prioritizing and executing them. This will ensure the division is pursuing its goals with intention and purpose. This shared vision will create consensus among those tasked with moving the division forward and reduce or eliminate effort spent on work that falls outside of the vision.

Division staff and leaders will have an important role in preparing the strategic plan, including developing goals and strategies. The Baker Tilly team will provide expert advice, facilitation, and preparation of the strategic plan document.

Task 1: Project Kick-Off

The Baker Tilly team will begin by meeting with the City staff, O'Dell team, and any other staff to be included. During the kick-off meeting, we will discuss City goals and objectives, the overall process, detailed schedule, and each of the major tasks. This initial planning meeting will afford the opportunity to share information, establish communication protocols, and refine the schedule and approach so it is comfortably integrated with staff's other work demands during the project.

Task 2: Gather and Analyze Information

Next, the Baker Tilly team will gather information through key tasks, including an online stakeholder survey and review of various documents. Each is described below.

Conduct Interviews

We will interview City leaders and others that are identified as important stakeholders to obtain input for the strategic plan. This will help us to develop the online stakeholder survey (described below). Examples of interview questions are:

- What are the strengths, weaknesses, opportunities, and threats (SWOT) facing the Recreation Division?
- What is the City's vision for Recreation?
- How should its mission be expressed?
- What core values should be discussed?
- What goals would the City like to see the division strive for during the coming years?

Design and Administer Online Survey

We will work with the City project manager and the O'Dell team to determine the desired audience for the online survey. We anticipate key city and community stakeholders will have important observations and suggestions that will be helpful in creating the strategic plan. We will design a confidential online survey to seek input about vision, mission, values, goals, and objectives.

- The City will send and post the link.
- Once the survey is closed, we will summarize the results and use them to inform preparation for the strategic planning workshop.

Review Relevant Documents

We will build on our knowledge of the division and review additional background materials to understand the status of existing priorities and other planning initiatives underway that will be important factors and context for developing the strategic plan.

The Baker Tilly Team will analyze this information once gathered, as it will be important input into creating the draft materials to be used in the workshop (described below).

Task 3: Strategic Planning Workshop

Next, we will facilitate a workshop with division leaders and others identified to review the information gathered in the previous activities and discuss preliminary ideas for vision, mission, values, goals, and strategies. To prepare for the workshop, the following tasks will be completed.

Determine Workshop Participants and Coordinate Logistics

We will coordinate logistics of the workshops, including location, room setup, and other aspects necessary to set the stage for productive sessions for all participants with staff.

Prepare Draft Agenda and Workshop Materials

We will prepare a detailed agenda for the workshop, as well as a briefing book with workshop materials. To ensure the time during the workshops is used most productively, we are likely to ask participants to review work in advance of the session.

The agenda will likely include the following components, subject to discussions with the City and O'Dell team:

- Review and discuss the results of stakeholder input,
- Review and discuss additional background information,
- Draft vision, mission, and values statements, and
- Potential goals and strategies.

Our strategic planning workshops are engaging and interactive and are designed to ensure full participation. We use a combination of facilitation techniques including small and large group discussions and can incorporate polling and other idea generating tools using an engaging online platform called Mentimeter.

Task 4: Prepare Strategic Plan

During this activity, we will prepare the strategic plan document. It will be visually pleasing, using photos supplied by the City to illustrate goals and highlight some of the City's recreational assets. It is likely to contain the following components:

- Description of the process, including how data were gathered;
- Vision, mission, values;
- Multi-year goals;
- Several strategies for each goal;
- Reporting and accountability mechanisms for the strategic plan, and
- GAP analysis.

The Baker Tilly team will review the draft with the City project manager and make modifications based on the feedback we receive. The final strategic plan document will serve as a roadmap in evaluating and updating how the Recreation Division performs its work.

Task 5: Support Implementation

Upon completion of the strategic plan document, we will prepare a draft Implementation Action Plan. This activity can be implemented as a hands-on workshop with recreation staff or by Baker Tilly's team. The Implementation Action Plan will serve as an executable roadmap that details the specific steps needed to accomplish each of the strategies included in the plan. For implementation to occur in an orderly and effective manner, we will help staff identify the following elements:

- Key tasks,
- Timeline (start and completion dates),
- Resources needed and currently available,
- Staff assigned (including a lead person), and
- Milestones.

As part of implementation support, we can also evaluate and recommend organizational changes such as a staffing plan that may emerge as ideas from the strategic planning process. We can discuss the needs as they arise during the process and submit a separate proposal for assistance that goes beyond creation of the Implementation Action Plan.

City to Provide:

- City Project Manager will provide review and approval of communications material and posting or distribution of such content.
- City Project Manager to provide all relevant existing plans, reports, and studies effecting Scotts Valley Park and Facilities.
- All agency fees.
- Outreach costs for meeting facilities, marketing mailers, postage, online or newspaper publishing, or refreshments.

Limitations

Proposal does not include the following:

- Environmental review (initial study/mitigated negative declaration/mitigation monitoring program/public hearing and notice of determination/CEQA).
- Park specific base plans or master plans for future parks.
- Development of CIP recommendations.
- Costs for outreach meeting facilities, marketing mailers, postage, online or newspaper publishing, or refreshments.
- Review of any standard specifications or details.
- Architectural or structural assessment of facilities are available as an add service.
- Updating of whitepapers are not included.
- Financial analysis of recreational program costs and maintenance of these programs is not included.
- Revenue projections of recreational programs or facilities is not included.
- Additional meetings are available at the hourly rate.

O'Dell Engineering

Landscape Team

O'Dell is a Northern California design firm specializing in public infrastructure. O'Dell is passionate about creating recreational amenities that make a difference in the lives of our community members. We believe everyone has the right to play and that exercise, laughter, and fresh air are critical to living healthy and happy lives. We focus our landscape architecture work on creating customized recreation spaces for public agencies. We often partner with public agencies to deliver customized, forward-thinking master plans and park designs. We understand how critical public input is to a successful project, and the finesse necessary to balance public desires, budgets, accessibility, schedules, and other constraints.

Master Plan Philosophy

Planning documents are designed to guide and forecast the future. In their typical form, they do a good job of this. However, it takes a deeper insight, a richer commitment, and refreshing openness to a modern perspective to have these documents really shine. We believe that if created with the proper level of care, with the community's needs and input at the forefront, and through a true partnership with the City, this document will set new standards and become an example of how to plan a recreation and park system in California. A Master Plan should be concise and user-friendly to be truly valuable. It should be filled with forward-thinking language, include optimized analytics, and reflect expertise in recreation facility planning, community outreach, recreation program assessment, financial analysis, and organizational analysis. To be simplistic, understandable, usable, and accountable, it must be filled with comprehensive ideas, key messaging, and compelling graphics. As much as we love technical writing, we understand that, with **65% of the population categorized as visual learners, graphics and infographics will be key to this document's success.** Our in-house landscape architecture, graphic design, and marketing staff are adept at creating visually compelling graphics that easily display information and will use this methodology.

Public Outreach by Landscape Professionals

We've made the conscious decision to have our public outreach services completed by landscape professionals. **The same team who will be creating the master plan is the team who interacts with the public**, catalogs their responses, and gathers direction from the public outreach process. We believe this leads to more authentic responses, a deeper and more thoughtful evaluation of public perspective, and designs that best represent the community's desires whenever possible. To the O'Dell team, community outreach is not something we include because we have to. It is not an afterthought or a hindrance, but rather, a critical opportunity to connect with and understand the community. **Our approach is non-traditional.** We craft our outreach campaigns to be fun and engaging and encourage participation. We utilize visual storytelling, spread the word, use a modern toolkit, and address different voices to ensure our outreach results are comprehensive and compelling.

O'Dell Engineering

Acres of Master Planned Parks Space	Acres of Designed Parks Space
8,000 +	700+

Type of Organization

S-Corporation

28 Number of Years in Business

80 Total Staff

10 *Licensed Civil Engineers*	**7** *Licensed Land Surveyors*	**9** *Licensed Landscape Architects*
7 *LEED Accredited Professionals*	**2** *ISA Certified Arborists*	**1** *ReScape Qualified Professional*
1 *Qualified Water Efficient Landscaper*	**6** *Certified QSD/ QSPs*	**2** *Certified Playground Safety Inspectors*

Longevity & Financial Strength

O'Dell Engineering is a privately held, stable, and strong company. We have supported the planning, design, and construction of community infrastructure improvements, including parks and public spaces, for nearly 28 years. We have completed thousands of design projects and employ over 80 professional staff. We are committed to hiring and mentoring the best and brightest professionals to continue to support public agencies just like the City of Scotts Valley with the planning, design, and construction of important improvement projects. We utilize our experience, staff creativity, and passion to design projects with public agencies that will positively affect communities by providing amazing recreational experiences filled with joy.

Principals and management staff of the firm are stable and have remained that way despite economic waves over time. Randall O'Dell has been at the firm since its inception in 1994 and Dylan Crawford has been with the firm since 1996. In 2016, John Zhang and Chad Kennedy were each promoted to Principal and have acquired equity in the firm. Principals are engaged in and committed to the success of each project and of the firm. Management staff engage in routine workload and backlog forecasting. Project commitments and utilization rates are evaluated and monitored to ensure a healthy future flow of work.

Client Base

We take great pride in supporting public agencies with projects that will create and improve infrastructure and experiences in their communities. We work with park districts, cities, counties, utility districts, commissions, special districts, the State of California, non-profit associations, and other public agencies on a daily basis. Many of our public clients are repeat clients. We cherish these relationships and put a huge emphasis on providing consistent service on projects large and small for our public partners. Our history includes:

- 6 Cordova Recreation and Park District Projects
- 18 Livermore Area Recreation & Park District Projects
- 80+ City of Modesto Projects
- 60+ City of Ceres Projects
- 30+ City of Los Banos Projects
- 25+ County of Stanislaus Projects
- 20+ City of Patterson Projects
- 10+ City of Lathrop Projects

Public Agency Experience

Public Clients

O'Dell has completed hundreds of public projects at the Federal, State, utility district, and local government levels. A selection of our public clients includes:

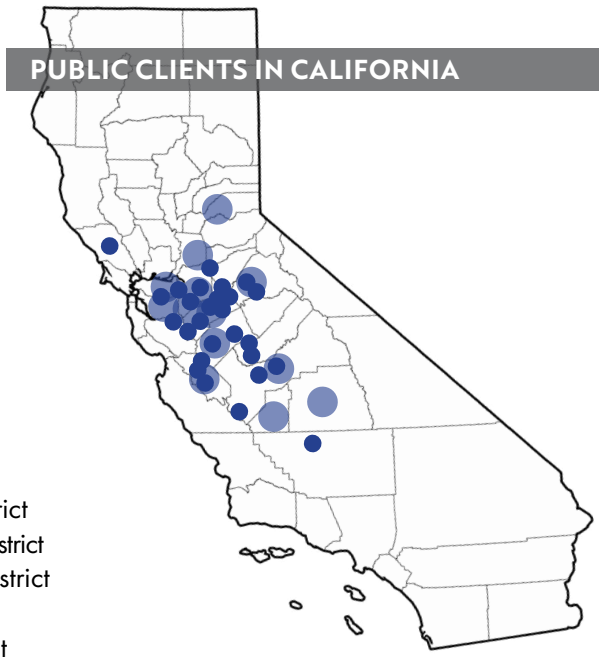
- Cal Water
- Calaveras County Water District
- California Dept. of Corrections and Rehabilitation
- California Dept. of Fish and Game
- California High-Speed Rail Authority
- City of Avenal
- City of Ceres
- City of Chowchilla
- City of Clovis
- City of Danville
- City of Earlimart
- City of Escalon
- City of Fresno
- City of Hollister
- City of Hughson
- City of Kerman
- City of Lathrop
- City of Lodi
- City of Los Banos
- City of Madera
- City of Manteca
- City of Merced
- City of Modesto
- City of Newman
- City of Patterson
- City of Pleasanton
- City of Redwood City
- City of Ripon
- City of Riverbank
- City of Salinas
- City of Santa Clara
- City of Santa Rosa
- City of Sonora
- City of Sunnyvale
- City of Tracy
- City of Turlock
- City of Waterford
- Contra Costa Water District
- Cordova Recreation & Park District
- County of Fresno
- County of Merced
- County of San Joaquin
- County of Stanislaus
- County of Tulare
- County of Tuolumne
- Delta Diablo Water District
- Dublin San Ramon Services District
- Grayson Community Services District
- Kings County Area Public Transit
- Linda County Water District
- Livermore Area Rec. and Park District
- Merced Irrigation District
- North Highlands Recreation & Park District
- Sacramento Parks Foundation
- Salida Fire Protection District
- San Jose Water Company
- Santa Clara Valley Water District
- Scotts Valley Water District
- U.S. Bureau of Reclamation
- U.S. Department of Veterans Affairs
- UC Merced
- Veolia Water
- Walnut Creek Unified School District

On-Call Services

O'Dell has served as an on-call firm for the following public agencies:

- California High-Speed Rail Authority
- Caltrans District 6
- Caltrans District 10
- City of Ceres
- City of East Palo Alto
- City of Fresno
- City of Lincoln
- City of Livermore
- City of Lodi
- City of Los Banos
- City of Manteca
- City of Modesto
- City of Patterson
- City of Pleasanton
- City of Richmond/Veolia Water
- City of Riverbank
- City of Salinas
- City of San Carlos
- City of San Bruno
- City of Santa Rosa
- City of Tracy
- Cordova Recreation & Park District
- City of Turlock
- City of West Sacramento
- County of Contra Costa
- County of Fresno
- County of Kern
- County of Merced
- County of Placer
- County of San Benito
- County of San Joaquin
- County of Sonoma
- County of Stanislaus
- County of Tuolumne
- Delta Diablo Water District
- Dixon Unified School District
- Dublin San Ramon Services District
- Groveland Community Services District
- Livermore Area Rec. and Park District
- Mid-Peninsula Water District
- Santa Clara Valley Water District

PUBLIC CLIENTS IN CALIFORNIA



Design Honors and Recognition

Design Awards

The Awesome Spot Socially Inclusive Playground

- 2020 American Society of Landscape Architects California Sierra Chapter Honor Award

Beckwith Veterinary Hospital

- 2016 American Society of Landscape Architects California Sierra Chapter Honor Award
- 2013 American Institute of Architects Sierra Valley Design Excellence Award

River Islands Parks and Recreation

- 2020 American Society of Landscape Architects California Sierra Chapter Honor Award

Earlimart Neighborhood Park (Prop 84-Funded)

- 2018 American Society of Landscape Architects California Sierra Chapter Honor Award
- 2018 American Public Works Association Central California Chapter Public Works Project of the Year
- 2018 California Park & Recreation Society 2018 California Park & Recreation Society Award of Excellence for Neighborhood Class 1

May Nissen Socially Inclusive Park

- 2020 American Society of Landscape Architects California Sierra Chapter Honor Award
- 2020 California Association of Recreation and Park Districts Award of Distinction Outstanding Renovated Facility
- 2019 California Park and Recreation Society District 3 Outstanding Park

Sunridge Socially Inclusive Park

- 2015 California Association of Recreation and Park Districts Award of Distinction for an Outstanding New Facility
- 2014 California Special Districts Association Innovative Program/Project Award

Firm Awards

Best Places to Work

- 2022 Best Places to Work Central Valley by Best Companies Group
- 2020 Best Places to Work Central Valley by Best Companies Group
- 2019 Best Places to Work Central Valley by Best Companies Group
- 2018 Best Places to Work Central Valley by Best Companies Group

PSMJ Circle of Excellence (National Award)

- 2022 PSMJ Circle of Excellence
- 2021 PSMJ Circle of Excellence
- 2019 PSMJ Circle of Excellence

Baker Tilly x Management Partners

Management Partners was founded in 1994 with a mission to help local government leaders. In our 28 years in business, our team of professionals served over 1,000 clients across 44 states. We provided expertise and support to Scotts Valley through 16 projects since 2016, including organizational assessments, financial planning and support, project-based interim staffing support, and council and team building workshops.

In October 2022, Management Partners combined with Baker Tilly US, LLP (Baker Tilly) to create a premier public sector consulting practice. The fast pace of change in local government—from towns to cities to counties—is not slowing down. To continue serving and improving communities, local leaders need trusted consultants to help navigate change. This combination adds a unique and significant layer of experience to Baker Tilly's robust public sector practice. Our project team members are former local government leaders and managers stemming from all operational facets. They have nearly three decades of field-tested techniques and proven methodologies.

Services

Baker Tilly is organized by industry, not service line. This means Scotts Valley will be served by a carefully selected team that blends our local government-focused professionals with experienced specialists in parks and recreation. You will be working with knowledgeable professionals who understand the specific challenges you face—and who will provide innovative solutions to help you overcome them.

Local government is a complex, unique environment shaped by fiscal, regulatory, and operational considerations not found in other industries. We recognize this complexity and are eager to serve as a truly valued advisor to the public sector. Nationwide, our state and local government practice serves more than 3,100 state and local governmental entities, including municipalities, special districts, counties, public utilities, school districts, and transit.

Our combined services include:

- Strategic and business planning
- Executive recruitment
- Executive coaching
- Executive performance assessment
- Organization assessments
- Organization development
- Performance management
- Process improvement
- Service sharing and service consolidation
- Management services
- Financial planning, budgeting, and analysis

Team Structure

For the Parks Master Plan and Recreation Division Strategic Plan, O'Dell Engineering, Baker Tilly, and Aquatic Design Group will support the City. Although O'Dell Engineering will serve as the prime consultant and will manage the overall project and lead the Parks Master Plan, Baker Tilly will also have a large role and will lead the Recreation Division Strategic Plan.

Parks Master Plan

For the Parks Master Plan, O'Dell will lead the development. Baker Tilly will support the financial analysis and asset management, and Craig Bronzan of Baker Tilly will review the master plan and provide input from a public servant perspective. He will provide comments, suggestions, and recommendations. Aquatic Design Group will support the aquatic assessment.

Recreation Division Strategic Plan

Baker Tilly will lead the Recreation Strategic Plan under the direction of O'Dell Engineering.

Team at a Glance

O'Dell Engineering, Baker Tilly, and Aquatic Design Group will work together to deliver these planning documents. All three members have experience supporting Northern California planning documents and are dedicated to recreation. O'Dell has worked extensively with members of each sub-consultant team and ensures that amazing, useful, and compelling planning documents will be created.

	O'Dell Engineering	Baker Tilly	Aquatic Design Group
Services Provided	Parks Master Plan: Project Management, Outreach, Plan Development Recreation Division Strategic Plan: Management	Parks Master Plan: Finance/Document Review Recreation Division Strategic Plan: Development	Aquatic Assessment
Location	Pleasanton	Mountain View	Carlsbad
Number of Staff	80 Team Members	515 Team Members	18 Team Members
Previous Work With O'Dell	✓	✓	✓
Parks Exp.	✓	✓	✓
Planning Exp.	✓	✓	✓
Firm Exp.	28 Years	8 Years	36 Years
Scotts Valley Exp.		✓	

Experience
- 17+ Years with O'Dell Engineering
- 21+ Years Industry Experience

Education
- Master of Landscape Architecture, Utah State University, Logan
- BS, Horticulture, Brigham Young University, Provo

Professional Registrations
- Landscape Architect No. 5426, CA
- LEED AP
- ISA Certified Arborist
- NRPA Certified Playground Safety Inspector No. 35888-1019

Professional Associations
- American Society of Landscape Architects: Past Chair, Council of Professional Practice Networks
- California Parks and Recreation Society

Chad Kennedy, PLA, Principal-in-Charge

Mr. Kennedy is passionate about creating customized community recreation plans and experiences. He has supported communities such as North Highlands, Ceres, Hollister, Stockton, Lathrop, and Stanislaus County, among others, to develop, refine, and utilize amazing planning documents. He will ensure the development of a cohesive, forward-thinking, user-friendly and living Park Master Plan and Strategic Plan that will guide park development for the next 5 to 10 years and provide the tools to restart and support the Recreation Division.

Professional Experience

Parks and Recreation Master Plan: Stockton, CA

Mr. Kennedy served as Principal-in-Charge of this planning effort. The O'Dell team completed community outreach, recreation programming analysis, and aquatic facilities analysis. It included goals and objectives, an importance and satisfaction analysis, strategies for future improvements, a funding analysis, planning criteria for new programs and facilities, base maps and graphs, and phasing plans based on City and community priorities. This plan involved public feedback from City residents to better understand community needs, which influenced recommendations for existing and future City parks assets. Diverse voices were included as much as possible to empower those that are usually marginalized or overlooked. A detailed needs assessment within an ethnically diverse population (Asian, African American, and Hispanic) was required to successfully complete this master plan. Spanish translations were provided. The document was designed to be concise, user-friendly, and provide guidance for the next 10+ years. Development of the planning document included the use of electronic surveys, websites, social media, and online meeting software to engage the community. Information was displayed in infographics whenever possible to create clear and easily digestible visualized information.

Parks Master Plan: Ceres, CA

Mr. Kennedy served as Principal-in-Charge/Project Manager for the Ceres Parks Master Plan. The Parks Master Plan was completed following a year of public outreach, visual inventories of the City's existing parks and open space assets, and research into national and local benchmark standards for park development. The Parks Master Plan contains the full inventory of existing City property, as well as prioritized recommendations for the City to complete infrastructure and programmatic improvements to its existing parks and open space property.

Parks and Recreation Master Plan: Stanislaus County, CA

Mr. Kennedy served as Principal-in-Charge/Project Manager for this project. The updated Master Plan addresses important issues such as current parks and recreation trends, current funding and grant opportunities, new development trends and locations, current partnership and joint use agreement trends, modern best practices and design standards, and current codes and guidelines. O'Dell examined these and many other issues to provide a document to the County that will direct staff, councils, and the board in their efforts for the next 20 years of development and management of park facilities. O'Dell provided services including research and documentation, community outreach, recreation planning, preparation of a capital improvement and financial plan, and a program environmental impact report.

Additional Project Experience

- North Highlands Park District Park Master Plan: North Highlands, CA
- Park Facility Master Plan: Hollister, CA
- Reclamation District 2062 Parks Master Plan: Lathrop, CA
- Santana Ranch Landscape and Parks & Recreation Master Plan: Hollister, CA
- Dog Park Master Plan: Clovis, CA

Karen Folsom, PLA, Project Manager

Ms. Folsom is passionate about the benefits of parkland, open space, fitness, family-friendly spaces, and wellness. She believes that neighborhood parks, natural areas, trails, and recreation facilities contribute largely to quality of life and that these important parks and recreation assets should be properly planned to make the most positive impact. She is very experienced at engaging stakeholders, conducting research, determining strategic priorities, developing master plans, and ensuring effective resource utilization. She will ensure that this master plan and strategic plan will reflect the Scotts Valley community, be user-friendly and visually stimulating, and will successfully guide the City in their efforts to create more opportunities for gathering, play, and exercise.

Experience

- 27+ Years in the Landscape Architecture Industry
- Joined O'Dell in 2022

Education

- BS, Landscape Architecture, Cal Poly, San Luis Obispo

Professional Registrations

- Landscape Architect No. 4994, CA
- ISA Certified Arborist
- LEED AP BD+C

Professional Experience

North Highlands Recreation and Park District Parks Master Plan: North Highlands, CA

Ms. Folsom is serving as Project Manager for the North Highlands Recreation and Park District Master Plan. O'Dell is preparing a district-wide Parks Master Plan that celebrates the traditions and community of North Highlands. The master plan will encompass all District parks, programs, and facilities. The O'Dell team will perform research, community outreach (including a statistically valid community survey), and recreation programming to create the master plan. This planning document will guide and forecast the future. It will be concise and user-friendly to ensure maximum value. It will be filled with forward-thinking language and reflect expertise in recreation facility planning, community outreach, recreation program assessment, financial analysis, and organizational analysis. Comprehensive ideas, key messaging, and compelling graphics will be key to this document's success.

Sunnyvale Playground Renovations 2015 & 2022: Sunnyvale, CA

Ms. Folsom served as Project Manager for multiple projects in the City of Sunnyvale including De Anza Park, Ponderosa Park, Victory Village Park, Washington Park, Baylands Parks, Encinal Park, Greenwood Manor Park, Orchard Gardens Park, Fairwood Park, and the award-winning Braly Park. Services provided included conceptual design through construction observation.

Wyandotte Park, Evandale Park, & Mora Park: Mountain View, CA

Ms. Folsom served as Project Manager for these three parks and led them from community outreach through construction for the City of Mountain View. The parks ranged from .25 to 1 acre with budgets of $2 to $3 million. Features included playgrounds with inclusive play components, picnic areas, natural discovery play zones, game tables, fitness equipment, and wandering pathways. The parks were designed to provided recreational opportunities for all ages.

Lake Front Park: Lakeport, CA

Ms. Folsom served as Project Manager for this Prop 68-funded, seven-acre park with a budget of $7M. It includes a sheltered picnic area, a shade arbor, a splash pad, a parking lot, a skate park, a multi-use pavilion, pedestrian walkways, sports courts, and a grand lawn.

Additional Project Experience

- Weston Residence: Scotts Valley, CA
- Aquatic Center Master Plan: Elk Grove, CA
- Soccer Park Master Plan: Placer County, CA
- Southwest Park Master Plan: Dixon, CA

Samir Khanna, PLA
QA/QC

Experience
- 22+ Years in the LA Industry
- 5+ Years at O'Dell Engineering

Education
- Master of Landscape Architecture, Harvard University, Cambridge, MA

Professional Registrations
- Landscape Architect No. 6360, CA
- LEED AP
- ReScape Qualified Professional

Professional Experience
- Parks and Recreation Master Plan: Stockton, CA
- Hoover Park Master Plan: Redwood City, CA
- North Highlands Recreation and Park District Master Plan: North Highlands, CA
- Reclamation District 2062 Parks Master Plan: Lathrop, CA
- Livermore Area Recreation & Park District On-Call Landscape Architecture Services: Livermore, CA
- EmPOWERment Park: Sacramento, CA
- Ladera Recreation Center: Portola Valley, CA
- West Creek Park: Santa Clarita, CA

Wanyi Song
Planning Specialist

Experience
- 8+ Years in the LA Industry
- 1+ Year at O'Dell Engineering

Education
- Master of Science, Planning, The University of Arizona
- BS, Landscape Architecture, South China Agricultural University, China

Professional Experience
- Parks and Recreation Master Plan: Stockton, CA
- North Highlands Recreation and Park District Master Plan: North Highlands, CA
- Master Plan Update, San Francisco Zoo: San Francisco, CA
- Master Plan and Modernization, Stanford Law School: Palo Alto, CA
- East Santa Clara Street Urban Village Plan: San Jose, CA
- Coastal Conservation Center Planning, San Francisco Zoo: San Francisco, CA
- Lipman Family Madagascar Center Master Plan: San Francisco, CA

Beverly Yee
Planning Specialist

Experience
- 5+ Years in the LA Industry
- 3+ Years at O'Dell Engineering

Education
- BS, Landscape Architecture, University of California, Davis

Professional Experience
- Parks and Recreation Master Plan: Stockton, CA
- North Highlands Recreation and Park District Master Plan: North Highlands, CA
- On-Call Landscape Architecture Services: Ceres, CA
- Reclamation District 2062 Parks Master Plan: Lathrop, CA
- Livermore Area Recreation & Park District On-Call Landscape Architecture Services: Livermore, CA
- EmPOWERment Park: Sacramento, CA
- Irrigation Retrofit: Sunnyvale, CA
- Miracle League Fields: Redwood City, CA

Ting Li
Planning Specialist

Experience
- 8+ Years in the LA Industry
- 3+ Years at O'Dell Engineering

Education
- Master of Landscape Architecture, University of Georgia, Athens
- BS, Landscape Architecture, University of California, Davis

Professional Experience
- Parks and Recreation Master Plan: Stockton, CA
- Dolphin Park: Redwood City, CA
- Miracle League Fields: Redwood City, CA
- Preschool Play Area: Sunnyvale, CA
- Ladera Rec. Center: Portola Valley, CA
- Eastside Community Park: Kerman, CA
- The Awesome Spot Socially Inclusive Playground: Modesto, CA
- EmPOWERment Park: Sacramento, CA
- Garza Park: Patterson, CA
- San Pablo Park: Fresno, CA
- Nototomne Park: Lathrop, CA

Kat Lewis, CPSI
Planning Specialist

Experience
- 15+ Years in the LA Industry
- 6+ Years at O'Dell Engineering

Education
- BS, Landscape Architecture, Cal Poly, San Luis Obispo

Professional Registration
- Certified Playground Inspector No. 42775-0821

Professional Experience
- Kaiser Permanente Facility Master Plan: Fresno, CA
- Park Master Plans: Stanislaus County, CA
- Laird Park Master Plan: Modesto, CA
- North Park Master Plan: Patterson, CA
- Miracle League Fields: Redwood City, CA
- Community Park 42: Merced, CA
- Neighborhood Park Master Plan: Earlimart, CA
- Roeding Heights Park Master Plan: Ceres, CA
- Garza Park Master Plan: Patterson, CA
- EmPOWERment Park Master Plan: Sacramento, CA

Jack Liang
Planning Specialist

Experience
- 3+ Years in the LA Industry
- 2+ Years at O'Dell Engineering

Education
- BS, Landscape Architecture, Cal Poly, San Luis Obispo

Professional Experience
- Dolphin Park: Redwood City, CA
- Ladera Rec Center: Portola Valley, CA
- César Chavez Park: Modesto, CA
- Mary Grogan Park: Modesto, CA
- Parks and Recreation Master Plan: Stockton, CA
- Irrigation Retrofit: Sunnyvale, CA
- EmPOWERment Park Master Plan: Sacramento, CA
- Bellenita Park: Modesto, CA
- Park Master Plans: Stanislaus County, CA
- Community Park 42: Merced, CA
- West Creek Park: Santa Clarita, CA

Nancy Hetrick
Strategic Plan Lead

Experience
- 25+ Years in the Planning Industry
- 17+ Years at Baker Tilly/Management Partners

Education
- BA, Political Science, Public Administration Concentration, California State University, Chico
- Public Administration, San Francisco State University

Professional Registration
- Certified to Administer the Myers-Briggs Type Indicator (MBTI) and DiSC

Professional Highlights
- Worked for the County of San Mateo where she oversaw budget/administrative activities of the criminal justice departments and led the countywide Outcome-Based Management Program.
- Successfully completed hundreds of public strategic planning, organization design, workforce/succession planning, and performance management projects.

Professional Experience
- Multi-Year Strategic Plan: Scotts Valley, CA
- Parks & Recreation Strategic Plan: Tracy, CA
- Strategic Plan: Alameda, CA
- Parks Strategic Plan: Monterey County, CA

Pete Gonda
Finance Lead

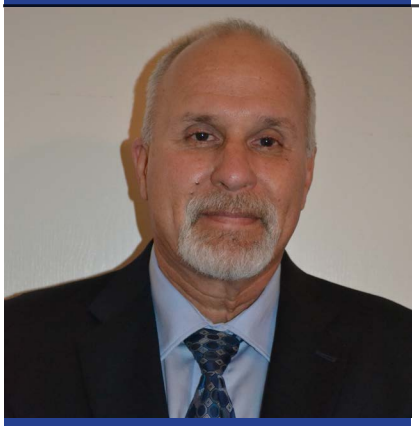
Experience
- 15+ Years in the Finance Industry
- 5+ Years at Baker Tilly/Management Partners

Education
- MPA, Local Government Administration, University of Connecticut
- BA, Political Science, University of Connecticut

Professional Registration
- Certified Public Procurement Officer (CPPO)

Professional Highlights
- Served as purchasing officer for the City of Sunnyvale for nine years, where he managed an award-winning centralized purchasing division with $42 million in annual operational spending.
- Assisted 20 jurisdictions in five states to improve their procurement functions.

Professional Experience
- Multi-Year Strategic Plan: Scotts Valley, CA
- Parks & Recreation Strategic Plan: Tracy, CA
- Strategic Plan: Alameda, CA
- Parks Strategic Plan: Monterey County, CA



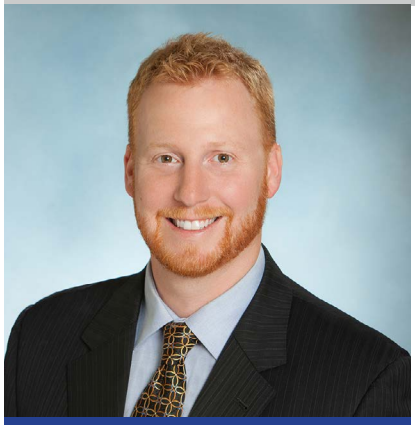
Craig Bronzan
Public Policy & Implementation

Experience
- 40+ Years Parks & Recreation Industry Experience
- 8+ Years at Baker Tilly/Management Partners

Education
- Master of Public Administration, California State University, Stanislaus
- BS, Recreation Administration, California State University, Fresno

Professional Highlights
- Former Parks and Recreation Director for the City of Brentwood, with an annual budget of over $17 million. Responsible for the construction of 58 parks, a full aquatic complex, a 38-acre sport facility, two community centers, a dog park, a skate/BMX park, five joint use gymnasiums with the two local school districts, and a joint use Olympic size aquatic facility.

Professional Experience
- Parks Master Plan: Ceres, CA
- Parks Master Plan: Stanislaus County, CA
- Parks Facilities Master Plan: Hollister, CA
- Parks & Recreation Master Plan: Stockton, CA



Justin Caron
Aquatic Specialist

Experience
- 15+ Years in the Aquatics Industry
- 15+ Years at ADG

Education
- Master of Business Administration, Capella University
- BA, Communication & Psychology, Auburn University

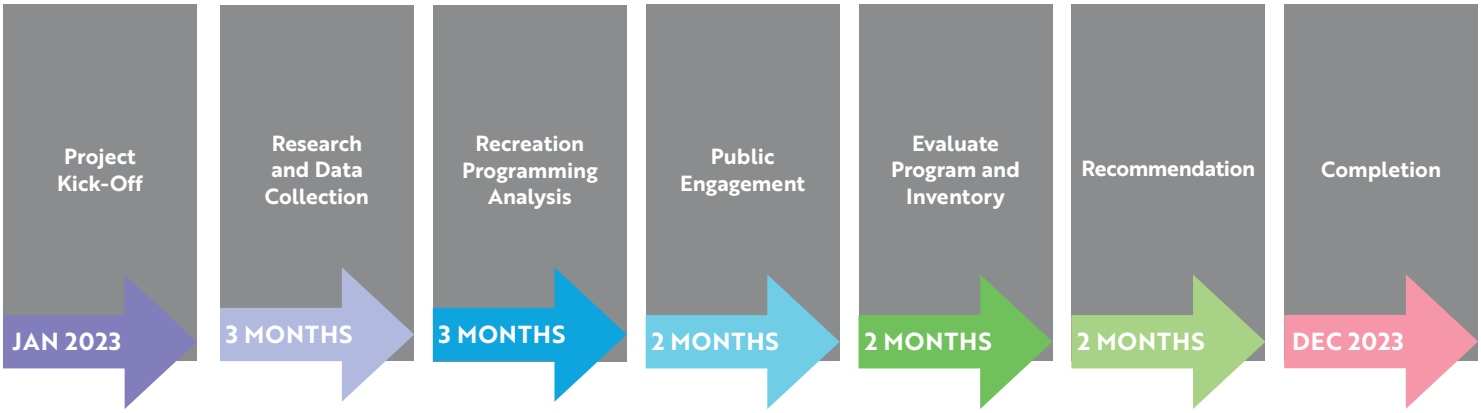
Professional Registration
- Certified Facility Operator

Unique Qualifications
- Mr. Caron has a lifetime passion for swimming. He was a six-time All American and two-time captain for Auburn University's swim team, has coached at elite camps around the country, and spends most of his free time in the pool with his family.

Professional Experience
- César Chavez Park: Modesto, CA
- Soquel High School: Soquel, CA
- Harbor High School: Santa Cruz, CA
- Simpkins Family Swim Center: Santa Cruz, CA
- UC Santa Cruz: Santa Cruz, CA

Schedule

The below schedule shows estimated project milestones.



Estimate of In-Person Time During Each Phase

- Phase 1: 9 Hours
- Phase 2: 43 Hours
- Phase 3: 38 Hours
- Phase 4: 2 Hours
- Phase 5: 14 Hours
- Phase 6: 20 Hours
- Phase 7: 6 Hours
- Phase 8: 30 Hours

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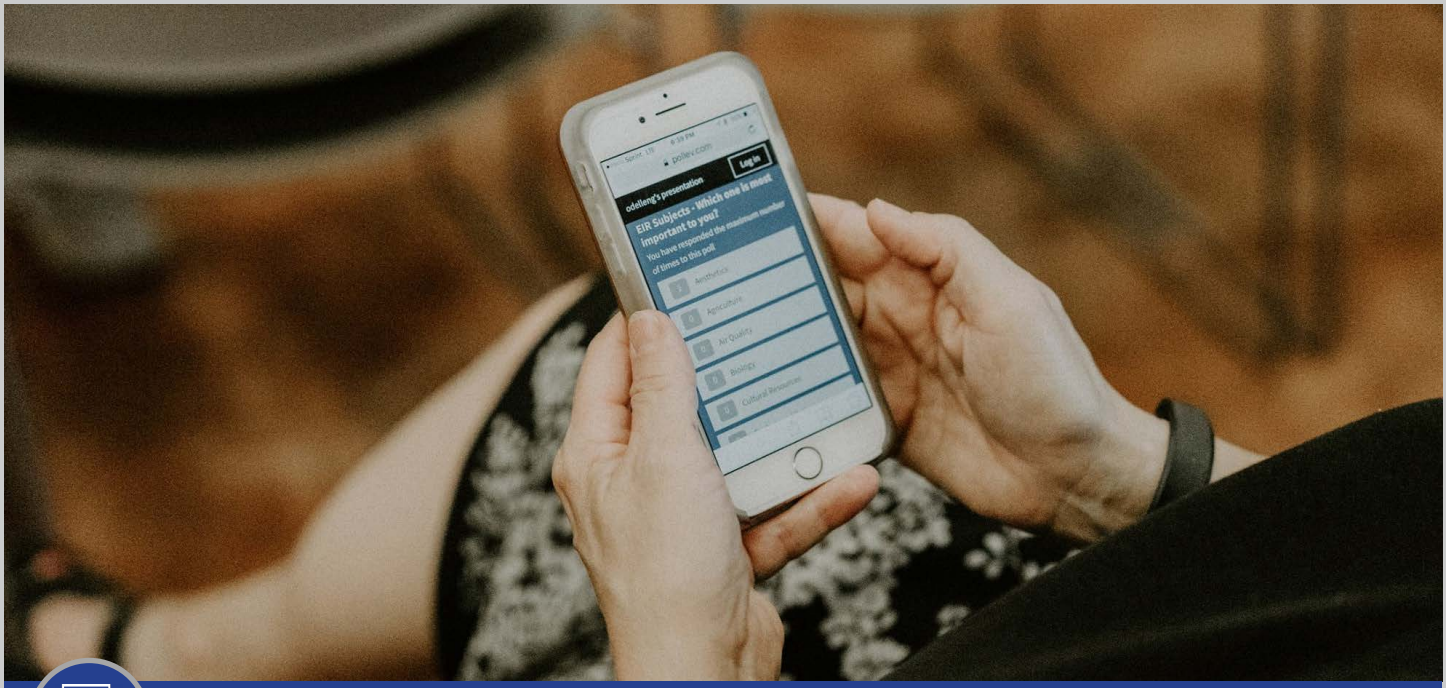
City of Stockton Parks and Recreation Master Plan

O'Dell developed the Stockton Parks Master Plan, which is included in the Stockton Master Infrastructure Plan and Public Facilities Fee Study. The O'Dell team completed community outreach, recreation programming analysis, and aquatic facilities analysis. It included goals and objectives, an importance and satisfaction analysis, strategies for future improvements, a funding analysis, planning criteria for new programs and facilities, base maps and graphs, and phasing plans based on City and community priorities.

Stockton believes that good parks are key to quality of life, and it was our goal to create a document that laid the framework for the best parks and recreation system possible. Improving the quality of life for Stockton residents requires offering accessible and diverse parks and recreation options. This plan involved public feedback from City residents to better understand community needs, which influenced recommendations for existing and future City parks assets. Diverse voices were included as much as possible to empower those that are usually marginalized or overlooked. The document was designed to be concise, user-friendly, and provide guidance for the next 10+ years. Development of the planning document includes the use of electronic surveys, websites, social media, and online meeting software to engage the community. Information is displayed in infographics whenever possible to create clear and easily digestible visualized information.

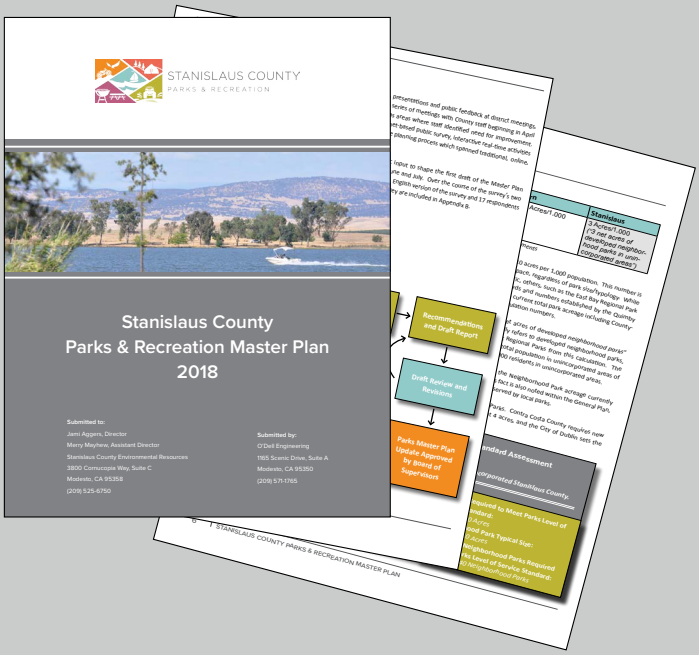
The goal of the community outreach meetings was to involve the public early in the process and allow sufficient time for public feedback ahead of the document content writing and publication. A final outreach meeting was held to gather feedback regarding document content. Community feedback has been incorporated and the Master Plan document is currently undergoing final review with City staff before it is brought before City Council.



Stanislaus County Parks Master Plan

O'Dell provided professional services for the 2018 update to the Stanislaus County Parks Master Plan. It addressed important issues such as current parks and recreation trends, comprehensive funding and grant opportunities, new development trends and locations, current partnership and joint use agreement trends, modern best practices and design standards, and current codes and guidelines. Following a robust public engagement process, O'Dell completed best practices and design guidelines relating to the future development of parks and recreation facilities. Possible locations for future parks were identified in the document. Fifteen (15) high-priority capital improvement project recommendations were provided, with project costs and suggested timelines for implementation identified. A clearly presented matrix was created to show funding options available for parks and recreation programs, projects, and ongoing maintenance. O'Dell examined these and many other issues to provide a document to the County that will direct staff, councils, and the board in their efforts for the next twenty years of development and management of park facilities.

O'Dell provided services including research and documentation, community outreach, recreation planning, preparation of a capital improvement and financial plan, and a program environmental impact report as part of this project. Public engagement played an important role in this project, and the O'Dell team worked with the County to engage the public in five initial public meetings and to publish an online survey aimed at gathering more public feedback. The updated Master Plan includes the current inventory of County parks and facilities, a needs assessment, best practices, design guidelines, recommendations, and a capital improvement and financial plan.

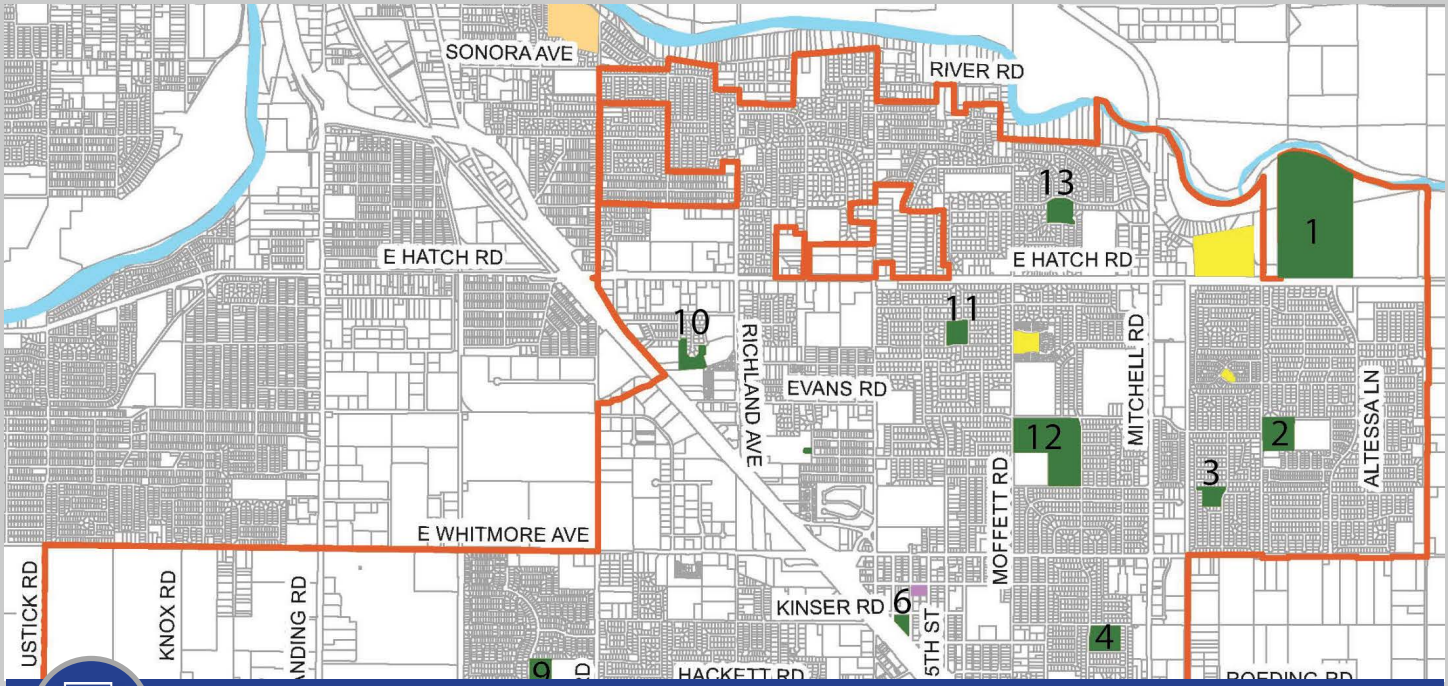


City of Hollister Park Facilities Master Plan

O'Dell Engineering provided professional services for the City of Hollister Park Facilities Master Plan. The Master Plan update celebrates the small "Hometown, California" environment of the City, while recommending best practices and specific projects to bring City parks and recreation facilities up to cutting edge recreation standards.

Preparation of the Master Plan included community outreach, analysis of recreation programming, capital improvement plan preparation, financial plan preparation, review of City of Hollister development standards and construction details, and a site-specific Master Plan for the City's 50-acre former wastewater spray field, to be named Brigantino Park. Consistent with current trends in parks and recreation development, aquatic facilities and dog parks were identified by the City and the public as high priority improvements. O'Dell recommended park design best practices geared toward supporting maintenance and long-term management of park sites.

The conceptual master plan for Brigantino Park was envisioned as an opportunity to provide residents and visitors with active and passive recreation opportunities comparable to any in the San Francisco greater metropolitan area. The park design includes a destination dog park, nature trails, an outdoor amphitheater for special events, and a glider field to support local glider enthusiast groups. The site's proximity to the San Benito River and future River Parkway development plans further link it to regional recreation infrastructure.



City of Ceres Parks Master Plan

O'Dell provided master planning services for the City of Ceres Parks Master Plan. It was completed in March of 2016 following a year of public outreach, visual inventories of the City's existing parks and open space assets, and research into national and local benchmark standards for park development. The Parks Master Plan contains a full inventory of existing City parks and recreation facilities space, as well as prioritized recommendations for the City to complete infrastructure and programmatic improvements to its existing parks and open space property.

Public outreach was a vital component and included meetings at recreational class times, online surveys, general public meetings during the day and in the evenings, commission meetings, and social media postings. Through this effort, a unique satisfaction vs. needs assessment was completed. This assessment directed what capital improvement projects were most valuable to the community.

Two of the recommended projects were awarded grant funding and have been completed or partially completed following adoption of the Master Plan. In addition to recommending construction of a socially inclusive play space and community gathering place at Neel Park, one of the recommendations in the Parks Master Plan was for the full build-out of River Bluff Regional Park. O'Dell Engineering provided conceptual master planning and grant application prep services for the restoration of wetlands and recreational trails along the lower bluff of River Bluff Park. The updated Master Plan was used in a submittal for a California River Parkways Grant and was awarded $489,000.

City of Tracy Parks and Recreation Department Strategic Plan

Management Partners (now a part of Baker Tilly) supported the City of Tracy with their Parks and Recreation Department Strategic Plan. The plan was developed with internal and external stakeholder outreach, as well as the creation of an environmental scan. This Strategic Plan presents the mission, vision, and organizational values that will be used to guide future decision-making for the City of Tracy Parks and Recreation Department. It also contains a set of goals and strategies to be implemented during the next three to five years to fulfill the mission of the department and work towards achieving its vision. This plan is a living document that the department will review annually.

The Parks and Recreation Department initiated this strategic planning effort to articulate a vision and mission for the newly created department. As a result of the strategic planning process, several opportunities for improvement were identified to better serve the community and to strengthen department effectiveness.

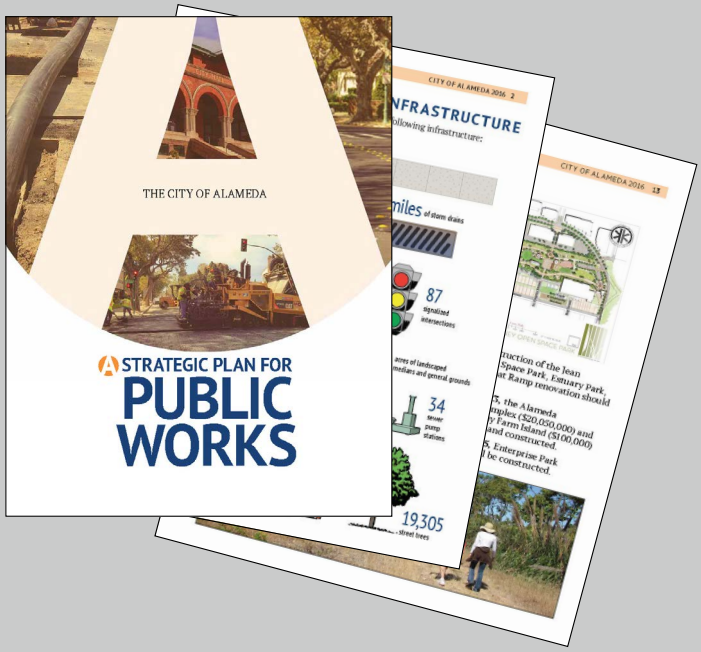
A wide range of interested stakeholders were invited to participate in the development of this strategic plan. The process involved internal and external stakeholder outreach (including employee and stakeholder interviews), focus groups, and a staff survey. An environmental scan was prepared to inform the strategic planning process. It includes data on demographic trends, service demand drivers, resource availability, and community and City Council priorities.

Name	Section
Cross Alameda Trail	1
Jean Sweeney OSP	2
Del Monte / Clement Extension	3
Marina Cove II / Clement Extension	4
Pennzoil	5
Clement Ave Complete Streets	6
Tilden Way Beltline	7
Miller-Sweeney Bridge	8

City of Alameda Strategic Plan for Public Works

Management Partners (now a part of Baker Tilly) supported the City of Alameda with a Strategic Plan for their Public Works Department. The plan was developed to address many transitions including retirements, challenges, and new initiatives. The plan includes a Director's letter, a public infrastructure inventory, infrastructure condition and long term plans, transportation analysis, park projects, SWOT analysis, and future planning.

The Strategic Plan included 10 initiatives to be completed in the following five years. They began with building the organization's internal capacity, both in people and systems. Then the department tackled threats to funding for facility maintenance, stormwater infrastructure, and maintenance of the newly constructed public infrastructure at Alameda Point. Finally, the department focused on using data to improve performance.



Additional Project Experience
Parks and Recreation Master Planning

Dog Park Master Plan: Clovis, CA

Other Related Projects:

- North Highlands Park District Park Master Plan: North Highlands, CA
- Downtown Master Plan: Modesto, CA
- EmPOWERment Park Master Plan: Sacramento, CA
- Trail Master Plan: Los Banos, CA
- Miracle League Inclusive Facility Master Plan: Redwood City, CA
- Columbia Park Master Plan & Public Outreach: Turlock, CA
- Park Master Planning: Livermore, CA
- Neel Park Master Plan: Ceres, CA

Urban Greening Master Plan: Stanislaus County, CA

Downtown Master Plan: Ceres, CA

Non-Motorized Transportation Master Plan: Lathrop, CA

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Cost Proposal

Phase 1 Project Initiation: .....$ 3,690
Phase 2 Research & Data Collection: $13,940
Phase 3 Community Outreach and City Engagement: $16,860
Phase 4 Recreation Planning: $10,490
Phase 5 Master Plan Preparation: .....$ 32,915
Phase 6 Plan Adoption: .....$ 11,120
Reimburables and Subconsultants.....$11,000

Total Cost Phases 1—6: $100,015

Optional Phase 8 Recreation Division Strategic Plan: ..... $ 39,050
Total Cost including RDS.....$139,785

Removed:
Optional Phase 7 Aquatics Assessment: $9,710

O'Dell Engineering Fee Schedule

O'Dell Hourly Rates by Position

Position Classification:	Regular Hourly Rate:
Principal	$280
Senior Civil Engineer	$215
Senior Engineer 2	$200
Senior Engineer 1	$185
Engineer 2	$180
Engineer 1	$170
Assistant Engineer 2	$145
Assistant Engineer 1	$130
Senior Landscape Architect 2	$200
Senior Landscape Architect 1	$180
Landscape Architect 2	$170
Landscape Architect 1	$160
Landscape Designer 3	$155
Landscape Designer 2	$145
Landscape Designer 1	$135
Planner	$175
Assistant Planner	$140
Dry Utility Project Manager 2	$170
Dry Utility Project Manager 1	$150
Utility Engineer	$135
CADD Operator 2	$115
CADD Operator 1	$95
Survey Manager	$205
Senior Land Surveyor	$195
Senior Surveyor 2	$190
Senior Surveyor 1	$170
Surveyor 2	$150
Surveyor 1	$140
Assistant Surveyor 2	$130
Assistant Surveyor 1	$115
Survey Crew 2-man/1-man	$320/$180
Survey Crew 2-man/1-man (prevailing wage)	$396/$225
Administrative	$96

Cost of services and expenses charged to O'Dell Engineering by outside consultants, commercial printers, and professional or technical firms engaged in connection with the project.

Outside Services & Reproduction

Actual Cost Plus 10%

Mileage, per diem, and subsistence are not normally charged to the client unless specific prior authorization is negotiated between client and consultant.

Travel & Per Diem Costs

Actual Cost Plus 10%

Note: Rates Subject to 5% Yearly Escalation.

Aquatic Design Group Fee Schedule

ADG Hourly Rates by Position

Position Classification:	Regular Hourly Rate:
Principal	$235
Project Architect/Engineer	$215
Project Manager	$195
Designer	$155
Administrative	$100

Baker Tilly Fee Schedule

Baker Tilly Hourly Rates by Position

Position Classification:	Regular Hourly Rate:
Managing Director	$240
Special Advisor	$210
Senior Manager	$190
Senior Management Analyst	$140

AGENDA ITEM G
DATE: 12-07-2022

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Chris Lamm, Public Works Director/City Engineer

APPROVED: Mali LaGoe, City Manager

SUBJECT: **SKYPARK PLAY STRUCTURE PURCHASE AND INSTALLATION**

SUMMARY OF ISSUE

Background:
On June 4, 2018, California voters approved Proposition 68, the "Parks and Water Bond Act of 2018" (Senate Bill 5). A number of grant programs for drought, water, parks, climate, coastal protection, and outdoor access are supported with Proposition 68 bond proceeds. One is the "Per Capita Program", which provides $185 million to cities and counties statewide for local park rehabilitation, creation and improvements on a per capita basis. Under this program, grant recipients are encouraged to utilize awards to rehabilitate existing infrastructure and to address deficiencies in neighborhoods lacking access to the outdoors.

On September 18, 2019, the City Council adopted a Resolution authorizing the City to apply for the Per Capita Program grant, which would bring approximately $200,000 in State funds to Scotts Valley for park improvements. A local match of 20%, approximately $40,000, is required.

On December 18, 2019, the City Council discussed the replacement of the Skypark Playground Structure (Ages 2-5) as the proposed project to submit for grant funds. Consideration in particular was given to the need for inclusive play elements and ADA accessibility, play structure shade, and a water bottle filling station. The water bottle filling station was installed by maintenance staff in 2021 replacing a non-function drinking fountain adjacent to the playground.

A grant application was submitted in 2021 and the City received notice of award in January, 2022.

Analysis:
Through the course of design with input provided from City Staff and from the Parks Recreation Commission, the City's selected playground vendor, Miracle Play Systems,

developed the attached playground design (Attachment 1). The design incorporates all inclusive play features and poured in place rubber surfacing that will provide improved access to and around the various play features. Additionally, a shade study was conducted with strategic placement of canopies, slides, and other "touch" surfaces to be protected from becoming too hot from direct sunlight.

To complete the project, staff is recommending that the City utilize a cooperative purchasing agreement through Sourcewell, in order to receive a discount (22%) on the purchase, and enter into the City's short form construction agreement for the installation of the equipment by Miracle Play Systems in accordance with the plans approved by the City. The total project budget is as follows:

Project Budget

Design, Bid Support, Construction Support, and Grant Management (QK Consulting Services)	$ 36,658.00
Purchase and Installation (Miracle Play Systems)	$ 252,186.37
Contingency (10% of purchase and installation)	$ 25,000.00
Total	$ 313,844.37

Upon execution of the agreement with Miracle Play Systems, a material order will be placed. Current estimates from the manufacturer are that it will take between 6-9 months for the equipment to arrive for install. Once ready for construction, demolition of the existing play structure and installation of the new play structure is anticipated to take 30 days.

FISCAL IMPACT

In January of 2022, the City received final confirmation of the Prop 68 award in the amount of $177,952.

Currently, in the 5-year CIP, the Skypark Play Structure project (CIP #37) is budgeted at $260,000 in total with $82,048 in General CIP (General Fund) in addition to the Prop 68 Funds.

The project is eligible for use of Parks Development Impact Fees (DIF). As such, it is recommended to replace the currently programmed General CIP funds, $82,048, with Parks DIF Funds, and to utilize Parks DIF Funds for the additional project needs $53,884.37, totaling $135,932.37. There are sufficient funds in the Parks DIF Fund balance to support this use.

STAFF RECOMMENDATION

It is recommended that the City Council;

1. Appropriate $135,932.37 of Parks Development Impact Fees to the Skypark Play Structure Project (CIP #37) and return $82,048 to General CIP reserves, and

2. Authorize the City Manager to enter into an agreement in a form acceptable to the City Attorney with Miracle Play Systems in an amount up to $252,186.37, plus 10% contingency ($25,000).

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Attachment 1 – Skypark Play Structure Design 4
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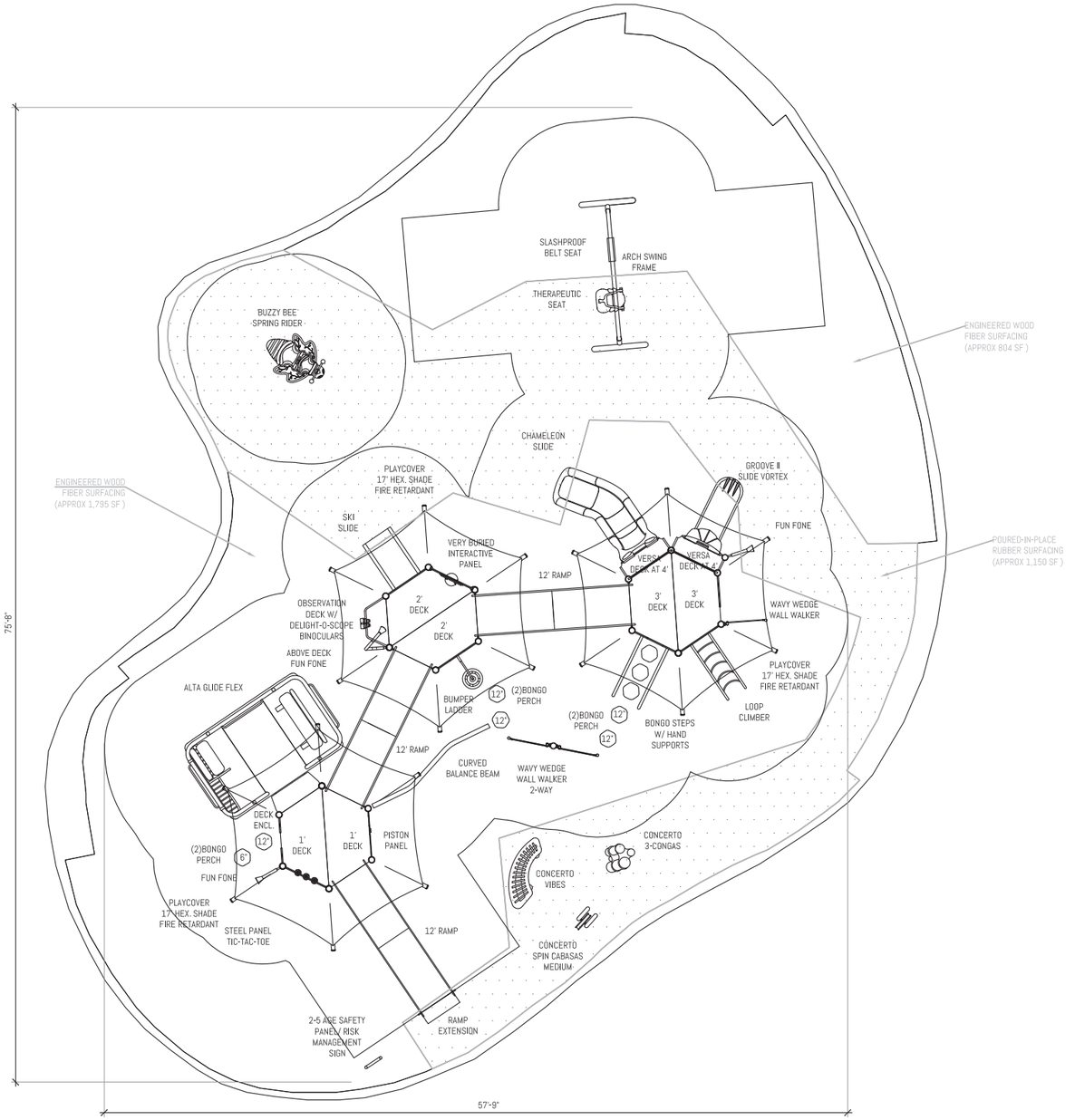
Skypark

Scotts Valley, CA

Prepared for: City of Scotts Valley

Prepared By

Jean Tyan
Sales Account Manager
Miracle Playsystems Inc
jean@miracleplaygroup.com
(650) 930-0459



PLAY AREA - AGE APPROPRIATE 2-5 YEARS:	CAPACITY: 132 - 150 CHILDREN	
ELEVATED PLAY ACTIVITIES (TOTAL)	12	
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER:	2	REQ'D: 0
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP:	10	REQ'D: 6
GROUND LEVEL ACTIVITY TYPE:	6	REQ'D: 0
GROUND LEVEL ACTIVITY QUANTITY:	15	REQ'D: 0

NOTES:
1. TRANSFER STEPS TO BE STRIPED PER 11B-504.4.1
2. USE ZONES FINISH SURFACE OF PLAYGROUND COMPLIES WITH ASTM F1292-99.
3. GROUND SURFACING COMPLIES WITH ASTM 1951-99
4. PLAYGROUND EQUIPMENT SHALL COMPLY WITH ASTM F1487-98.
5. THIS PLAY AREA MEETS CBC SECTION 11B-1008.

CRITICAL FALL HEIGHT : 8'-0"
SITE AREA: SF 3,749 LF 247'-0"
DRAWN BY: CG

NORTH

0 8' 16' 24'

Scale: 3/32" = 1'-0"

IPEMA CERTIFIED TO ASTM F1487

ASTM INTERNATIONAL

ADA Compliant

Skypark

Scotts Valley, CA

LINEAR FEET:	247'-0" LF	SITE AREA:	3,749 SF
CRITICAL FALL HEIGHT:	8'-0" CFH	SCALE:	1/32"=1'-0"
19_1576_Skypark_005		DATE:	9/20/2022
		DRAWN BY:	LDV / CG

MIRACLE playsystems DESIGNING PLAY

ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE.
ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SITE PREP AND INSTALLATION.

Colors Used In Rendering:

Light Gray · Silver · Tropical Yellow · Lime · Green · Burgundy · Dark Gray Decks

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

12/01/2022
19_1576_Skypark_005

Creating Fun Play Environments to Enrich Communities

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

*Colors shown in rendering are for illustrative purposes only. Actual color and pattern may vary slightly.

PUBLIC WORKS CONTRACT

This Public Works Contract ("Contract") is made by and between the City of Scotts Valley ("City") and Miracle Play Systems, Inc.(“Contractor") for the Skypark Play Structure (“Project”) and is effective on the last date signed below ("Effective Date").

1. SCOPE OE WORK

Contractor will perform and provide all labor, materials, equipment, supplies, transportation and any other items or work necessary to perform and complete the work required for the Project ("Work") as required in the Scope of Work, attached hereto and incorporated herein as Exhibit A, and in accordance with the terms and conditions of this Contract.

2. TIME FOR COMPLETION

2.1 Term. This Contract begins on the Effective Date and ends on _____ ("Contract Time") unless terminated earlier as provided herein. Contractor's Work shall begin on the date shown on a written Notice to Proceed ("NTP") and must be fully completed within the Contract Time or on the date specifically provided in the Notice to Proceed. The City Engineer will not issue a NTP until the Contract is fully executed by both parties and City has received satisfactory proof of insurance and any performance and payment bonds that may be required. The Director of Public Works may authorize the extension of the Contract Time through a written amendment to this Agreement, provided such extension does not include additional contract funds.

2.2 Time is of the essence for Contractor's performance and completion of the Work. Contractor must have sufficient time, resources. and qualified staff to deliver the work on time.

2.3 Liquidated damages of $200.00 will be charged for each day of unexcused delay in performance of the Project or City may deduct the amount from Contractor's payments. Liquidated damages are based on reasonably foreseeable consequence of delay and may include intangible losses which the Parties agree may be difficult to ascertain, such as loss of public confidence in City and its contractors, interference or loss of use of public facilities and extended disruption to the public.

3. COMPENSATION

3.1 Maximum Compensation. City wiIl pay Contractor for satisfactory performance of the Work in an amount that will based on actual costs but that will be capped so as not to exceed $252,186.37 ("'Contract Price"), for all of Contractor's direct and indirect costs including, but not limited to, all labor, materials, supplies, equipment, taxes, insurance bonds and all overhead costs.

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3.2 Invoices and Payments. Contractor must submit an invoice on the first day of each month, describing the Work performed during the preceding month, itemizing labor, material , equipment and any incidental costs incurred. Contractor will be paid ninety-five percent (95%) of the undisputed amounts billed within thirty (30) days after City receives a properly submitted invoice. Any retained amounts will be included with Contractor's final payment within sixty (60) days of City's acceptance of the Work as complete.

4. INDEPENDENT CONTRACTOR

4.1 Status. Contractor is an independent contractor and not an employee of City. Contractor is solely responsible for the means and methods of performing the Work and for the persons under its employment. Contractor is not entitled to worker's compensation or any other City benefits.

4.2 Contractor's Qualifications. Contractor warrants on behalf of itself and its subcontractors that they have the qualifications and skills to perform the Work in a competent and professional manner and according to the highest standards and best practices in the industry.

4.3 Permits and Licenses. Contractor warrants on behalf of itself and its subcontractors that they are properly licensed, registered, and/or certified to perform the Work as required by law and have procured a City Business License, if required by the Scotts Valley Municipal Code. Contractor shall possess a California Contractor's License in good standing for the following classification(s): _____which must remain valid for the entire Contract Time.

4.4 Subcontractors. Only Contractor's employees are authorized to work under this Contract. Prior written approval from City is required for any subcontractor and the terms and conditions of this Contract will apply to any approved subcontractor.

4.5 Tools, Materials, and Equipment. Contractor will supply all tools, materials and equipment required to perform the Work under this Contract.

4.6 Payment of Benefits and Taxes. Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes. Contractor and any of its employees, agents, and subcontractors shall not have any claim under this Agreement or otherwise against City for seniority, vacation time, vacation pay sick leave, personal time off overtime, health insurance, medical care, hospital care, insurance benefits, social security, disability, unemployment, workers compensation or employee benefits of any kind. Contractor shall be solely liable for and obligated to pay directly all applicable taxes, fees, contributions, or charges applicable to Contractor's business including, but not limited to, federal and state income taxes. City shall have no obligation whatsoever to pay or withhold any taxes or benefits on behalf of Contractor. Should any court, arbitrator or administrative authority including, but not limited to, the California Public Employees Retirement

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System (PERS), the Internal Revenue Service or the State Employment Development Division, determine that Contractor or any of its employees, agents, or subcontractors, is an employee for any purpose then Contractor agrees to a reduction in amounts payable under this Agreement, or to promptly remit to City any payments due by the City as a result of such determination so that the City's total expenses under this Agreement are not greater than they would have been had the determination not been made.

5. CHANGE ORDERS

Amendments and change orders must be in writing and signed by City and Contractor. Contractor's request for a change order must specify the proposed changes in the Work, Contract Price, and Contract Time. Each request must include all the supporting documentation, including, but not limited to, plans/drawings, detailed cost estimates, and impacts on schedule and completion date.

6. ASSIGNMENTS; SUCCESSORS

Contractor shall not assign, hypothecate or transfer this Contract or any interest therein, directly or indirectly, by operation of law or otherwise without prior written consent of City. Any attempt to do so will be null and void. Any changes related to the financial control or business nature of Contractor as a legal entity is considered an assignment of the Contract and subject to City approval which shall not be unreasonably withheld. Control means fifty percent (50%) or more of the voting power of the business entity. This Contract is binding on Contractor, its heirs, successors, and permitted assigns.

7. PUBLICITY/SIGNS

Any publicity generated by Contractor for the Project during the Contract Time, and for one (1) year thereafter must credit City contributions to the Project. The words '"City of Scotts Valley" must be displayed in all pieces of publicity, flyers, press releases, posters, brochures, interviews, public service announcements and newspaper articles. No signs may be posted or displayed on or about City property, except signage required by law or this Contract, without prior written approval from the City.

8. SUBCONTRACTORS

8.1 Contractor must perform all the Work with its own forces except that Contractor may hire qualified subcontractors to perform up to __% of the Work provided that each subcontractor is required by contract to be bound by the provisions of this Contract. Contractor must provide City with written proof of compliance with this provision upon request.

8.2 City may reject any subcontractor of any tier and bar a subcontractor from performing Work on the Project if City in its sole discretion determines that subcontractor's Work falls short of the requirements of this Contract or constitutes

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grounds for rejection under the California Public Contract Code. If City rejects a subcontractor, Contractor, at its own expense, must perform the subcontractor's Work or hire a new subcontractor that is acceptable to City. A Notice of Completion must be recorded within fifteen (15) days after City accepts the Work if the Contract involves work by subcontractors.

9. RECORD AND DAILY REPORTS

9.1 Contractor must maintain daily reports of the Work and submit them to City upon request and at completion of Project. The reports must describe the Work and specific tasks performed, the number of workers the hours, the equipment, the weather condition, and any circumstances affecting performance. City will retain ownership of the reports but Contractor will be permitted to retain copies.

9.2 If applicable, Contractor must keep a separate set of as-built drawings showing changes and updates to the Scope of Work or the original drawings as changes occur. Actual locations to scale must be identified for all major components of the Work, including mechanical, electrical and plumbing work; HVAC systems· utilities and utility connections; and any other components City determines should be included in the final drawings of the Project. Deviations from the original drawings must be shown in detail, and the location of all main lines, piping, conduit, ductwork, and drain lines must be shown by dimension and elevation.

9.3 Contractor must maintain complete and accurate accounting records of its Work in accordance with generally accepted accounting principles, which must be available for City review and audit, kept separate from other records, and maintained for four (4) years from the date of City's final payment.

10. INDEMNIFICATION

10.1 To the fullest extent allowed by law, and except for losses caused by the sole and active negligence or willful misconduct of City personnel, Contractor shall indemnify, defend, and hold harmless City, its City Council, boards and commissions, officers, officials, employees, agents, servants, volunteers, contractors and consultants (“Indemnitees”), through legal counsel acceptable to City, from and against any and all liability, damages, claims, stop notices, actions, causes of action, demands, charges, losses and expenses (including attorney fees, legal costs, and expenses related to litigation and dispute resolution proceedings), of every nature arising directly or indirectly from this Contract or in any manner relating to any of the following:

(a) Breach of contract obligations, representations or warranties;

(b) Performance or nonperformance of the Work or of any obligations under the Contra t by Contractor, its employees, agents, servants subcontractors or subcontractors;

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(c) Payment or nonpayment by Contractor or its subcontractors or sub-subcontractors for Work performed on or off the Project Site; and

(d) Personal injury, property damage or economic loss resulting from the work or perfo1mance of Contractor or its subcontractor or sub-subcontractors.

10.2 Contractor must pay the costs City incurs in enforcing this provision. Contractor must accept a tender of defense upon receiving notice from City of a third-party claim, in accordance with California Public Contract Code Section 9201. At City's request, Contractor will assist City in the defense of a claim, dispute or lawsuit arising out of this Contract.

10.3 Contractor's duties under this entire Section 10 are not limited to Contract Price, Workers' Compensation, or other employee benefits or the insurance and bond coverage required in this Contract. Nothing in the Contract shall be construed to give rise to any implied right of indemnity in favor of Contractor against City or any other Indemnitee.

10.4 Contractor's payment may be deducted or offset to cover any money the City lost due to a claim or counterclaim arising out of this Contract, a purchase order or other transaction.

10.5 Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 10 from each and every subcontractor, or any other person or entity involved by, for, with, or on behalf of Contractor in the performance of this Agreement. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder.

10.6 This Section 10 shall survive termination of the Contract.

11. INSURANCE

Contractor shall comply with the Insurance Requirements attached and incorporated here as Exhibit B. Contractor must provide satisfactory proof of insurance and maintain it for the Contract Time or longer as required by City. City will not execute the Contract until City has approved receipt of satisfactory certificates of insurance and endorsements evidencing the type amount, class of operations covered, and the effective and expiration dates of coverage. Failure to comply with this provision may result in City, at its sole discretion and without notice, purchasing insurance at Contractor's expense, deducting the costs from Contractor’s compensation, or terminating the Contract.

12. COMPLIANCE WITH LAWS

12.1 General Laws. Contractor shall comply with all laws and regulations applicable to this Contract. Contractor will promptly notify City of changes in the law or

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other conditions that may affect the Project or Contractor's ability to perform. Contractor is responsible for verifying the employment status of employees performing the Work, as required by the Immigration Reform and Control Act.

12.2 Labor Laws.

(a) The following provisions apply to contracts of $1000 or more:

(i) In General. For purposes of California labor law, this is a public works contract subject to the provisions of Part 7 of Division 2 of the California Labor Code (Sections 1720 et seq.). In accordance with Labor Code Section 1771, Contractor and all subcontractors shall pay not less than current prevailing wage rates as determined by the California Department of Industrial Relations ("DIR") to all workers employed on this project. In accordance with Labor Code Section 1815, Contractor and all subcontractors shall pay all workers employed on this project 1 ½ the basic rate of pay for work performed in excess of specified hour limitations. The work performed pursuant to this Contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

(ii) Registration. Contractor and all subcontractors shall not engage in the performance of any work under this Contract unless currently registered and qualified to perform public work pursuant to section 1725.5 of the California Labor Code. Contractor represents and warrants that it is registered and qualified to perform public work pursuant to section 1725.5 of the Labor Code and will provide its DIR registration number, along with the registration numbers of any subcontractors as required, to the City.

(iii) Posting. Contractor shall post at the job site the determination of the DIR director of the prevailing rate of per diem wages together with all job notice that are required by regulations of the DIR.

(iv) Reporting. Contractor and any subcontractors shall keep accurate payroll records in accordance with Section 1776 of the Labor Code and shall furnish the payroll records directly to the Labor Commissioner in accordance with the law.

(v) Report on Prevailing Rate of Wages. The City has obtained the general prevailing rate of per diem wages in the vicinity of the project for each type of worker needed, a copy of which is on file at the City of Cupertino City Hall and shall be made available to any interested party upon request.

(vi) Employment of Apprentices. Contractor's attention is directed to the provisions in Sections 1777.5 and 1777.6 of the Labor

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Code concerning the employment of apprentices by the Contractor or any subcontractor. It shall be the responsibility of the Contractor to effectuate compliance on the part of itself and any subcontractors with the requirements of said sections in the employment of apprentices. Information relative to apprenticeship standards, wage schedules. and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California or from the Division of Apprenticeship Standards and its branch offices.

(vii) Penalties. Contractor s attention is directed to provisions in Labor Code Sections 1775 and 1813. In accordance with Labor Code Section 1775, Contractor and subcontractors may be subject to penalties for Contractor's and subcontractors failure to pay prevailing wage rates. In accordance with Labor Code Section 1813, Contractor or subcontractors may be subject to penalties for Contractor's or subcontractors' failure to pay overtime pay rates for hours worked by workers employed on this project in excess specified hour limitations.

(b) Contractor must compensate workers who are paid less than prevailing wages or required to work more than a legal day's work. Contractor will also be required to pay City a penalty of $200.00 per worker for each day of violation.

(c) As required by Labor Code Section 1861, by signing this Contract Contractor certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the work of this contract."

12.3 Discrimination Laws. Contractor shall not discriminate on the basis of race, religious creed. color, ancestry, national origin, ethnicity, handicap, disability, marital status, pregnancy, age, sex, gender, sexual orientation, gender identity, Acquired-Immune Deficiency Syndrome (AIDS), or any other protected classification. Contractor shall comply with all anti-discrimination laws, including Government Code Sections 12900 and 11135, and Labor Code Sections 1735, 1777, and 3077.5. Contractor agrees to provide records and documentation to the City on request necessary to monitor compliance with this provision.

12.4 Conflicts of Interest. Contractor, its employees, subcontractors, servants and agents, may not have, maintain or acquire a conflict of interest in relation to this Contract in violation of law, including Government Code section 1090 and Government Code section 81000 and their accompanying regulations. No officer, official, employee, consultant or other agent of the City (“City Representative") may have, maintain, or

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acquire a “financial interest" in the Contractor as that term is defined by state law, or in violation of a City ordinance or policy while serving as a City Representative or for one year thereafter. Contractor, its employees, subcontractors, servants, and agents warrant they are not employees of City nor do they have any relationship with City officials officers, or employees that creates a conflict of interest. Contractor may be required to file a conflict of interest form if it makes certain governmental decisions or serves in a staff capacity, as defined in Section 18700 of Title 2 of the California Code of Regulations. Contractor agrees to abide by City rules governing gifts to public officials and employees.

12.5 Remedies. Any violation of Section 12 constitutes a material breach and may result in City suspending payments, requiring reimbursement, or terminating the Contract. City reserves all rights and remedies under the law and this Contract, including seeking indemnification.

13. BONDS

For contracts of $25,000 or more, Contractor must obtain a payment bond and a performance bond, each in the penal sum of 100% of the Contract Price, using the Bond Forms attached and incorporated here as Exhibit C. Each bond must be issued by a surety admitted in California, with a financial rating from A.M. Best Company of Class A- or higher, or as othe1wise acceptable to City. If an issuing surety cancels a bond or becomes insolvent, Contractor must provide a substitute bond from a surety acceptable to City within seven (7) calendar days after written notice from City. If Contractor fails to do so, City may, in its sole discretion and without prior notice, purchase bonds at Contractor's expense, deduct the cost from payments due Contractor or terminate the Contract. City will not execute the Contract nor issue the NTP until the required bonds are submitted.

14. UTILITIES, TRENCHING, AND EXCAVATION

14.1 Contractor must call the Underground Service Alert (' USA") 811 hotline and request marking of utility locations before digging or commencing Work. For underground service alerts for street lighting and traffic signal conduits, City's Service Center must be called at (408) 777-3269. Government Code Section 4215 requires Contractor to notify City and Utility in writing if it discovers utilities or utility facilities not identified in the Contract.

14.2 Pursuant to Government Code Section 7104, Contractor must stop work and notify City in writing, and wait for instructions if one of the conditions below is found at the worksite. City will work with Contractor to amend the Contract or issue a change order if the discovered condition materially changes the Work/Performance, Contract Time or Contract Price.

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(a) Material believed to be hazardous waste under Health and Safety Code Section 25117, and which requires removal to a Class 1, Class II, or Class III disposal site pursuant to law;

(b) Subsurface or latent physical conditions at the Project worksite differing from those indicated by information about the worksite made available to Contractor; and

(c) Unknown physical conditions at the Project worksite of any unusual nature, materially different from those ordinarily encountered and from those generally recognized as inherent in the character of the Work.

14.3 For contracts $25,000 or higher that require excavation or involve trenching 5 feet or more in depth, Contractor must submit a detailed plan for City approval, per Labor Code Section 6705 prior to commencing work. The plan must show the design of shoring, bracing, sloping, and other provisions for worker protection from caving ground and other hazards. The protective system must comply with all Construction Safety Orders. If the plan varies from shoring system standards, it must be prepared by a registered civil or structural engineer.

15. URBAN RUNOFF MANAGEMENT

15.1 All Work must fully comply with federal, state, and local laws and regulations concerning storm water management. Contractor must avoid creating excess dust when breaking asphalt or concrete and during excavation and grading. If water is used for dust control, Contractor will use only the amount of water necessary to dampen the dust. Contractor will take all steps necessary to keep wash water out of the streets gutters and storm drains. Prior to the start of the Work Contractor will implement erosion and sediment controls to prevent pollution of storm drains and must upgrade and maintain these controls based on weather conditions or as otherwise required by City. These controls must be in place during the entire Contract Time and must be removed at the end of construction and completion of the Work. Such controls must include, but will not be limited to, the following requirements:

(a) Install storm drain inlet protection devices such as sand bag barriers, filter fabric fences, and block and gravel filters at all drain inlets impacted by construction. During the annual rainy season, October 15 through June 15 storm drain inlets impacted by construction work must be filter-protected from onsite de-watering activities and saw-cutting activities, shovel or vacuum saw-cut slurry and remove from the Work site;

(b) Cover exposed piles of soil or construction material with plastic sheeting. Store all construction materials in containers·

(c) Sweep and remove all mate1ials from paved surfaces that drain to streets, gutters and storm drains prior to rain and at the end of each work day.

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When the Work is completed, wash the streets, collect and dispose of the wash water offsite in lawful manner;

(d) After breaking old pavement, remove debris to avoid contact with rainfall/runoff; or

(e) Maintain a clean work area by removing trash, litter, and debris at the end of each workday and when Work is completed. Clean up any leaks, drips, and other spills as they occur.

15.2 These requirements must be used in conjunction with the California Stormwater Quality Association and California Best Management Practices Municipal and Construction Handbooks, local program guidance materials from municipalities and any other applicable documents on stormwater quality controls for construction. Contractor's failure to comply with this Section will result in the issuance of noncompliance notices citations Work stop orders and regulatory fines.

16. PROJECT COORDINATION

City Project Manager. City assigns _____ as the City representative for all purposes under this Contract, with authority to require compliance with the Scope of Work. City may substitute Project Managers at any time and without prior notice to Contractor.

Contractor Project Manager. Subject to City approval, Contractor assigns _____ as its single representative for all purposes under this Contract, with the responsibility to ensure progress with the Work. Contractor's Project Manager is responsible for coordinating and scheduling the Work and must regularly update the City Project Manager about the status and any delays with the Work consistent with the Scope of Work. Any substitutions must be approved in writing by City.

17. ABANDONMENT ANDTERMINATION

17.1 City may abandon or postpone the Project or plans therefor at any time. Contractor will be compensated for satisfactory Work performed through the date of abandonment and will be given reasonable time to close out the Work. With City's pre-approval in writing, the time spent in closing out the Work will be compensated up to ten percent (10%) of the total time expended in performing the Work.

17.2 City may terminate the Contract for cause or without cause at any time. Contractor will be paid for satisfactory Work rendered through the termination date and will be given reasonable time to close out the Work.

17.3 Final payment will not be made until Contractor delivers the Work and provides records documenting the Work, products and deliverables completed. Nothing in the Section below is intended to delay, abridge or bar City's rights under this Section.

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18. GOVERNING LAW, VENUE AND DISPUTE RESOLUTION

This Contract is governed by the laws of State of California. Venue for any legal action shall be the Superior Court of the County of Santa Cruz, California. The dispute resolution procedures of Public Contract Code Section 20104 et seq., incorporated here by reference, apply to this Contract and Contractor is required to continue the Work pending resolution of any dispute. Prior to filing a lawsuit, Contractor must comply with the claim filing requirements of the California Government Code. If the Parties elect arbitration, the arbitrator's award must be supported by law and substantial evidence and include detailed written findings of law and fact.

19. ATTORNEY FEES

If City initiates legal action, files a complaint or cross-complaint, or pursues arbitration, appeal, or other proceedings to enforce its rights or a judgment in connection with this Contract, the prevailing party will be entitled to reasonable attorney fees and costs.

20. SIGNS/ADVERTISEMENTS

No signs may be displayed on or about City' property except signage which is required by law or by the Contract, without City's prior written approval as to size design and location and compliance with City laws and regulations.

21. THIRD PARTY BENEFICIARIES

There are no intended third party beneficiaries of this Contract.

22. WAIVER

Neither acceptance of the Work nor payment thereof shall constitute a waiver of any contract provision. City waiver of any breach shall not constitute waiver of another provision or breach.

23. WARRANTY

Contractor warrants that materials and equipment used will be new, of good quality, and free from defective workmanship and materials, and that the Work will be free from material defects not intrinsic in the design or materials. All Work materials and equipment should pass to City free of claims liens or encumbrances. Contractor warrants the Work and materials for one year from the date of City's acceptance of the Work as complete ("Warranty Period"), except when a longer guarantee is provided by a supplier, manufacturer or is required by this Contract. During the Warranty Period, Contractor will repair or replace any Work defects or materials, including damage that arises from Contractor's Warranty Work except any wear and tear or damage resulting from improper use or maintenance.

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24. ENTIRE CONTRACT

This Contract and the attachments, documents and statutes attached referenced or expressly incorporated herein, including authorized amendments or change orders constitute the final and complete contract between City and Contractor with respect to the Work and the Project. No oral contract or implied covenant will be enforceable against City. If there is any inconsistency between any term, clause, or provision of the main Contract and any term, clause, or provision of the attachments or exhibits thereto, the terms of the main Contract shall prevail and be controlling.

25. SEVERABILITY/PARTIALINVALIDITY

If a court finds any term or provision of this Contract to be illegal, invalid, or unenforceable, the legal portion of said provision and all other contract provisions will remain in full force and effect.

26. SURVIVAL

The contract provisions which by their nature should survive the Contract or Completion of Project including, without limitation, all provisions regarding warranties indemnities. payment obligations insurance and bonds, shall remain in full force and effect after the Work is completed or Contract ends.

27. INSERTED PROVISIONS

Each provision and clause required by law to be inserted in this Contract will be deemed to be included and will be inferred herein. Either party may request an amendment to mistaken insertions or omissions of required provisions.

28. CAPTIONS

The captions, titles, and beadings in this Contract are for convenience only and may not be used in the construction or interpretation of the Contract or for any other purpose.

29. COUNTERPARTS

This Contract may be executed in counterparts, each of which is an original and all of which taken together shall form one single document.

30. NOTICES

All notices requests and approvals must be sent in writing to the persons below and will be considered effective on the date of personal delivery, the date confirmed by a reputable overnight delivery service, on the fifth (5th) calendar day after deposit in the United States Mail, postage prepaid, registered or certified, or the next business day following electronic submission:

To City of Scotts Valley: To Contractor:

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31. EXECUTION

The persons signing below warrant they have the authority to enter into this Contract and to legally bind their respective Parties. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporations Code Section 313.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF SCOTTS VALLEY

Approved By:

_____

Mali LaGoe

City Manager

_____

Date

Attested By:

_____

City Clerk

Approved As To Form:

_____

City Attorney

_____

Signature

_____

Name

_____

Title

_____

Date

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EXHIBIT A

Scope of Work

Job Number:
Job: P19_1576_Skypark
Quote Name: Quote--19_1576_Skypark_005_Partial PIP
Quote Number: Q-04481

Prepared by:
JeanTyan
jean@miracleplaygroup.com

Terms: Net 30
Remit to: Miracle Playsystems, Inc.
1276 S Main St., Salinas, CA 93901

Sub Total: $230,876.59
Freight: $8,727.00
Estimated Tax: $12,582.78
Total: $252,186.37

Miracle

22% Sourcewell Discount Applied

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
MREC EQUIP	Provide Miracle Play Equipment Per Plan_19_1576_Skypark_005_9/20/2022	1	$127,099.00	$99,137.22	$9,665.88

Installation Services

Labor wages are prevailing wage – Trucking and Bobcat access required

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
B11	Removal and disposal of existing steel green/tan play structure, independent riders and swings to include footings.	1	$5,659.00	$5,659.00	$0.00
B13	Provide labor and storage to offload MREC shipment at our Santa Clara Facility and deliver to job site once ready for installation, includes disposal of shipment packaging.	1	$2,119.00	$2,119.00	$0.00
B06	Supply and install approx. 80 TN crushed stone compacted at 8.5" depth, works for both 1570 & 1495 SF options.	1	$9,315.00	$9,315.00	$908.22
B24	Removal and disposal approx. 165 TN existing playground sand figured at 12" depth, area 4367 SF.	4,367	$4.16	$18,166.72	$0.00

B24	Provide approx. 275 LF Temporary Construction Security Fencing to close off work site for duration of project.	275	$6.51	$1,790.25	$0.00
B24	Provide labor and materials to install approx. 100' LF of French Drain with Perforated PVC Drain Pipe using (12) tons of the existing drain rock and wrapped in filter fabric.	100	$53.00	$5,300.00	$0.00
B15	Installation only of owner provided 2-5 MREC Play Structures per 19_1576_Skypark_005 dated 9/20/2022 to manufacturer recommendations through soil. Footing spoils disposed off-site.	1	$34,599.00	$34,599.00	$0.00

Wood Fiber Surfacing

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
C16	Provide Engineered Wood Fiber Material Only (Approx. 50 Cubic Yards) per Plan	50	$64.00	$3,200.00	$312.00

Rubber/Turf Surfacing

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
B06	Provide materials to pour approx. 200 LF perimeter concrete turndowns for PIP-loose fill transition.	200	$19.66	$3,932.00	$383.37
B24	Provide labor to install approx. 200 LF perimeter concrete turndowns for PIP-loose fill transition.	200	$29.48	$5,896.00	$0.00
C7	Poured-In-Place: Supply Material for approx. 1495 SF of SAFEPOUR Standard EPDM pour-in-place resilient rubber surfacing at 3.5" thickness (meets up to 8' fall) using 50% Black and 50% Standard Color with Standard "Aromatic" binder.	1,495	$9.01	$13,469.95	$1,313.31

MIRACLE PLAYSYSTEMS, INC. – PO BOX 263, ALAMO, CA 94507 – (800) 879-7730 – (510) 893-2163 (FAX)
CSL: 981433 (Exp Date 03/23) – DIR: 1000015853

C1	Poured-In-Place: Install approx. 1495 SF of SAFEPOUR Standard EPDM pour-in-place resilient rubber surfacing at 3.5" thickness (meets up to 8' fall) using 50% Black and 50% Standard Color with Standard "Aromatic" binder.	1,495	$13.51	$20,197.45	$0.00

CPSI Inspection

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
B22	CPSI Inspection and Report	1	$750.00	$750.00	$0.00

Performance Bond

Product Code	Description	Qty	Rate	Total	Estimated Tax (if applicable)
BONDING	Performance Bond	1	$7,345.00	$7,345.00	$0.00

Sub Total: $230,876.59
Total Freight: $8,727.00
Total Estimated Tax: $12,582.78
Grand Total: $252,186.37

EXHIBIT B

Insurance Requirements

Contractor shall procure and maintain for the duration of the contract, *and for _____ years thereafter*, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, employees, or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$5,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability**: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than **$2,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than **$1,000,000** per accident for bodily injury or disease.

Surety Bonds as described below.

If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **The Entity, its officers, officials, employees, and volunteers are to be covered as additional insureds** on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles

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owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

2. For any claims related to this project, the **Contractor's insurance coverage shall be primary** insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the City.

Claims Made Policies

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
3. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the Entity for review.
5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the Entity.

Waiver of Subrogation

Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. **The Workers' Compensation policy shall be endorsed with a waiver of subrogation** in favor of the Entity for all work performed by the Contractor, its employees, agents and subcontractors.

Verification of Coverage

Contractor shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required

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documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

Surety Bonds

Contractor shall provide the following Surety Bonds:

1. Bid Bond
2. Performance Bond
3. Payment Bond
4. Maintenance Bond

The Payment Bond and the Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the contract is for longer than one year a Maintenance Bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

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EXHIBIT C

BONDS

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City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: December 7, 2022

TO: Honorable Mayor and City Council

FROM: Susie Pineda, Consulting Planner

APPROVED: Mali LaGoe, City Manager

SUBJECT: **PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL FOR ENVIRONMENTAL REVIEW, A GENERAL PLAN AMENDMENT, ZONE CHANGE, PLANNED DEVELOPMENT ZONING, MINOR LAND DIVISION AND PLANNED DEVELOPMENT PERMIT/DESIGN REVIEW APPLICATION TO ALLOW FOR THE CONSTRUCTION OF A MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON A 3.56-ACRE SITE AT THE INTERSECTION OF GLEN CANYON AND MT. HERMON ROAD (APN: 022-162-76). PROJECT LAND USES INCLUDE 24,973 SQUARE FEET OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS.**

SUMMARY OF ISSUE

Project Location:

The subject site is an approximately 3.6-acre, vacant lot, located at the intersection of Mt. Hermon and Glen Canyon Roads (APN: 022-162-76). The site slopes upward to the northeast to the rear yards of single-family homes on Lucia Lane. The site is currently vacant. An overhead electrical transmission line extends generally east to west over the southern portion of the site and includes a steel monopole adjacent to Mt. Hermon Road.

The project fronts on Mt. Hermon Road which is one of the busiest commercial corridors in Santa Cruz County. Across Mt. Hermon Road are commercial uses comprised of small businesses, such as a coffee shop, restaurant, yoga studio, salon, gas station and laboratory equipment suppliers. North of the project site are 19 townhomes known as The Terrace Planned Development. Northeast of the site are single-family residences. Southeast of the project site is a one-story commercial building.

Project Description:

The project is a mixed-use commercial and residential development. Project land uses include 24,973 sf. of commercial (e.g., retail and office), eight townhomes, and 44 apartments.

The project proposes to subdivide the existing 155,350 sf parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style, 3-bedroom apartments housed within two separate buildings (Buildings C and D) fronting on Mt. Hermon Road. The proposed density is 7.7 units per acre, which conforms to the City's density standard of 6-9 units per acre for the R-M-6 Medium High Density residential zoning district. Façade treatments for both buildings include a sloped standing seam metal roof, painted gutters, wood balcony railings, painted shingle siding, painted fiberglass windows and doors and painted stucco chimneys.

Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2. Surface parking and 12' wide sidewalks would separate Buildings A and B, creating a "main street" commercial core. The residential units are located to the rear of the project site, on the third and fourth floors of Building A, above the commercial space. The proposed residential uses include a mix of apartments (4 studios, 18 one bedroom, and 22 two bedrooms) for a total of 44 units located on two levels. The studio and one bedroom apartments range in size from 712 sf- 906 sf, and the two- and three- bedroom units range in size from 1,184 sf to 2,172 sf. Façade treatments for both Buildings A and B include painted wood and sheet metal parapet, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof.

Proposed Entitlements:
The project requires the following entitlements:

1. Environmental Impact Report Certification– to address environmental impacts per the California Environmental Quality Act (CEQA)

2. General Plan Amendment – to change the existing land use designation on Lot 1 from Service Commercial to Medium High Residential

3. Zone Change – to change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6)

4. Planned Development Zoning – to add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project

5. Minor Land Division – to create two lots

6. Planned Development Permit / Design Review – to evaluate the architecture and related site improvement.

PLANNING COMMISSION REVIEW

The Planning Commission held two public hearings, reviewed the requested entitlements and recommended approval to the City Council. A summary of each meeting is provided below and a complete project analysis can be found in the attached Planning Commission staff reports (Attachments 7 & 8).

On June 9, 2022, the Planning Commission held a public hearing study session to review the proposed project. The Planning Commission heard public comments and discussed the project. The Planning Department received five comment letters after the release of the Planning Commission agenda packet with concerns regarding architecture, site design and construction related impacts. These letters were presented to the Planning Commission. The Planning Commission recommended that the item be continued to a future Planning Commission meeting and directed staff to work with the applicant to address specific site design related concerns and to prepare a resolution of approval for Planning Commission consideration.

On September 8, 2022, the Planning Commission held a public hearing and adopted a resolution of approval recommending the City Council approve the proposed project with a condition of approval requiring that the applicant hire an arborist to assess construction related impacts to neighboring redwood trees and any other trees along the shared property line that could also be potentially impacted by grading during construction. In addition, the Planning Commission added a condition of approval that would require that the applicant include additional trees in the lower parking lot.

The Planning Commission also recommended the City Council consider the sufficiency of the common space areas on the roof top and whether or not the architecture on the highly visible east and west elevations of Commercial Building B should be enhanced while the proposed landscape screening matures.

In response to neighbor and Planning Commission concerns regarding construction related impacts to trees located adjacent to the project site, the applicant had an arborist report prepared (Attachment 12). The report assessed 15 protected trees and identifies tree protection specifications that should be implemented during construction. These specifications are included as conditions of approval.

AFFORDABLE HOUSING

Pursuant to the Scotts Valley Municipal Code the project is required to designate 15% of the housing units as affordable. Of the proposed 52 units, the project is required to provide seven affordable units and pay in-lieu fees of 0.80 of a unit. The applicant proposes to dedicate 8 units to meet the requirement. On November 29th, the City Council Affordable Housing Subcommittee reviewed the project and made the following recommendations, as shown in the table on the following page:

Very Low	Low	Moderate
1 – Studio	2 – One Bedrooms	1 – Two Bedroom
1 – One Bedroom	1 – Two Bedroom	1 – Three Bedroom (Townhome)
1 – Two Bedroom		
3 Units	3 Units	2 Units

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW (CEQA)

An Environmental Impact Report was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. No significant project related environmental impacts were found to be present that were not reduced to less than significant levels.

The Draft EIR was circulated from October 11, 2021 through November 30, 2021. A Final EIR was prepared and attached is for consideration. The FEIR includes all comments received from agencies and members of the public concerning the DEIR, as well as responses to each comment received (Attachment 7).

PUBLIC NOTICE AND COMMENT

Public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. Three public comments have been received (Attachment 11).

FISCAL IMPACT

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

RECOMMENDATION

The Planning Commission recommends approval of the Environmental Impact Report, approval of the General Plan Amendment, Zone Change, Planned Development Zoning, Minor Land Division and Planned Development Permit/Design Review as listed below:

1. Adopt Resolution No. 2020 to certify the EIR and adopt a statement of overriding considerations; and,
2. Adopt Resolution No 2020.1 to approve the General Plan Amendment; and
3. Introduce Ordinance No. 16-ZC-232 to approve the Zone Change; and
4. Introduce Ordinance No. 16-ZC-233 to approve the Planned Development Zoning;
5. Adopt Resolution No. 2020.2 to approve the Land Division; and
6. Adopt Resolution No. 2020.3 to approve the Planned Development Permit and the Design Review.

ATTACHMENTS **PAGE**

1. Resolution No. 2020 Certifying the Environmental Impact Report ..... (attached)
   Exhibit A MMRP
2. Resolution No. 2020.1 Approving the General Plan Amendment ..... (attached)
   Exhibit A GPA Map
3. Ordinance No. 16-ZC-232 Approving the Zone Change ..... (attached)
   Exhibit A Zone Change Map
4. Ordinance 16-ZC-233 Approving the Planned Development Zoning..... (attached)
   Exhibit A PD Zoning Map
5. Resolution No. 2020.2 Approving the Land Division..... (attached)
   Exhibit A Conditions of Approval
6. Resolution No. 2020.3 Approving the Planned Development Permit and Design Review..... (attached)
   Exhibit A Conditions of Approval
7. Planning Commission Staff Report (06/09/22) ..... (attached)
   Location Map
   Project Plans
   Draft Environmental Impact Report: http://www.scottsvalley.org/358/Oak-Creek-Park---Mixed-Use-Development
   Final Environmental Impact Report
   Comment Letter (received 6/2/2022)
8. Planning Commission Staff Report (09/08/22)..... (attached)
   Resolution
   Planning Commission Staff Report (06/09/22)
   Planning Commission Minutes
   Project Plans
   Alternative Townhouse Plans
   Applicant Response to Comments from 06/09/22 PC hearing
9. Planning Commission Minutes (06/09/2022) ..... (attached)
10. Planning Commission Minutes (09/08/2022) ..... (attached)
11. Public Comments received after the Planning Commission reports were published (09/08/22)..... (attached)
12. Arborist Report (11/10/2022) ..... (attached)

All documents are available at City Hall and electronically at:
https://www.scottsvalley.org/242/Current-Projects

RESOLUTION NO. 2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT EIR19-004 FOR THE "OAK CREEK PARK" PROJECT CONSISTING OF A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHICH INCLUDES 24,973 SF. OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS, ON A 3.56 ACRE PARCEL LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (collectively referred to as the "Project"); and

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

WHEREAS, the application is a "project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act ("CEQA") and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The DEIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was distributed to public

agencies that commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and project to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 7, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the entitlements, and all other information in the record including, but not limited to, public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley, after careful consideration of the Application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, that the City Council hereby:

SECTION 1: Affirms that the Final EIR has been completed in compliance with the requirements of CEQA and that the City Council has reviewed and considered the information within the Final EIR and other information in the record including the written and oral comments received at the public hearing on the Final EIR.

SECTION 2: Affirms that the Final EIR represents the independent judgement and analysis of the City.

SECTION 3: Certifies the Final EIR, based on the following findings, subject to the Mitigation Monitoring and Reporting program (MMRP) in Exhibit A, attached hereto and incorporated herein:

1. ***Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.*** The Final EIR meets the requirement of this finding in that an MMRP (Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project Final EIR December 2021) has been prepared listing the environmental impacts and ways to substantially reduce many impacts to less than significant levels. All mitigation measures in the MMRP shall be included in any future resolutions approving the Project, made fully enforceable as future planning permit conditions of approval, and are incorporated herein in their entirety by this reference. Although the City's independent environmental consultant concluded that Alternative B: Previous Oak Creek Park Mixed-Use Planned Development is the Environmentally Superior Alternative because it would slightly, although not significantly reduce construction-related impacts to air quality and noise, and would generate fewer

peak hour vehicular trips and as a result reduce VMT, Alternative B would not reduce the level of impact to such a degree that would alter the significance of any impact.

2. ***The City has prepared a program to report on and monitor changes made to the project in order to mitigate or avoid significant effects on the environment.*** The Final EIR meets the requirement of this finding in that a MMRP has been prepared, which lists all of the mitigation measures and identifies the parties responsible to monitor and report/track compliance of the mitigation measures and all mitigation measures in the MMRP shall be included in any future resolutions approving the Project. The MMRP will ensure compliance during future project implementation and provide the timing for implementation.

3. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** The Final EIR meets the requirement of this finding in that documents and other materials constituting the record of the proceedings upon which the City's decision and findings are located at the Planning Department of the City of Scotts Valley, One Civic Center Drive, Scotts Valley, CA, 95066, in the custody of the Community Development Director as part of the public record.

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 7th day of December, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Donna Lind, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
AIR QUALITY				
Impact AQ-2: Future construction activities would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants.	**MM AQ-2.1 Reduce Fugitive Dust** The applicant for future residential development shall implement the following measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions, and the applicant shall require all of the following measures to be shown on grading and building plans: ▪ Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day. ▪ Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (more than 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).	Planning Department Contractor	Review and approve construction specifications prior to issuance of building permit. Include in construction specifications and implement during construction. Review during site inspections.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD. ▪ Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. ▪ Plant vegetative ground cover in disturbed areas as soon as possible. ▪ Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible; ▪ Spray dirt stock pile areas daily as needed. ▪ Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used. ▪ Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114. ▪ Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways. ▪ Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.			
BIOLOGICAL RESOURCES				
Impact BIO-1: Cause a direct or indirect adverse effect on special-status invertebrate species.	**MM BIO-1.1 Focused Plant Surveys** At least one year prior to issuance of grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a	Planning Department	Review documentation from relevant Responsible Agency(s).	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that provides preservation, salvage, or presents other compensation for the impact, such that impacts are reduced to a less than significant level.	CA Dept of Fish and Wildlife Qualified biologist	Demonstrate mitigation compliance.	
Impact BIO-3: Cause a direct or indirect adverse effect on nesting bird sites.	**MM BIO-2.1 Avoid Nesting Birds** The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid	Planning Department Qualified biologist	Construction specifications prior to issuance of grading permits. Preconstruction surveys.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	disturbance or destruction of active bird nests, if any are present.			
GEOLOGY, SOILS, AND SEISMICITY				
Impact GEO-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a Result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	**MM GEO-3.1 Implement Geotechnical Report Recommendations** The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.	Planning Department Registered geotechnical engineer	Review geotechnical report and ensure recommendations are included in plans prior to issuance of building permits. Prepare design-level geotechnical investigation.	
NOISE				
Impact N-1: Cause a temporary or periodic increase in ambient noise levels during construction that would	**MM N-1 Construction Noise Reduction** To reduce the effects of construction noise, the project applicant shall ensure that the following is	Planning Department	Review of and approval of construction plan prior to issuance of grading and building permits.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
substantially disturb sensitive receptors.	included as part of all relevant construction plans for any future proposed project: **Construction Equipment**. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The project applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. **Vehicle and Equipment Idling**. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use. **Stationary Equipment**. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.	Building Department Contractor	Prepare construction plan, including noise specifications; adhere to plan provisions during construction.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible. **Workers' Radios**. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity. **Construction Plan**. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity. **Disturbance Coordinator**. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	include it in the notice sent to neighbors regarding the construction schedule.			
Transportation				
Impact TR-2: Substantially increase hazards due to a design feature or incompatible use.	**MM TR-2.1 Mt. Hermon Road Project Site Access** Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.	Planning Department Traffic engineer	Letter of compliance with associated plans.	

RESOLUTION NO. 2020.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A GENERAL PLAN AMENDMENT (GPA18-001) TO CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION ON LOT 1 FROM SERVICE COMMERCIAL TO MEDIUM HIGH RESIDENTIAL TO ALLOW A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHICH INCLUDES 24,973 SF. OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (collectively "the application"); and,

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

WHEREAS, the application was reviewed for completeness and is determined to be a "project" as defined by the California Environmental Quality Act (CEQA), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act ("CEQA") and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The DEIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was distributed to public agencies that commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and the application to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 7, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the application, and all other information in the record including, but not limited to, public testimony; and,

WHEREAS, the City Council certified the Final EIR for the project by adoption of Resolution No. 2020 and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley 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 that it hereby approves, as further discussed in the City Council staff report dated December 7, 2022, the General Plan Amendment GPA 18-001 (the "Project") to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments
subject to the attached General Plan Amendment Map and based on the following findings:

1. ***The change in the General Plan land use designations is consistent with the General Plan.*** The Project meets the requirements of this finding in that the City's 2015 – 2023 Housing Element identified the project site as one of six "Opportunity Sites" that have zoning and development standards, infrastructure and public facilities in place to accommodate the construction of new housing. This criterion allows high-density residential as part of a mixed-use project. In addition, the amendment of the land use designation will not result in significant increases in levels of service of City facilities as shown the Final EIR.

2. ***The density is compatible with adjacent uses and densities.*** The Project meets the requirements of this finding in that the residential density will be 7.7 units per acre, which is within the allowed range of 5 to 9 units/acre in the Medium-High Residential zone and is compatible with the housing development project to the

northwest of the Project site. The property is slightly more dense than the residential uses to the northwest of the Project site, but the proposed residences are more than 100 feet from those residential uses and are screened by landscaping.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 7th day of December, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

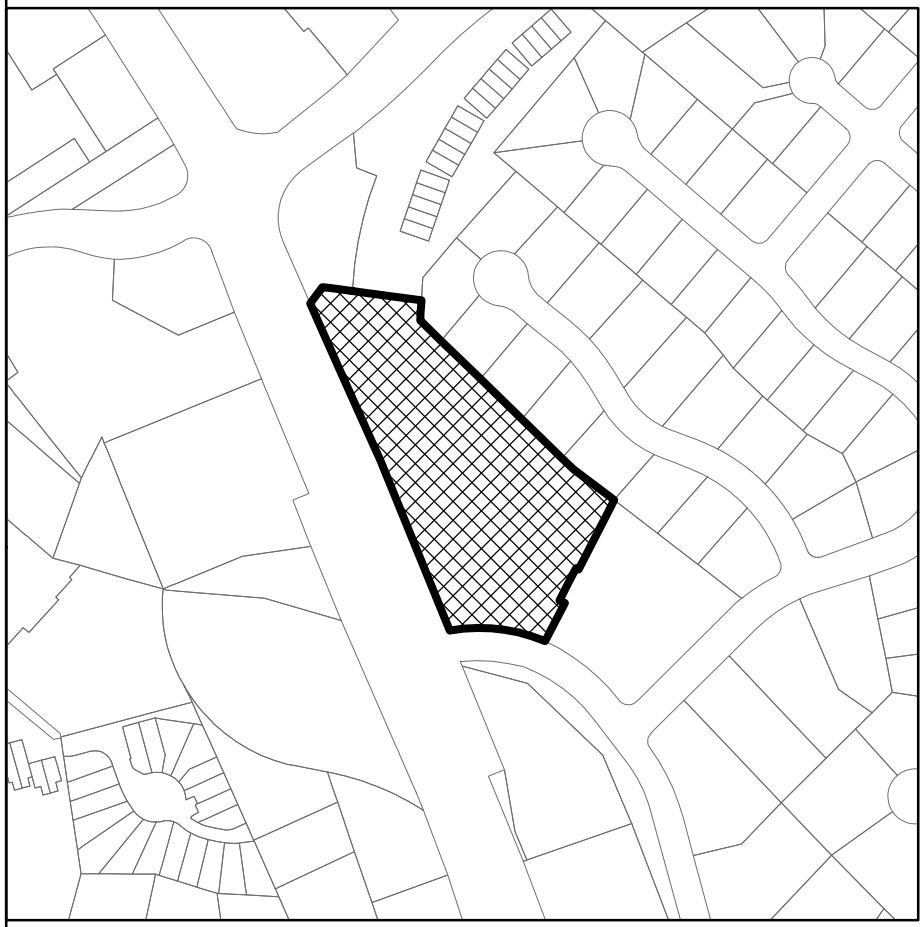
_____
Donna Lind, Mayor

ATTEST:

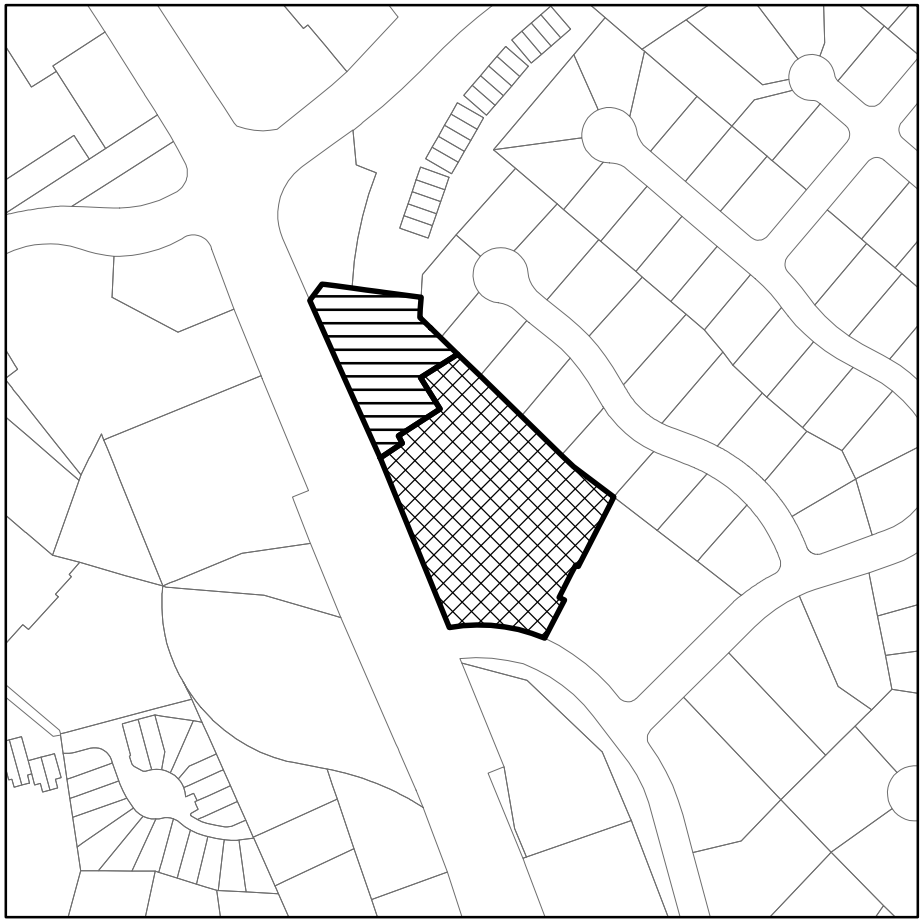
_____
Cathie Simonovich, City Clerk

Exhibit A

General Plan Amendment Map
City Council Resolution No 2020.1



Existing General Plan Land Use Designation



Proposed General Plan Land Use Designation

Legend

- Project Site (APN 022-162-76)
- Commercial Service
- Medium High Density

N

0 250 500 Feet

ORDINANCE NO. 16-ZC-232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING ZONE CHANGE NO. ZC18-001 CHANGE THE ZONING ON LOT 1 FROM SERVICE COMMERCIAL (C-S) TO MEDIUM HIGH RESIDENTIAL (R-M-6) FOR A PROJECT LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (the "Application"); and

WHEREAS, substantial evidence which supports the Application has been presented; 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 application is a "project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act ("CEQA") and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The Draft EIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report ("Final EIR") on June 9, 2022, that was distributed to public agencies that

commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and project to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 7, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the Application, and all other information in the record including, but not limited to, public testimony; and,

WHEREAS, the City Council certified the EIR for the project by adoption of Resolution No. 2020; and

WHEREAS, the City Council approved the General Plan Amendment for the project by adoption of Resolution No. 2020.1; and

WHEREAS, the City Council desires to amend the zoning for Lot 1 from C-S to R-M-6.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SCOTTS VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1: 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 Zone Change No. ZC18-001 to change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6) for a project located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76, subject to the Zone Change Map in Exhibit A, attached hereto and incorporated herein based on the staff report dated December 7, 2022 and the following finding:

> ***The change in the zoning district is consistent with the General Plan and the densities are compatible with adjacent uses and densities.*** The change in zoning on Lot 1 from C-S to R-M-6 is consistent with the General Plan because the General Plan designation was changed from Service Commercial to Medium Density Residential. The R-M-6 zoning is consistent with the new General Plan designation. The zoning density of R-M-6 is compatible with the housing development project to the northwest of the Project site. The property is slightly more dense than the residential uses, but the proposed residences are more than 100 feet from those residential uses and are screened by landscaping.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision of such Ordinance and shall not affect the validity of the remaining portions thereof.

SECTION 3. REPEALS CONFLICTING ORDINANCES. All other ordinances of the City of Scotts Valley which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. CEQA COMPLIANCE. The City Council approved a Final EIR for this project by Resolution No. 2020 on December 7, 2022.

SECTION 5. EFFECTIVE DATE. The above and foregoing ordinance was introduced for a first reading on December 7, 2022, and passed and adopted on December 21, 2022, at a duly held meeting of the City Council of the City of Scotts Valley by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

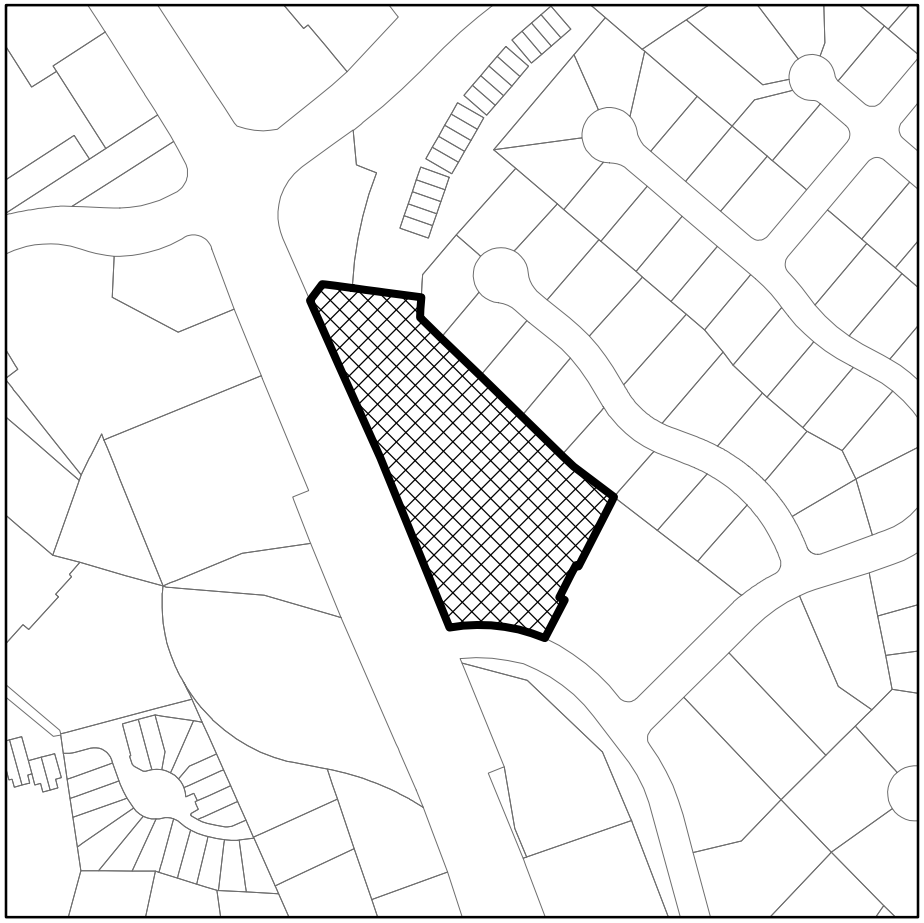
_____
Donna Lind, Mayor

ATTEST:

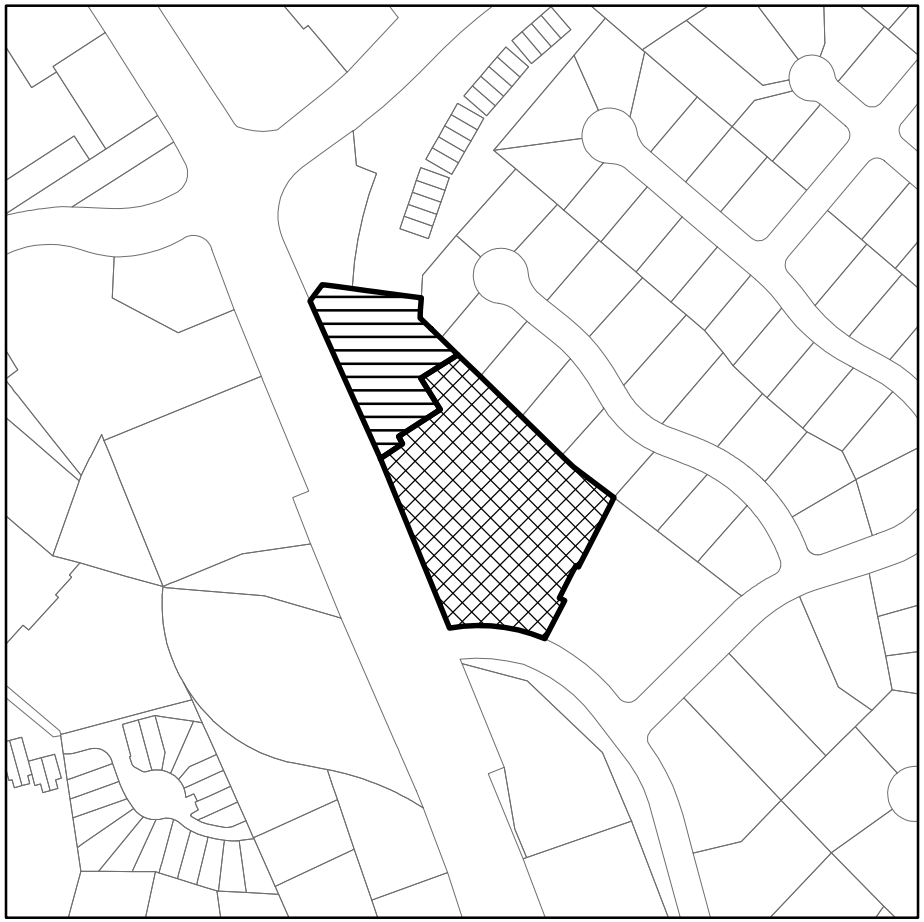
_____
Cathie Simonovich, City Clerk

Exhibit A

Zone Change Map
City Council Ordinance No. 16-ZC-232



Existing Zoning Classification



Proposed Zoning Classification

Legend

- Project Site (APN 022-162-76)
- C-S: Commercial Service
- R-M-6: Medium High Density

N

0 250 500 Feet

ORDINANCE NO. 16-ZC-233

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED DEVELOPMENT DISTRICT OVERLAY (PD18-002) FOR THE DEVELOPMENT OF A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHICH INCLUDES 24,973 SF. OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS, ON A 3.56 ACRE PARCEL LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (the "Application"); and

WHEREAS, the applicant has presented substantial evidence which supports the Application; and

WHEREAS, the Application is a "project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act ("CEQA") and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The Draft EIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was distributed to public

agencies that commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and project to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 9, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the entitlements, and all other information in the record including, but not limited to, public testimony; and,

WHEREAS, the City Council certified the Final EIR for the project by adoption of Resolution No. 2020; and

WHEREAS, the City Council desires to approve the Planned Development District Overlay.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SCOTTS VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Planned Development District (PD18-002) for the development of a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments, on a 3.56 acre parcel located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76, subject to the Planned Development Map in Exhibit A, attached hereto and incorporated herein based on the following, as further clarified in the staff report dated December 7, 2022:

1. ***The proposed Planned Development and Planned Development Permit is consistent with the underlying zoning designation of the City of Scotts Valley General Plan.*** The proposed project is consistent with the land uses prescribed in the Commercial Service and Medium High Density Residential categories of the General Plan. The project is consistent with the purpose and intent of the Commercial Service and R-M-6 land use designation, which allow residential and mixed-use development. The proposed zoning would be R-M-6/Planned Development (R-M-6/PD) for Lot 1 and Service Commercial/Planned Development (C-S/PD) for Lot 2. In addition, the proposed project is consistent with many goals and objectives of the General Plan, including LP-3, The City shall promote the availability of adequate sites for a variety of housing types and densities consistent

with Housing Element goals and environmental constraints; LA-5 The City shall re-designate, as appropriate, non-residential land uses for residential use to meet the identified housing demand if the report of the Planning Director so justifies it; LP-28 The City shall promote availability of commercial sites to accommodate a mix of professional office, service commercial, and shopping center developments consistent with the environmental, service, and economics goals of the City; LP-33 Commercial developments shall be designed and screened in an attractive manner and thereafter maintained so as to integrate the entire development visually with the overall natural beauty of the Planning Area; LO-37 Ensure compatibility between commercial developments and surrounding land uses; and LP-45 Commercial land uses should be concentrated along the urban core of the City. The project is consistent with these General Plan policies in that it includes a General Plan Amendment to re-designate Lot 1 from Service Commercial to Medium High Residential. Residential development on this site expands and improves the City's housing supply by developing high-quality housing on a City-designated "opportunity site," and will provide affordable and market-rate housing. The mixed use development on Lot 2 includes 24,973 sf of commercial space located on a busy commercial corridor, which is consistent with the economic goals and policies of the General Plan The commercial space is integrated into the overall development as well as compatible with the surrounding land uses.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision of such Ordinance and shall not affect the validity of the remaining portions thereof.

SECTION 3. REPEALS CONFLICTING ORDINANCES. All other ordinances of the City of Scotts Valley which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. CEQA COMPLIANCE. The City Council approved a Final EIR for this project by Resolution No. 2020 on December 7, 2022.

SECTION 5. EFFECTIVE DATE. The above and foregoing ordinance was introduced for a first reading on December 7, 2022, and passed and adopted on December 21, 2022, at a duly held meeting of the City Council of the City of Scotts Valley by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

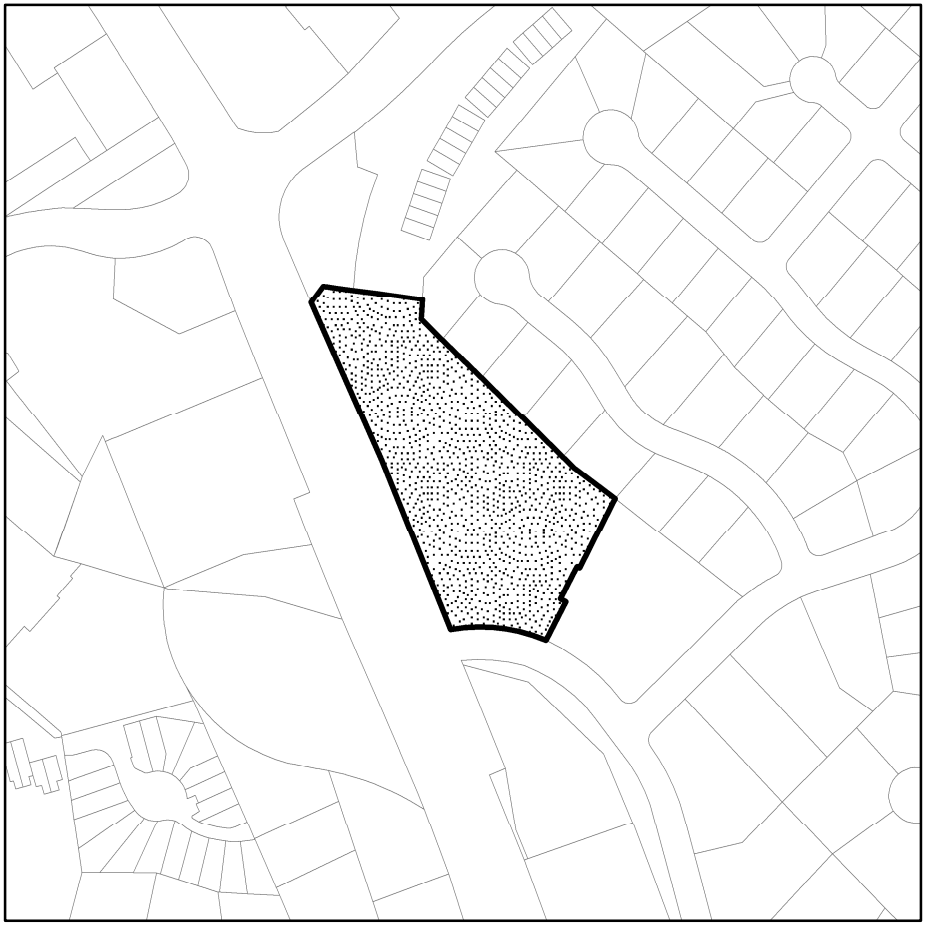
APPROVED:_____
Donna R. Lind, Mayor

ATTEST: _____
Lauren Lambert, Deputy City Clerk

APPROVED
AS TO FORM: _____
Kirsten Powell, City Attorney

Exhibit A

Planned Development Map
City Council Ordinance No. 16-ZC-233



Oakcreek Park Planned Development (APN 022-162-76)

Legend

Planned Development (PD)

N

0 250 500 Feet

01282022

RESOLUTION NO. 2020.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING MINOR LAND DIVISION MLD18-003 FOR THE "OAK CREEK PARK" DEVELOPMENT TO SUBDIVIDE THE EXISTING 155,350 SF PARCEL INTO TWO LOTS TO ALLOW A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHICH INCLUDES 24,973 SF. OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS, LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (the "Application"); and

WHEREAS, Granum Partners, (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, the application is a "project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act ("CEQA") and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The Draft EIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was distributed to public agencies that commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and project to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 7, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the entitlements, and all other information in the record including, but not limited to, public testimony; and,

WHEREAS, the City Council certified the Final EIR for the project by adoption of Resolution No. 2020; and

WHEREAS, the City Council desires to approve the Minor Land Division.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley ("Council"), 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 Minor Land Division MLD18-003, for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76, subject to the Mitigation Measures and the Mitigation Monitoring and Reporting Program in approved Resolution No. 2020 and Conditions of Approval in Exhibit A, which are attached hereto and incorporated herein by this reference is hereby approved subject to the following:

SECTION 1: Minor Land Division MLD18-003 as shown on the plans as submitted to the Planning Commission is hereby approved, based on the following findings, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein.

1. ***That the locations of the commercial uses are in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The mixed use development on Lot 2 meets the requirements of this finding in that one of the purposes of the Commercial-Service (C-S) zoning district is to provide appropriately located areas for retail stores, offices, and service establishments to meet the needs of the community.

2. ***That the proposed tentative map / minor land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the design of the Minor Land Division and its related property improvements are consistent with many goals and objectives of the General Plan, including LP-3, The City shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element goals and environmental constraints; LA-5 The City shall re-designate, as appropriate, non-residential land uses for residential use to meet the identified housing demand if the report of the Planning Director so justifies it; LP-28 The City shall promote availability of commercial sites to accommodate a mix of professional office, service commercial, and shopping center developments consistent with the environmental, service, and economics goals of the City; LP-33 Commercial developments shall be designed and screened in an attractive manner and thereafter maintained so as to integrate the entire development visually with the overall natural beauty of the Planning Area; LO-37 Ensure compatibility between commercial developments and surrounding land uses; and LP-45 Commercial land uses should be concentrated along the urban core of the City. The project is consistent with these General Plan policies in that it includes a General Plan Amendment to re-designate Lot 1 from Service Commercial to Medium High Residential. Residential development on this site expands and improves the City's housing supply by developing high-quality housing on a City-designated "opportunity site," and will provide affordable and market-rate housing. The mixed use development on Lot 2 includes 24,973 sf of commercial space located on a busy commercial corridor, which is consistent with the economic goals and policies of the General Plan The commercial space is integrated into the overall development as well as compatible with the surrounding land uses.

3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 3.6 - acre site contains sufficient spatial area for commercial building A and mixed-use building B, located on Lot 1, 8 townhouses located on Lot 2, and associated parking, landscaping, and related site improvements for the development. Public services are available, and utilities are of adequate capacity to accommodate the project.

4. ***That the design of the minor land division or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the EIR includes mitigation that would reduce any environmental damage or impact to fish, wildlife or habitat to a less than significant level.

5. ***That the design of the minor land division or the type of improvements is not likely to cause serious public health problems.*** The project meets the requirement of this finding in that the project will not generate hazardous emissions nor store hazardous/combustible materials. The Oak Creek Park EIR concluded

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

6. ***That the design of the minor land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that the project will provide reciprocal access easements to adjacent parcels to integrate access from one parcel to another.

SECTION 2: Minor Land Division MLD18-003 shall lapse and shall become void on 7th of December, unless two (2) years from the date of this resolution or prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or an extension of this approval is granted by the Planning Commission.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 7th day of December, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

_____
Donna Lind, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

EXHIBIT A

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its elected officials, officers, agents, consultants and employees from any claim, action or proceeding against the City or its elected officials, officers, agents, consultants or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the Project. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.

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

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

PLANNING DEPARTMENT

Design

5. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

6. All mechanical equipment shall be screened from public view.

7. The outdoor storage of material is prohibited.

8. The emergency vehicle access gate shall be reviewed and approved by the City and other emergency responders, as necessary, prior to issuance of building permits. If required, the gate shall be modified to meet emergency services requirements.

Landscaping

9. Landscape irrigation shall connect to the recycled water distribution system as prescribed by the Scotts Valley Water District.

10. The landscaping improvements shall be permanently maintained and irrigated. The landscaping along Mt. Hermon Road on Lots 1 and 2 shall be uniformly landscaped and maintained. Such requirement shall be included in the project CC&Rs.

11. Landscaping Requirement. Applicant shall provide irrigated planters on the sidewalk in front of the tenant spaces on the south side of Mixed Use Building A and the north side of Commercial Building B.

12. Applicant shall provide a revised landscape plan to the Community Development Director for review and approval showing the exact location of the joint trench prior to obtaining building permits. If the location of the joint trench results in loss of landscaping, the applicant shall be required to take measures to improve the landscaping subject to the approval of the Community Development Director.

13. Applicant shall enter into a landscaping maintenance agreement with the City of Scotts Valley for the landscaping in the public right of way adjacent to Mount Hermon Road and Glen Canyon Road, prior to the issuance of any building permits.

14. This project shall connect to the City's recycled water distribution system.

Signs

15. Signage shall be consistent with the sign program included in the plan set titled "Oak Creek Park," dated October 2016, revised June 1, 2020.

16. Sign lighting shall be positioned to minimize light leakage beyond the sign perimeter and to minimize ambient light pollution. The light source shall not be directly visible.

Lighting

17. The lighting plan shall be reviewed and approved by the Community Development Director prior to issuance of building permit.

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

19. Parking lot lighting shall utilize technology to minimize light spill when the parking lot is not in use.

Trees

20. Prior to obtaining any building permits, applicant shall submit a report to the Planning Director, written by a certified arborist, addressing potential construction impacts to the redwoods located to the north of the project site and implement all recommendations included in the report.

21. All recommendations in the Tree Resource Evaluation prepared by Maureen Hamb Consulting Services dated July 2018, and the Arborist Report prepared by Kurt Fouts dated 11/10/2022 are incorporated as conditions of project approval.

22. The three sycamore trees growing at the perimeter of the site, near the intersection of Mount Hermon and Glen Canyon Roads shall be preserved and incorporated into the landscape plan for the project.

23. Additional trees shall be included in the lower parking lot, in a location approved by the Community Development Director, to further comply with SVMC Section 17.44.030(G)(7) which requires one shade tree for every four parking stalls.

24. Tree removal shall not occur until a grading or building permit has been issued for the project.

25. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

26. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.

27. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

28. The project arborist shall routinely inspect the development site through the term of the project.

29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.

30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

CC&R's

31. CC&R's for the on-going management and maintenance of the site shall be approved by the City and executed by the property owner prior to approval of the final map. The CC&R's shall be approved by the City Attorney and recorded prior to building permit final. The property owner shall pay for all recording costs. The CC&Rs shall include provisions for the following:

    a. Uniform standards for maintenance and upkeep of exterior buildings and grounds.

    b. Utility maintenance provisions addressing commonly owned infrastructure including, but not limited to, landscaping water lines and bioretention facilities.

    c. An enforcement mechanism for the City in case of failure to maintain the on-going maintenance and management of the parcels.

    d. Maintenance of the drainage improvements, landscaping, including the landscaping located in the public right-of-way along Mt. Hermon Road.

    e. Shared parking for Lots 1 and 2.

Grading

32. All recommendations in the "Updated Geotechnical Investigation for the Oak Creek Par Project," prepared by Haro, Kasunich and Associates, Inc., dated January 2018, are incorporated as conditions of project approval. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

Archaeology

33. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50

feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.

34. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

35. 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.

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

Air Quality

37. Reduce Fugitive Dust

To reduce fugitive dust emissions, and the applicant shall require the following measures to be included as part of construction grading and building plans:

- Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
- Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (more than 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
- Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
- Spray dirt stock pile areas daily as needed.
- Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.

- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.

- Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Biological Resources

38. Focused Plant Surveys

Within one year prior to issuance of grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that outlines provides preservation, salvage, or presents other compensation for the impact, such that impacts are reduced to a less than significant level.

39. Avoid Nesting Birds

The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid disturbance or destruction of active bird nests, if any are present.

Geology and Soils

40. Implement geotechnical report recommendations.

The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the

geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.

Noise and Vibration

41. Construction Noise Reduction

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

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

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

Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.

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

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

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

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

disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Transportation

42. Mt. Hermon Road Project Site Access

Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.

43. Applicant shall comply with all VMT requirements as discussed in the EIR.

Affordable Housing

44. 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.

45. The developer shall enter into an Affordable Housing Agreement with the City of Scotts Valley prior to Final Map recordation. Affordability levels and unit size shall be provided as shown in the table below.

Very Low		**Low**	**Moderate**
1 – Studio		2 – One Bedrooms	1 – Two Bedroom
1 – One Bedroom		1 – Two Bedroom	1 – Three Bedroom
1 – Two Bedroom			
3 Units		3 Units	2 Units

Construction Phasing

46. Before any grading or building permit issuance for either Lot 1 or Lot 2, the developer shall prepare a draft phasing plan agreement of the proposed construction phasing of the commercial component of the project, for review and approval by the City which memorializes the following: Prior to the issuance of a Certificate of Occupancy for any of the units on Lot 1, Building A and the commercial component of Building B shall be constructed and in "turnkey" condition which includes but is not limited to, full standard interior wall finishes, heating & air ventilation systems, water service meter connections, and sewer

connections. In addition, all applicable fees shall be paid. The purpose of the agreement is to provide “turn-key” commercial buildings.

Building Department

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

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

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

50. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

51. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor’s license number and their workers compensation insurance information to the Building Department.

52. Applicant shall remove all references to “apartments” on the electrical sheets in the plan set and revise to read “townhomes” prior to City Council consideration.

53. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.

54. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

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

56. All new construction shall comply with the California Green Building Code and the City’s current Green Building Guidelines, which require various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

57. Structural calculations shall be submitted and wet-signed by the Engineer of record.

58. A Special Inspection form shall be submitted and the names of Special Inspectors

with certifications as required shall be provided.

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

60. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.

61. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.

62. 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.

63. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

64. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

65. The project shall comply with all California Building Code Accessibility requirements and show the required features as they apply to this project.

66. If grading in the rainy season (October 15th to April 15th) is necessary, approvals from the Building Department shall be obtained.

67. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.

City Public Works Department

68. 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.

69. 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.)

70. 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.

71. Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.

72. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.

73. 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.

74. 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.

75. 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".

76. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned. Grease interceptors to be added to the system pursuant to the requirements of City of Scotts Valley Municipal Code 13.04.055.

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

78. 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.

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

80. Applicant shall submit electric files for all civil plans (.dwg and .pdf) for review and As-Builts (.dwg and .pdf) when project is completed.

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

82. 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.

83. Pursuant to City Council action on March 3, 2010, the Applicant shall conduct a Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees prior to tentative map approval.

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

85. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that

front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

86. Prior to issuance of building permit, provide letter from City's hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family.)

Stormwater Management Plan:

87. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

88. 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.

89. 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 coversheet.

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

Dedication of land for Park and Recreational Purposes:

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

91. 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.

92. 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.

93. Applicant shall submit electric files for all civil plans for review and As-Builts when

project is completed.

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

95. 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.

96. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically, AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.

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

98. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

99. Prior to issuance of building permit, provide letter from City's hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family).

Scotts Valley Fire Protection District

100. All structures shall be protected by a fire sprinkler system. Systems shall be appropriately designed in accordance with Chapter 9 of the California Fire Code

and the National Fire Protection Association (NFPA) Standards. The standard will be dependent upon which building is to be protected.

101. All structures shall be protected by an automatic manual fire alarm system designed and installed in accordance with Chapter 9 of the California Fire Code and NFPA 72.

102. All residential units shall also have low frequency audible devices installed for annunciation of any general alarm.

103. Each commercial suite shall have at minimum 1 (one) manual pull station installed.

104. All residential units designated as ADA Compliant shall also have audio/visual notification for occupants upon annunciation of an y general alarm.

105. Buildings obtaining commercial suites may also be subject to the installation of an Emergency Responder Radio Coverage system in accordance with section 510 of the California Fire Code This requirement will be dependent on type(s) of construction.

Scotts Valley Water District (SVWD)

106. The Scotts Valley Water District shall review a detailed landscape irrigation plan prior to the issuance of a building permit from the City of Scotts Valley.

RESOLUTION NO. 2020.3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED DEVELOPMENT PERMIT PD18-002, AND DESIGN REVIEW PERMIT DR18-007, FOR THE "OAK CREEK PARK PROJECT," A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHICH INCLUDES 24,973 SF. OF COMMERCIAL, EIGHT TOWNHOMES, AND 44 APARTMENTS LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 (the "Application"); and,

WHEREAS, Granum Partners, (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, the Application is a "project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of CEQA; and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a Draft EIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The Draft EIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was distributed to public agencies that commented on the Draft EIR, was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 9, 2022, and September 8, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR and the requested planning permits (entitlements), take public testimony, and provide comments and recommendations to the City Council; and, after which, they recommended approval of the Final EIR and project to the City Council, subject to the recommended mitigation measures and amended conditions; and

WHEREAS, the City Council held a duly published and noticed public hearing on December 7, 2022, pursuant to the requirements of the Scotts Valley Municipal Code and State Law, to review and consider the Final EIR, the entitlements, and all other information in the record including, but not limited to, public testimony; and,

WHEREAS, the City Council certified the Final EIR for the project by adoption of Resolution No. 2020; and

WHEREAS, the City Council desires to approve the Planned Development Permit and the Design Review Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley ("Council"), 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, Planned Development Permit PD18-002, for the "Oak Creek Park" project for the development of a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments, on a 3.56 acre parcel located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76, is hereby approved subject to the Mitigation Measures and the Mitigation Monitoring and Reporting Program approved in Resolution No. 2020 and Conditions of Approval in Exhibit A, which are attached hereto and incorporated herein by this reference based on the following:

1. ***The planned development permit as issued furthers the policies of the General Plan.*** The project is consistent with many goals and objectives of the General Plan, including LP-3, The City shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element goals and environmental constraints; LA-5 The City shall re-designate, as appropriate, non-residential land uses for residential use to meet the identified housing demand if the report of the Planning Director so justifies it; LP-28 The City shall promote availability of commercial sites to accommodate a mix of professional office, service commercial, and shopping center developments consistent with the environmental, service, and economics goals of the City; LP-33 Commercial developments shall be designed and

screened in an attractive manner and thereafter maintained so as to integrate the entire development visually with the overall natural beauty of the Planning Area; LO-37 Ensure compatibility between commercial developments and surrounding land uses; and LP-45 Commercial land uses should be concentrated along the urban core of the City. The project is consistent with these General Plan policies in that it includes a General Plan Amendment to re-designate Lot 1 from Service Commercial to Medium High Residential. Residential development on this site expands and improves the City's housing supply by developing high-quality housing on a City-designated "opportunity site," and will provide affordable and market-rate housing. The mixed use development on Lot 2 includes 24,973 sf of commercial space located on a busy commercial corridor, which is consistent with the economic goals and policies of the General Plan The commercial space is integrated into the overall development as well as compatible with the surrounding land uses.

2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The project meets the requirements of this finding in that approval of the PD Permit will require development consistent with the planned development zoning.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the siting and size of the residential, mixed use and commercial buildings will be compatible within the project. Lot 1 includes eight townhome style, 3-bedroom apartments housed within two separate buildings (Buildings C and D). Lot 2 includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2. The residential townhomes on Lot 1 are architecturally compatible and aesthetically harmonious because façade treatments for both buildings include a sloped standing seam metal roof, painted gutters, wood balcony railings, painted shingle siding, painted fiberglass windows and doors and painted stucco chimneys. The mixed use development on Lot 2 is appropriate on this site because it is located along a busy commercial corridor, consistent with the economic goals and policies of the General Plan. The buildings are architecturally compatible in that they have a consistent architectural style, which includes painted wood and sheet metal parapet, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof. In addition, the surface parking lot and 12' wide sidewalks which separates Buildings A and B, create a "main street" commercial core, which creates an aesthetically pleasing active space. The residential units are located to the rear of the project site, on the third and fourth floors of Building A, above the commercial space which provides adequate separation for privacy.

4. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the City has prepared an EIR in accordance with CEQA. The project will not result in new or substantially more

severe project or cumulative impacts in any of the environmental topics addressed in the EIR;

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Scotts Valley ("Council"), 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, Design Review Permit DR18-007, for the "Oak Creek Park" project for the development of a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments, on a 3.56 acre parcel located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76, is hereby approved subject to the Mitigation Measures and the Mitigation Monitoring and Reporting Program approved in Resolution No. 2020 and Conditions of Approval in Exhibit A, which are attached hereto and incorporated herein by this reference based on the following:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate. The project meets the requirement of this finding in that the proposed townhomes on Lot 1 and commercial building (Building B) on Lot 2 are proposed to be set back a minimum of 20 feet from Mt. Hermon Road and Glen Canyon Road and includes landscaping to help soften their appearance. Building B fronts Mt. Hermon Road and is consistent in scale and height with the one-story office building to the east. The parking lot (located between Buildings A and B) will have landscaping and most of the parking spaces will be screened by buildings or will be set back from Mt. Hermon Road to minimize street views of parked cars. Building A, situated behind Building B on the project site, is proposed to be a mixed-use building with two residential levels over two levels of parking/commercial uses. To help reduce mass and height, the existing hillside would be graded so that a portion of the parking structure would be below grade.

2. The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures. The project meets the requirements of this finding in that the building architecture includes sloped rooflines, articulated with varied forms, patterns, and massing. Building materials would consist of painted wood, stucco, exposed concrete, stone veneer, standing seam metal roofs, and aluminum and fiberglass windows, all of which are compatible in appearance with surrounding structures.

3. Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible. The project meets the requirements of this finding in that the project proposes irrigated landscaping interspersed throughout the site including a variety of ground covers, vines, and medium height bushes. Planting areas surround the residential buildings and the perimeter of the site, and two bioretention swales would be located on both sides of the driveway from Mount Hermon Road. In addition, three

sycamore trees growing at the perimeter of the site, near the intersection of Mount Hermon and Glen Canyon Roads would be preserved and incorporated into the landscape plan for the project. A condition of approval has been included requiring the uniform maintenance of landscaping along Mt. Hermon Road to create a pleasing entrance to the City of Scotts Valley.

4. The size, location and arrangement of on-site parking and paved areas shall be appropriate. The project meets the requirements of this finding in that the proposed project complies with the zoning code requirements and has been designed to accommodate 208 parking spaces. The townhomes on Lot 1 have in-unit garages on the first floor that provide two parking spaces per unit, for a total of 16 spaces. Building A includes 21 commercial and 101 residential parking spaces, three of which will be handicap accessible, 58 spaces are provided in the surface lot between Buildings A and B and the 18 spaces on Lot 1 are proposed to be shared, which would necessitate a shared parking arrangement.

5. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirements of this finding in that the Oak Creek Park EIR studied ingress, egress, and internal traffic circulation. The plan reflects the City's and Scotts Valley Fire Protection District requirements. The project will provide reciprocal access easements to adjacent properties to ensure adequate pedestrian and emergency vehicle access The existing reciprocal easement located on APN 22-162-72 and a portion of APN 22-162-68 shall remain in place. If it needs to be modified, it shall be reviewed and approved by the City prior to recordation of the final map.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 7th day of December, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Donna Lind, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

EXHIBIT A

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its elected officials, officers, agents, consultants and employees from any claim, action or proceeding against the City or its elected officials, officers, agents, consultants or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the Project. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.

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

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

PLANNING DEPARTMENT

Design

5. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

6. All mechanical equipment shall be screened from public view.

7. The outdoor storage of material is prohibited.

8. The emergency vehicle access gate shall be reviewed and approved by the City and other emergency responders, as necessary, prior to issuance of building permits. If required, the gate shall be modified to meet emergency services requirements.

Landscaping

9. Landscape irrigation shall connect to the recycled water distribution system as prescribed by the Scotts Valley Water District.

10. The landscaping improvements shall be permanently maintained and irrigated. The landscaping along Mt. Hermon Road on Lots 1 and 2 shall be uniformly landscaped and maintained. Such requirement shall be included in the project CC&Rs.

11. Landscaping Requirement. Applicant shall provide irrigated planters on the sidewalk in front of the tenant spaces on the south side of Mixed Use Building A and the north side of Commercial Building B.

12. Applicant shall provide a revised landscape plan to the Community Development Director for review and approval showing the exact location of the joint trench prior to obtaining building permits. If the location of the joint trench results in loss of landscaping, the applicant shall be required to take measures to improve the landscaping subject to the approval of the Community Development Director.

13. Applicant shall enter into a landscaping maintenance agreement with the City of Scotts Valley for the landscaping in the public right of way adjacent to Mount Hermon Road and Glen Canyon Road, prior to the issuance of any building permits.

14. This project shall connect to the City's recycled water distribution system.

Signs

15. Signage shall be consistent with the sign program included in the plan set titled "Oak Creek Park," dated October 2016, revised June 1, 2020.

16. Sign lighting shall be positioned to minimize light leakage beyond the sign perimeter and to minimize ambient light pollution. The light source shall not be directly visible.

Lighting

17. The lighting plan shall be reviewed and approved by the Community Development Director prior to issuance of building permit.

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

19. Parking lot lighting shall utilize technology to minimize light spill when the parking lot is not in use.

Trees

20. Prior to obtaining any building permits, applicant shall submit a report to the Planning Director, written by a certified arborist, addressing potential construction impacts to the redwoods located to the north of the project site and implement all recommendations included in the report.

21. All recommendations in the Tree Resource Evaluation prepared by Maureen Hamb Consulting Services dated July 2018, and the Arborist Report prepared by Kurt Fouts dated 11/10/2022 are incorporated as conditions of project approval.

22. The three sycamore trees growing at the perimeter of the site, near the intersection of Mount Hermon and Glen Canyon Roads shall be preserved and incorporated into the landscape plan for the project.

23. Additional trees shall be included in the lower parking lot, in a location approved by the Community Development Director, to further comply with SVMC Section 17.44.030(G)(7) which requires one shade tree for every four parking stalls.

24. Tree removal shall not occur until a grading or building permit has been issued for the project.

25. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

26. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.

27. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

28. The project arborist shall routinely inspect the development site through the term of the project.

29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.

30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

CC&R's

31. CC&R's for the on-going management and maintenance of the site shall be approved by the City and executed by the property owner prior to approval of the final map. The CC&R's shall be approved by the City Attorney and recorded prior to building permit final. The property owner shall pay for all recording costs. The CC&Rs shall include provisions for the following:

    a. Uniform standards for maintenance and upkeep of exterior buildings and grounds.

    b. Utility maintenance provisions addressing commonly owned infrastructure including, but not limited to, landscaping water lines and bioretention facilities.

    c. An enforcement mechanism for the City in case of failure to maintain the on-going maintenance and management of the parcels.

    d. Maintenance of the drainage improvements, landscaping, including the landscaping located in the public right-of-way along Mt. Hermon Road.

    e. Shared parking for Lots 1 and 2.

Grading

32. All recommendations in the "Updated Geotechnical Investigation for the Oak Creek Par Project," prepared by Haro, Kasunich and Associates, Inc., dated January 2018, are incorporated as conditions of project approval. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

Archaeology

33. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50

feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.

34. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

35. 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.

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

Air Quality

37. Reduce Fugitive Dust

To reduce fugitive dust emissions, and the applicant shall require the following measures to be included as part of construction grading and building plans:

- Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
- Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (more than 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
- Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
- Spray dirt stock pile areas daily as needed.
- Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.

- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.

- Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Biological Resources

38. Focused Plant Surveys

Within one year prior to issuance of grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that outlines provides preservation, salvage, or presents other compensation for the impact, such that impacts are reduced to a less than significant level.

39. Avoid Nesting Birds

The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid disturbance or destruction of active bird nests, if any are present.

Geology and Soils

40. Implement geotechnical report recommendations.

The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the

geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.

Noise and Vibration

41. Construction Noise Reduction

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

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

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

Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.

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

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

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

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

disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Transportation

42. Mt. Hermon Road Project Site Access

Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.

43. Applicant shall comply with all VMT requirements as discussed in the EIR.

Affordable Housing

44. 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.

45. The developer shall enter into an Affordable Housing Agreement with the City of Scotts Valley prior to Final Map recordation. Affordability levels and unit size shall be provided as shown in the table below.

Very Low		**Low**	**Moderate**
1 – Studio		2 – One Bedrooms	1 – Two Bedroom
1 – One Bedroom		1 – Two Bedroom	1 – Three Bedroom
1 – Two Bedroom			
3 Units		3 Units	2 Units

Construction Phasing

46. Before any grading or building permit issuance for either Lot 1 or Lot 2, the developer shall prepare a draft phasing plan agreement of the proposed construction phasing of the commercial component of the project, for review and approval by the City which memorializes the following: Prior to the issuance of a Certificate of Occupancy for any of the units on Lot 1, Building A and the commercial component of Building B shall be constructed and in "turnkey" condition which includes but is not limited to, full standard interior wall finishes, heating & air ventilation systems, water service meter connections, and sewer

connections. In addition, all applicable fees shall be paid. The purpose of the agreement is to provide “turn-key” commercial buildings.

Building Department

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

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

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

50. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

51. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor’s license number and their workers compensation insurance information to the Building Department.

52. Applicant shall remove all references to “apartments” on the electrical sheets in the plan set and revise to read “townhomes” prior to City Council consideration.

53. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.

54. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

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

56. All new construction shall comply with the California Green Building Code and the City’s current Green Building Guidelines, which require various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

57. Structural calculations shall be submitted and wet-signed by the Engineer of record.

58. A Special Inspection form shall be submitted and the names of Special Inspectors

with certifications as required shall be provided.

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

60. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.

61. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.

62. 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.

63. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

64. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

65. The project shall comply with all California Building Code Accessibility requirements and show the required features as they apply to this project.

66. If grading in the rainy season (October 15th to April 15th) is necessary, approvals from the Building Department shall be obtained.

67. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.

City Public Works Department

68. 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.

69. 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.)

70. 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.

71. Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.

72. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.

73. 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.

74. 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.

75. 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".

76. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned. Grease interceptors to be added to the system pursuant to the requirements of City of Scotts Valley Municipal Code 13.04.055.

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

78. 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.

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

80. Applicant shall submit electric files for all civil plans (.dwg and .pdf) for review and As-Builts (.dwg and .pdf) when project is completed.

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

82. 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.

83. Pursuant to City Council action on March 3, 2010, the Applicant shall conduct a Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees prior to tentative map approval.

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

85. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that

front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

86. Prior to issuance of building permit, provide letter from City's hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family.)

Stormwater Management Plan:

87. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

88. 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.

89. 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 coversheet.

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

Dedication of land for Park and Recreational Purposes:

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

91. 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.

92. 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.

93. Applicant shall submit electric files for all civil plans for review and As-Builts when

project is completed.

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

95. 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.

96. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically, AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.

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

98. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

99. Prior to issuance of building permit, provide letter from City’s hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family).

Scotts Valley Fire Protection District

100. All structures shall be protected by a fire sprinkler system. Systems shall be appropriately designed in accordance with Chapter 9 of the California Fire Code

and the National Fire Protection Association (NFPA) Standards. The standard will be dependent upon which building is to be protected.

101. All structures shall be protected by an automatic manual fire alarm system designed and installed in accordance with Chapter 9 of the California Fire Code and NFPA 72.

102. All residential units shall also have low frequency audible devices installed for annunciation of any general alarm.

103. Each commercial suite shall have at minimum 1 (one) manual pull station installed.

104. All residential units designated as ADA Compliant shall also have audio/visual notification for occupants upon annunciation of an y general alarm.

105. Buildings obtaining commercial suites may also be subject to the installation of an Emergency Responder Radio Coverage system in accordance with section 510 of the California Fire Code This requirement will be dependent on type(s) of construction.

Scotts Valley Water District (SVWD)

106. The Scotts Valley Water District shall review a detailed landscape irrigation plan prior to the issuance of a building permit from the City of Scotts Valley.

Agenda Item No. 2
June 9, 2022

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	June 9, 2022
Applicant / Property Owner:	Charlie Eadie/Granum Partners
Applications:	Environmental Impact Report EIR19-004 General Plan Amendment GPA18-001 Zone Change ZC18-001 Planned Development PD18-002 Minor Land Division MLD18-003 Design Review DR18-007
Location:	Intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76
General Plan / Zoning:	Service Commercial / C-S
Environmental Status:	Environmental Impact Report (EIR) was circulated for public review October 11- November 30, 2021, in accordance with the California Environmental Quality Act (CEQA)
Request:	Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments.
Staff Planner:	Susie Pineda, Consulting Planner, (408) 331-7987 spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing and provide comment and direction on the proposed project.

BACKGROUND

The project site (APN: 022-162-76) is located at the northeast intersection of Glen Canyon Road and Mt. Hermon Road (Attachment 1 - Location Map).

The project site was previously approved for a three-lot subdivision to build three commercial buildings in 1991, however, the project was never constructed. In 1997, the City approved the Oak Creek Park Business Center to create three lots and build three commercial buildings (two 2-story buildings and one 1-story building). The one-story building was built at 3600 Glen Canyon Road. The approved two 2-story buildings (approx. 48,000 square feet) were not built.

In 2008, the Planning Commission recommended to the City Council for approval the Oak Creek Mixed-Use Planned Development project for two one-story commercial buildings (24,500 sf.) and a three-story, 10-unit townhouse building. However, due to a potential legal challenge, the public hearing was continued to a date uncertain and the City Council did not consider the proposed development.

PROJECT DESCRIPTION

The subject site is an approximately 3.6-acre, vacant lot, located at the intersection of Mt. Hermon and Glen Canyon Roads (see Location Map, attached). The site slopes upward to the northeast to the rear yards of single-family homes on Lucia Lane. The site is currently vacant and supports annual grassland, a small patch of coastal prairie, coast live oak tree groves, a poison oak thicket, and non-native tree groves. An overhead electrical transmission line extends generally east to west over the southern portion of the site and includes a steel monopole adjacent to Mt. Hermon Road.

The project fronts on Mt. Hermon Road which is one of the busiest commercial corridors in Santa Cruz County. Across Mt. Hermon Road are commercial uses comprised of small businesses, such as a coffee shop, restaurant, yoga studio, salon, gas station and laboratory equipment suppliers. North of the project site are 19 residential residences known as The Terrace Planned Development. Northeast of the site are single-family residences. Southeast of the project site is a one-story commercial building.

The project is a mixed-use commercial and residential development. Project land uses include 24,973 sf. of commercial (e.g. retail and office), eight townhomes, and 44 apartments.

The project proposes to subdivide the existing 155,350 sf parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style, 3-bedroom apartments housed within two separate buildings (Buildings C and D). The proposed density is 7.7 units per acre, which conforms to the City's density standard of 6-9 units per acre for the R-M-6 Medium High Density residential zoning district. Façade treatments for both buildings include a sloped standing seam metal roof, painted

gutters, wood balcony railings, painted shingle siding, painted fiberglass windows and doors and painted stucco chimneys.

Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2. Surface parking and 12' wide sidewalks would separate Buildings A and B, creating a "main street" commercial core. The residential units are located to the rear of the project site, on the third and fourth floors of Building A, above the commercial space. The proposed residential uses include a mix of apartments (4 studios, 18 one bedroom, and 22 two bedrooms) for a total of 44 units located on two levels. The studio and one bedroom apartments range in size from 712 sf- 906 sf, and the two- and three- bedroom units range in size from 1,184 sf to 2,172 sf. Façade treatments for both Buildings A and B include painted wood and sheet metal parapet, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof.

Pursuant to the Scotts Valley Municipal Code the project is required to designate 15% of the housing units as affordable. Of the proposed 52 units, the project is required to provide seven affordable units and pay in-lieu fees of 0.80 of a unit. The income-levels of the units requires review and recommendation by the City Council affordable Housing Subcommittee. Before City Council review, the applicant will submit proposed income-levels for review by the City Council Affordable Housing Subcommittee for recommendation to the City Council.

The following objectives have been identified by the project applicant for the project:

1. Provide a balanced mix of residential and commercial uses that integrate into the existing urban setting and provide a safe and attractive environment for living and working.
2. Create a high-quality mixed-use development that is visually and aesthetically compatible with adjacent land uses.
3. Expand and improve the City's housing supply by developing high-quality housing on a City-designated "opportunity site."
4. Provide affordable and market-rate housing consistent with the City of Scotts Valley General Plan Housing Element goals and policies.
5. Provide a mix of residential and commercial uses that achieves a financially feasible project.
6. Provide commercial uses that provide net financial benefits to the City of Scotts Valley.
7. Provide a project that balances housing with job-creating uses.
8. Develop a project that supports the success of the commercial uses through careful site planning and infrastructure design.
9. Develop vacant and underutilized land in an urban area.
10. Locate commercial and residential uses where such uses can take advantage of existing infrastructure and utilities.

11. Provide and improve pedestrian connections within the project and across adjacent arterial streets to facilitate pedestrian activity between neighborhoods and within the development.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Environmental Impact Report Certification – to address environmental impacts per the California Environmental Quality Act (CEQA)

2. General Plan Amendment – to change the existing land use designation on Lot 1 from Service Commercial to Medium High Residential

3. Zone Change – to change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6)

4. Planned Development Zoning – to add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial /Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project

5. Minor Land Division – to create two lots

6. Planned Development permit / Design Review – to evaluate the architecture and related site improvements

The following sections provides a discussion of the relevant planning, entitlement and environmental issues associated with the proposed project.

General Plan

General Plan Amendment

The project site is designated as Service Commercial under the City of Scotts Valley General Plan. As defined in the City's General Plan, the Service Commercial designation is intended for commercial and service-related land uses. Land uses permitted under the Service Commercial designation allow retail stores and shops, food and motel/hotel establishments, services such as printing shops and electrical repair shops, heating and ventilating shops. Very high density mixed use residential uses at a density range of 15.1 to 20 units/acre are also permitted, providing adjacent uses are compatible and the residential is secondary to the retail use.

The proposed project includes a General Plan Amendment to re-designate Lot 1 from Service Commercial to Medium High Residential which allows for a density range of 5 to 9 units per acre. Lot 1 is approximately 45,250 sf, resulting in a maximum allowable

density of nine dwelling units per acre. Eight townhomes are proposed for Lot 1 and the resulting density would be 7.7 DU/acre.

Lot 2 would remain Service Commercial and be 110,100 sf. in area and be comprised of 24,973 net sf. of commercial and 55,055 sf. of residential. The residential density would be 17.4 DU/acre. The total average density on the entire project site would be 15.1 dwelling units per acre.

When considering a General Plan Amendment, the City must find that the project is in the public interest.

General Plan Consistency

Per the General Plan, Service Commercial land use requirements allow mixed use residential provided that adjacent uses are compatible and the residential use is secondary to the retail use. As proposed the development plan for Lot 1 is not consistent with this requirement as shown on the following table.

Mixed Use Ratio Consistent with Zoning Code Total Square Footage Lot 2 = 80,028 sf		
Use	Square Footage	Ratio
Commercial	24,973 sf	24,973 sf/80,028 sf = 31.2%
Residential	55,055 sf	55,055 sf/80,028 sf = 68.8%

As illustrated in the table above, the residential land use comprises nearly 70% of the land use, which is not consistent with the General Plan. The purpose of the secondary requirement is to ensure that the commercial function of the property is retained.

In the City of Scotts Valley, floor area ratio is calculated as the total horizontal area, in square feet, on each floor within the exterior walls of a structure, but not including the area of inner courts, shaft enclosures or exterior walls. This was confirmed by the Planning Commission at an appeal hearing in December 2017. At that time, the Commission affirmed that commercial uses should be the primary use and that this method is an important way for the City to implement, promote, and protect the availability of its commercial zones, as called for in General Plan Land Use Element Policy LP-28. This is even more important due to the location of the project on one of the busiest commercial corridors in Santa Cruz County.

On Sheet A1.1 of the plan set, the applicant shows several calculations for mixed-use ratios based not only on this method, but also a variety of alternate calculations that create substantial confusion about the actual percentages. For clarity purposes, the Planning Department requested that the alternate calculations be removed from the plans and be in included as a separate attachment, but the applicant did not comply. Projects proposed in Scotts Valley are required to comply

with City requirements and the only Mixed-Use Ratio calculation that is consistent with these requirements is Alternative 2, labelled 'Mixed Use Ratio (Based on Area By Function)' as summarized in the table above.

In response to conversations with the Planning Department about the secondary requirement, the applicant felt that the project as proposed was preferred based on the following reasoning:

> *If the site did not include housing, or included fewer units, all parking would be located in surface lots because commercial development alone would not support the cost of a parking structure. In that case, the amount of commercial space would be nearly identical (25,000 square feet) but the housing opportunity would be almost entirely lost. The housing does not compromise the commercial opportunity, in fact, it provides a base of residents to support the commercial uses on the site.*

Despite the applicant's preferences, the City's General Plan and Zoning Code are clear about the parameters under which residential uses can be located within the Service Commercial areas in order to preserve the commercial base of the City.

General Plan Housing Element

While reviewing the project the Planning Department identified an additional way to process the application that would not require adherence to the secondary requirement. This method would be at the discretion of the Planning Commission and City Council.

In the City's 2015 – 2023 Housing Element, the subject site is identified as one of six Opportunity Sites that have zoning and development standards, infrastructure, and public facilities in place to accommodate the construction of new housing. These criteria allow high-density residential as part of a mixed-use project and this site was estimated to accommodate 10 units, two low income affordable units and eight market units.

The Planning Commission and City Council could interpret the Opportunity Site designation as an indicator that additional residential area would be an acceptable method of implementing the goals and objectives of the General Plan provided development standards, infrastructure and public facilities can accommodate the development. The Opportunity Site designation would allow for greater flexibility regarding the commercial/residential area ratio and could also be an opportunity to require additional affordable units. A decision to interpret the General Plan in this way would be unique to this property, as other properties with this designation in the Housing Element have already been developed.

By interpreting the "Opportunity Site" designation in this way the Planning Commission and City Council could allow the residential area of the site to exceed the secondary requirement and still be in compliance with the General Plan.

General Plan Circulation Element

The Scotts Valley General Plan Transportation Element Action CA-149 has established a threshold of LOS D for Mt. Hermon Road / Scotts Valley Drive and Granite Greek Road / Scotts Valley Drive. All other signalized intersections are required to maintain a LOS of C or better, per CA-150.

As stated in the City of Scotts Valley Guide for the Preparation of Traffic Impact Studies (2003), the City of Scotts Valley considers intersections with LOS C or better under "Existing Conditions" to be operating at an acceptable level. For intersections operating at LOS C or better under "Cumulative Conditions," a project would cause a deficiency if it would result in intersection operations of LOS D. This criteria is applied to signalized intersections within the City's jurisdiction, as well as Caltrans intersections.

The proposed project is expected to generate 1,678 net new daily trips, with 206 net new trips (130 in and 76 out) occurring during the AM peak hour and 126 net new trips (60 in and 66 out) occurring during the PM peak hour. Please see the "Transportation" section of the Draft Environmental Impact Report for a complete discussion of traffic related elements of the project (https://www.scottsvalley.org/358/Oak-Creek-Park---Mixed-Use-Development).

The Traffic Impact Study for the project identified several impacts associated with the project. Below is a summary of the issues and how they could be addressed. The Planning Commission and City Council will need to make a determination that the project is in the public interest and that the benefits outweigh the identified traffic impacts.

Mt. Hermon Road / Scotts Valley Drive (Existing + Project Conditions)

The Traffic Impact Study concluded that all intersections operate at acceptable levels of service under the "Existing + Project Conditions" during the weekday AM and PM peak hours with the exception of the Mt. Hermon Road / Scotts Valley Drive intersection. It Would degrade from acceptable LOS D to and unacceptable **LOS E** during the AM Peak. The addition of project traffic to the intersection to Scotts Valley Drive / Mt. Hermon Road would result in an average delay from 54.7 to 56.7 seconds (a two second increase).

Given the fact that the existing right-of-way is fully utilized, future constructed improvements at this intersection are limited without acquiring additional land and making major modifications to the infrastructure, which would be prohibitively expensive. Payment by the applicant of their fair-share traffic impact mitigation fee and other City improvements would help fund other improvements such as traffic signal controllers, which would improve the LOS. Implementation of the recommended signal timing devices from Mt. Hermon Road/Lockewood Lane west to the Mt. Hermon Road / La Madrona Drive / SR 17 Southbound off-ramp intersection would improve operations

to LOS D or better in AM and PM peak hours at the intersection of Mt. Hermon Road / Scotts Valley Drive.

Mt. Hermon Road / La Madrona Road / SR 17 Southbound Off-Ramp - Cumulative + Project Conditions:

The Traffic Impact Study concluded that all study intersections operate at acceptable levels of service under the Cumulative + Project Conditions during the weekday AM and PM peak hours except for:

Mt. Hermon Road / Scotts Valley Drive (Intersection #2)
- Would continue to operate at LOS E during AM Peak

Mt. Hermon Road/ La Madrona Drive-Hwy 17 SB Ramps (Intersection #4)
- Would continue to operate at LOS D during AM Peak
- Would continue to operate at LOS D during PM Peak

Mt. Hermon Road / Project Driveway (Intersection #7)
- Would operate at LOS D during AM Peak

The addition of project traffic to the intersection to Mt. Hermon Road / La Madrona Road / SR 17 Southbound Off-Ramp would cause slight increases in delay (less than 5 seconds) during the AM and PM peak hours. Improvements to signal timing would improve the condition from LOS D to C during the AM peak hour. However, the LOS would remain at LOS D during the PM peak hour due to ramp delays, which is not consistent with Caltrans which endeavors to maintain a target LOS at signalized intersections at the transition between C and D.

The Scotts Valley Town Center Specific Plan EIR identified a second westbound right-turn lane on the SR 17 off-ramp as mitigation for deficient operations at Mt. Hermon Road / La Madrona Road / Hwy 17 Ramps (Mitigation Measure T-1). However, as noted in the Draft EIR, even with this improvement, the intersection would continue to operate at LOS D, which is not sufficient to meet Caltrans LOS C/D standard.

Because no further feasible mitigation could be identified to avoid the future cumulative delays, the Scotts Valley Town Center Specific Plan EIR determined that this impact would remain significant and unavoidable.

The intersection of Mt. Hermon Road / Project Driveway is expected to operate at LOS D during the PM peak hour; however, this intersection does not satisfy signal warrant and is located to close to the Mt. Hermon Road / Glen Canyon Road intersection, and therefore no improvement is recommended.

The Planning Commission and City Council would need to determine that the proposed improvements are feasible, that the project is in the public interest and that the benefits outweigh the identified traffic impacts.

Zone Change and Planned Development Zoning

The proposed project includes a zone change for Lot 1 from Service Commercial (C-S) to Medium High Residential/Planned Development (R-M-6/PD). The R-M-6 classification is intended to provide areas for single-family subdivisions and multi-family developments.

Planned Development zoning is proposed for both Lots 1 and 2. According to the General Plan, the purpose of Planned Development Zoning is to provide the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district, which reflects the General Plan designation are tailored as part of a planned development. Tailored zoning regulations include, but are not limited to, lot size and shape, intensity, coverage and appearance of structures.

As proposed the project requires various exceptions from the R-M-6 and C-S Zoning district regulations. The requested exceptions and analysis are discussed in various sections below.

Minor Land Division

The project includes the subdivision of the existing 155,350 square foot parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style (Buildings C and D).

Proposed Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and 14,931 sf of ground floor commercial space within Building A, for a total of 24,841 sf of commercial use on Lot 2.

As designed the project requires shared amenities like access roads and parking between the commercial and residential portions of the project. Since the project spans two lots, it is possible that they could be sold separately. The only way to ensure that the shared amenities are managed and maintained in perpetuity is through a legal agreement. Such an arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements. The applicant has not provided a proposal for this aspect of the project.

Planned Development Permit/Design Review

The project is required to obtain both Planned Development Permit and Design Review approvals. The development regulations in the zoning code provide the framework for evaluating the proposed project. The following development standards, as defined in the zoning code, apply to the project:

Lot 1 - Multiple Residential Zoning District Regulations (R-M-6)	
Land Use Designation	R-M-6
Primary Uses	Multi- and single- family dwellings
Front setback	20’
Side setback	10% lot width, max of 6’
Rear setback	15’
Building Height	Max = 35’
Building coverage	Max = 55%
Parking	2 spaces per unit, plus one additional space for every five units

Lot 2 – Service Commercial Zoning District Regulations (C-S)	
Land Use Designation	C-S
Primary Uses	Retail, business, personal service establishments, medical, professional and general business offices
Front setback	20’
Side setback	0’
Rear setback	20’ when abutting a Residential district
Building Height	Max = 35’
Building coverage	Max = 45%
Parking	1 space per 250 sf of floor area

The existing C-S zoning district designation allows very high-density mixed use residential uses at a density range of 15.1 to 20 units/acre, provided adjacent uses are compatible, the multiple family dwellings are located either above the ground level commercial use or at ground level at the rear of a commercial space.

Additionally, the Mount Hermon Road Design Guidelines and Commercial and Industrial Design Guidelines are applied by the City through the design review process. The design review process includes project review by City Staff, Planning Commission, and City Council. This review serves as a basis for evaluating proposals for quality of design. The City’s review process is designed to encourage the highest level of design quality, while at the same time provide the flexibility necessary to encourage creativity on the part of the project designers. The overall objective is to ensure that the intent and spirit of the guidelines are followed.

The project site is located in an existing urban setting along Mount Hermon Road and serves as a gateway that breaks up a long commercial corridor. With thoughtful and intentional design, development on this parcel can serve as an important gateway to the City’s commercial core area, which invites shoppers, protects the natural and man-made features which distinguish Scotts Valley and accentuates the urban forest theme.

With this goal in mind, the following sections of the staff report include a discussion of

the proposed exceptions, as well as several design issues that the Planning Department identified during the design review process and the applicant chose not to incorporate for a variety of reasons.

The applicant's rationale is included as a part of the discussion. The Planning Department is requesting Planning Commission input and direction on the following exceptions and design issues.

Site Design

Existing development along Mt. Hermon Road is generally set back from the street frontage and includes a variety of one- and two-story commercial buildings, surface parking lots, vacant lots and landscaping. Further north on Mt. Hermon Road (past Scotts Valley Drive), the built form is more developed with paved parking lots and one-story commercial buildings, typical of a suburban streetscape.

The proposed townhomes on Lot 1 and commercial building (Building B) on Lot 2 are proposed to be set back a minimum of 20 feet from Mt. Hermon Road and Glen Canyon Road and includes landscaping to help soften their appearance. Building B fronts Mt. Hermon Road and is consistent in scale and height with the one-story office building to the east. The parking lot (located between Buildings A and B) will have landscaping and most of the parking spaces will be screened by buildings or will be set back from Mt. Hermon Road to minimize street views of parked cars.

Building A, situated behind Building B on the project site, is proposed to be a mixed-use building with two residential levels over two levels of parking/commercial uses. To help reduce mass and height, the existing hillside would be graded so that a portion of the parking structure would be below grade. The building architecture includes sloped rooflines, articulated with varied forms, patterns, and massing. Building materials would consist of painted wood, stucco, exposed concrete, stone veneer, standing seam metal roofs, and aluminum and fiberglass windows.

The proposed project would require a number of exceptions which will be discussed in further detail below. As a general rule, if an exception is proposed, the result should be a superior project. The Planning Department requests Planning Commission input and direction on the following site design issues:

Location of Townhomes –Lot 1: The proposed multi-family dwellings may not be appropriate fronting a busy commercial corridor, and, in addition, if the multi-family dwellings are moved away from Mt. Hermon Road, it may negatively impact the residents on Lucia.

The applicant believes that the placement of the townhouses on Lot 1 is a superior design because it works with the site topography. In contrast, the previous proposal required several retaining walls and extensive grading which consequently reduced landscaping opportunities.

While the current design does work with the site topography, the Planning Department believes the larger issue is whether or not residential use is appropriate at this site at all. Planning Staff has concerns about the residential interface with the existing gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive, and the additional traffic that would be generated by the proposed mixed-use portion of the project. Mount Hermon Road is one of the busiest commercial corridors in Santa Cruz County. Residential use situated this close to these land uses will create a loud and busy living experience for the residents.

If the residential uses are setback on the project site, the project could impact residents on Lucia Lane. During the design review process, Planning Staff requested that the applicant provide photo simulations to help assess the impacts (Refer to Sheet A1.3). While they are helpful, it is important to note that they do not accurately represent the impacts to 107 Lucia Lane, which is situated much closer to the rear property line of the proposed development (please refer to the building footprints shown on Sheet C0.1, specifically APN 022-162-64,

The Planning Department believes that the site is better suited for commercial use because the residential use is incompatible with the adjacent gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive., and the additional traffic that would be generated by the proposed mixed-use portion of the project. Since this parcel is located along a busy, highly visible commercial corridor, it has potential to create a number of successful business opportunities.

Setback Exception – Townhomes Lot 1: The hillside development standards are required to be met for the residential use on Lot 1, with a slope greater than 10%. Pursuant to SVMC Section 17.40.060(6)), one foot shall be added to each side yard for each one foot of height above which the top plate line exceeds fifteen feet in height.

As proposed, the west elevation, shown on Sheet A5.1 of the plan set shows the top plate measures 19-feet, therefore an additional four feet would be required, resulting in a 14-foot side setback in between Buildings C and D.

The Planning Department believes the setback exception could be acceptable, as proposed, at 10’ as long as it is not further reduced.

Side setback exception – Townhomes Lot 1: The hillside development standards are required to be met for the residential use on Lot 1, with a slope greater than 10%. Pursuant to SVMC Section 17.40.060(6)), one foot shall be added to each side yard for each one foot of height above which the top plate line exceeds fifteen feet in height.

As proposed, the project would require a reduced side yard setback at the northwest corner of Building D. The zoning code requires 10’, and the project proposes 3’.

The applicant believes that the reduced side yard setback is acceptable at this location because the adjacent lot is an unbuildable steep hillside. The gas station is 100' away and the hillside is dominated by mature trees.

The Planning Department does not support an exception to the setback requirement at this location because the setback creates an important buffer between the residential use and the gas station.

Height Exception – Townhomes Lot 1: The R-M-6 zoning district allows a maximum height of 35' and the proposed height for the townhouses (Buildings C and D) is shown as 41 feet on the west elevation, and 35.5 feet on the east elevation. (Refer to Sheet A5.1). The zoning code defines height as the vertical distance from the highest point of a structure to either the natural grade or the finished grade of the structure pad, whichever distance is greater, excluding basements or crawl spaces around the structure which are below grade and not created by a fill, provided, however that for the purposes of measuring height, chimneys, flagpoles and radio and television aerials shall not be considered part of the structure.

The applicant has shown height on the plans, not only based on the zoning code definition, but also based on an alternate height calculation, set forth in the Uniform Building Code. For clarity purposes, the Planning Department requested that the alternate method for calculating height be removed from the plans, but the applicant did not comply. Proposing a building code standard is not interchangeable with a zoning code development standard for a planning project. In order to approve this project, as proposed, a height exception would be required.

The Planning Department could support the exception provided the townhomes are located in the right context. As previously discussed, the Planning Staff has concerns about the residential interface with the existing gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive, and the additional traffic that would be generated by the proposed mixed-use portion of the project.

Site Coverage Exception -Townhome Development – Lot 1

Pursuant to SVMC Section 17.12.040(C), the maximum allowable site coverage in the R-M-6 zoning district is 55%. The zoning code defines site coverage as the percentage of site area covered by impervious surfaces, including all structures, open or enclosed or projections of structures.

The total site coverage for Lot 1 is calculated by adding all impervious areas and dividing by the overall square footage of the lot. Using the information provided in the project data table on Sheet A1.1, the total site coverage is approximately 60%. As proposed, the project would require an exception.

The Planning Department recommends incorporating more permeable surfaces to meet the requirement.

Height Exception- Mixed Use Development Lot 2: Development standards in the C-S zoning district allow for a maximum building height of 35' and the height of Building A is approximately 45'-4". In order to approve this project, as proposed, a height exception would be required. As a part of the design review process, the Planning Department requested site sections to study the relationship between the proposed new development and the existing adjacent residences (Refer to Sheet A6.1). While the sections are helpful, it is important to note that using 115 Lucia Lane as a point of reference is misleading because it is situated above the townhouses, not Building B/the apartments, which are taller.

The applicant believes that the increased height only affects the internal commercial street and creates a town center feel allowing for additional floor to ceiling heights in the ground floor commercial space.

The Planning Department is not opposed to a height exception at this location, provided the proposed project includes high quality architectural finishes, the massing is broken appropriately and it works in the overall context of the project.

*Front Yard Setback Exception - Mixed Use Development Lot 2***:** Pursuant to SVMC Section 17.20.040(F)(1), the mixed-use development on Lot 2 requires a 20' front yard setback. As proposed, the southwest corner of Commercial Building B, encroaches approximately 1' into the required setback area.

The applicant believes that the encroachment is trivial and should not require an exception.

Planning Department acknowledges that the encroachment is minimal however, in order to be built, an exception must be granted.

Restaurant Seating Area - Mixed Use Development - Lot 2: The proposed project includes an on-grade terrace situated in front of Building B, at the corner of Mount Hermon Road and Glen Canyon Road. The Planning Department has recommended relocating this terrace to the interior of the project site, between Buildings A and B to protect customers from the traffic noise generated by the busy streets and contribute to the vitality of the streetscape within the project.

The applicant believes that the most public place within the development is the corner of Glen Canyon and Mount Hermon Roads and situating the gathering space on this corner helps to create an active, welcoming environment.

The Planning Department agrees gathering spaces enliven a project and for this reason, Staff believes it would be better located on the south side of Building B, between the two commercial buildings. The life and vibrance that the gathering space

would bring to the project would have more of an impact on the shoppers than it would on the vehicles travelling down the busy corridors. In addition, this location would provide shelter from the traffic at the intersection of Mount Hermon and Glen Canyon Roads, creating a more pleasant experience.

Pedestrian Amenities - Mixed Use Development Lot - 2: The Mount Hermon Design Guidelines encourage site design, access and circulation that are pedestrian friendly and incorporate gathering and resting area throughout the project site. This should include amenities such as water features to reduce noise, wood trellises to provide shade and enhanced paving materials on paths and driveways.

The applicant believes they have satisfied the requirements of the design guidelines by providing an on-grade terrace fronting Glen Canyon Road and Mount Hermon Road and that if the tenants within the commercial buildings wanted additional seating, they could arrange seating areas on the sidewalks in front of their business, The applicant believes that permanent fixed seating throughout the project would attract behavior problems and is only beneficial in an enclosed location. The applicant has also explained that they do not want to include textured paving materials because they believe they are uncomfortable for people with disabilities and they prefer not to use colored paving materials because they are difficult to repair and match over time.

While the proposed project includes an on-grade terrace, the Planning Department recommends adding additional seating throughout the project. Relying on individual businesses to provide seating on the sidewalks is not good practice because there is no way to ensure it would be provided, and the sidewalks are not wide enough to accommodate these amenities in many places. The Planning Department also recommends incorporating enhanced paving materials, or decorative pavers to connect Buildings A and B, at the entry driveways, and to differentiate crosswalks within the parking lot. Enhanced paving materials are commonly used in projects without issue. This attention to detail helps create a stronger sense of place and an enhanced pedestrian experience.

Architecture

Building, site design, landscaping and signage are required to be consistent with the Mt. Hermon Road Design Guidelines, the Commercial and Industrial Design Guidelines and the Residential Design Guidelines. The Guidelines recommend that new projects include architectural/design elements consistent with the urban forest theme, utilizing large post and beam design with open beam overhangs and interiors to give structures the appearance of stability and break up monotony.

The Façade treatments for both commercial Buildings A and B do not utilize large post and beam design encouraged in the Design Guidelines, rather the proposed architecture includes painted wood and sheet metal parapets, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof. The Planning Department has the following concerns/recommendations as described in the

following sections.

Architectural Enhancement - Mixed Use Building A - Lot 2 : The Design Guidelines recommend building materials with an urban forest theme, preferably with large post and beam design. The proposed project includes horizontal siding on the north, east and west elevations. The design guidelines recommend a consistent architectural treatment with character, variety and interest on all elevations. Walls longer than thirty feet should have 3-dimensional architectural relief giving the appearance of depth through the use of trellis, dormers, bay windows, awnings, etc., in addition to changes in materials.

The applicant believes that the architecture for the proposed project is adequate because, in addition to the horizontal siding, the design incorporates wood trim around the doors and windows, wood balconies with steel railings, metal gutters and roofs and cement plaster walls at the base of the walls on the east, west and north elevations.

The Planning Department recommends the applicant incorporate additional design features and further architectural enhancement for added visual interest.

Architectural Enhancement - Commercial Building B - Lot 2: The Design Guidelines encourage a prominent main building within a commercial development. Since the project site is an important gateway to the City's commercial core area, the Planning Department recommends that the center of Commercial Building "B" be an area of visual interest for this prominent corner.

The applicant believes that the proposed design includes an important focal point because the center of Building B is the tallest element which features a stone wall and umbrellas, and the landscaping frames the dominant building shapes.

The Planning Department recognizes that the proposed project includes a focal point however staff recommends that the applicant incorporate additional design features and architectural enhancement to create more visual interest.

Architectural Enhancement - Commercial Building B - Lot 2: The Planning Department recommends the design include greater architectural detail on the east and west elevations to add visual interest to the highly visible elevations (refer to Sheet A4.1). The design guidelines recommend a consistent architectural treatment with character, variety and interest on all elevations. Walls longer than thirty feet should have 3-dimensional architectural relief giving the appearance of depth through the use of trellis, dormers, bay windows, awnings, etc., in addition to changes in materials.

The applicant believes that the elevations are richly varied, as designed, and do not warrant further detail.

The Planning Department recommends the applicant incorporate additional design features and further architectural enhancement for added visual interest.

Circulation

Vehicular access to the project site would be from a new driveway on Mt. Hermon Road (right in/right out only) and existing driveway on Glen Canyon Road. Pedestrian access to the project site is available along Glen Canyon Road and Mt. Hermon Road. Sidewalks are proposed to be constructed on the project site and would connect with the existing sidewalks along Glen Canyon Road and Mt. Hermon Rd.

On-Site Circulation – Mixed Use Development - Lot 2: The Planning Department is concerned about traffic circulation on site. As designed, vehicles would be driving through the parking lots to reach their destinations. Staff is concerned about overall congestion on the site as vehicles maneuver to enter and exit parking stalls and the ensuing congestion that it will create, potentially creating backups on Mount Hermon Road or Glen Canyon Road.

The applicant responded with a letter from their project traffic engineer which concluded that with five vehicles of storage capacity and a low entering vehicle volume, it is unlikely that drivers leaving the existing parking area would spill back onto Glen Canyon Road.

While the Planning Department appreciates the additional information provided by the applicant, staff is concerned about overall congestion that would result from the project, not only on the major streets but within the project site. The Planning Department has not identified a solution to this problem. Addressing it would require a redesign of the project, which may suggest that the proposed development is too intensive for this site.

Truck Loading Area – Mixed Use Development - Lot 2: The truck loading area is a pull out on the western side of Building A. The drive aisle itself is 20’ and the pull-out area measures 12’ wide. While it is accommodated on site, the Planning Department is concerned about how it would function and how the trucks would maneuver on site. As proposed, the trucks would pull into the loading area heading northwest and exit by backing into the 26’ drive aisle in the lower parking lot in front of Buidling A (Refer to Sheet A2.0). Vehicles would then exit northbound to Mt. Hermon Road.

Good planning practices would prefer that the loading area be a dedicated, separate area, or at least an area with lower traffic volumes. The Planning Department has not identified a solution to this problem. Addressing it would require a redesign of the project, which may suggest that the proposed development is too intensive for this site.

Parking

The proposed project has been designed to accommodate 208 parking spaces. Buildings C and D (townhomes) have in-unit garages on the first floor that provide two parking spaces per unit, for a total of 16 spaces. Building A includes 21 commercial and 101 residential parking spaces, three of which will be handicap accessible, 58 spaces are provided in the surface lot between Buildings A and B and the 18 spaces in the

upper lot are proposed to be shared, which would necessitate a shared parking agreement, and will be discussed in greater detail below.

Townhome Development – Lot 1:

The total parking demand for the townhouses is calculated as 8 units x 2 spaces per unit for a total of 16 spaces, plus 1 space for every five units to accommodate guest parking. Buildings C and D have in unit garages on the first floor that accommodate 2 spaces per unit, and an additional 18 spaces are provided in the parking lot, two of which are required for guest parking. (Please note that there is an error in the parking data table on Sheet A1.1. The table indicates that each townhouse garage would provide only 1 space per unit, but as designed, each townhouse garage will provide two parking spaces per unit.)

While the multifamily parking requirement has been applied to Lot 1, it is important to note that the proposed townhomes will function more like single family dwellings, despite the current ownership proposal where they cannot be individually sold.

While it is not required, the Planning Department believes it would make sense to consider additional parking on Lot 1 for the townhomes, or have a plan for shared parking with Lot 2 to accommodate future parking needs. A future shared parking arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements.

Exception to Interior Garage Dimensions: Pursuant to SVMC Section 17.44.030(B), a standard interior garage is required to provide 22’ x 22’ of unobstructed space. As proposed, the townhouse garage unobstructed interior dimensions are 19.5’ wide by 21” deep.

The applicant has responded that each garage parking space will have net dimensions of 9’9”x 21’-0” which is slightly smaller than the City’s standard but significantly larger than the published professional standards of 8’-9” x 17’-6” for a large parking space.

The Planning Department recommends that the garage interiors meet the standard set forth in the zoning code because these dimensions have been devised to accommodate larger vehicles with larger maneuvering requirements, which are typical within the City.

Shared Parking: Since a portion of the required commercial parking would be situated on Lot 1, a shared parking agreement is required.

The applicant does not agree that a shared parking agreement would be necessary as the owner would continue to own and manage both properties.

Since the project spans two lots, it is possible that each lot could be sold separately and the only way to ensure that the shared parking would continue into the future is to

require an agreement. A shared parking arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements.

Reduced Parking Stall Dimensions - Mixed Use development- Lot 2: Pursuant to SVMC Section 17.44.030(G)(1), each full-sized parking space shall not be less than twenty feet in length and nine feet in width, exclusive of aisles and access drives. When an overhang is provided, the parking stall shall be seventeen feet, plus a three-foot overhang area, which shall be paved, rock lined, concrete or landscaped with low growing plants or ground covers. The overhang area shall be edged with continuous cubing of six inches in height. No light standards or fixed objects are allowed in this overhang area. A three-foot overhang and a four-foot-wide sidewalk is required if the parking space is adjacent to a building.

The proposed project does not meet this standard on either side of the parking lot situated between Buildings A and B where the accessible slope/ramp is located, (refer to Sheet A2.0). The ramp impacts parking spaces 14-22 and 23-31, approximately eighteen parking stalls, where there will be limited space for the front end of the car to overhang and the sidewalks would feel tight.

The applicant responded that the sidewalks along the storefronts at Buildings A & B have an average width of 11' beyond the 3' parked car overhang. This width is reduced to accommodate the accessible ramps at the east end. In these locations, the sidewalks narrow to 5' for some short portions. However, the average sidewalk width for building A is over 6' and for Building B it is over 7'.

The sidewalks within the project will be heavily used and the Planning Department recommends they be as functional as possible. Since the site is so constrained, staff has not identified a viable solution to maintain sidewalk width while including the accessible ramps. This may suggest that the proposed development is too intensive for the site. While a solution has not been identified, to offset the narrow sidewalks and create a better pedestrian experience in the parking lot, the Planning Department recommends additional landscaping and pedestrian amenities, such as planter boxes and enhanced pedestrian crossings.

Commercial Off-Street Parking requirement exception – Mixed Use development– Lot 2: Pursuant to SVMC Section 17.44.030(G)(7), landscaped areas within or adjacent to the parking area shall provide for a minimum of one shade tree for every four parking stalls. Depending on the parking dimensions, layout type and size of shade tree, this requirement may be modified by the Planning Director.

The applicant does not believe an exception is necessary because while the parking lot does not include one shade tree for every four parking stalls, they believe the project incorporates ample landscaping in the overall project, which compensates for the deficiency.

The Planning Department does not support this exception and believes that trees are an important part of parking lot design. They create shade and provide relief from the glare and harshness that result from large expanses of concrete.

Landscaping

Mixed – Use Development (Lot 2):

Pursuant to SVMC Section 17.20.040(I), not less than 10% of the total site area in the C-S zoning district shall be landscaped and permanently maintained.

The project proposes irrigated landscaping interspersed throughout the site including a variety of ground covers, vines, and medium height bushes. Planting areas surround the residential buildings and along the perimeter of the site. Many of these landscape areas are narrow, in the range of three to five feet. Planter edges along parking stalls are also used as vehicle overhangs, which reduce the possibility of these areas for shrubs or screening. Two bioretention swales would be located on both sides of the driveway from Scotts Valley Drive. The project proposes approximately 27.5% of the site to be covered with landscaping. While the proposed project meets the minimum landscaping requirement, the Planning Department has additional concerns, which are described in the following sections.

Parking Lot located between Buildings A and B (Lot 2): While the proposed development meets the overall landscaping requirement for the site, the Planning Department is concerned that the parking lot located between commercial Buildings A and B is not adequately landscaped, as evidenced by the Off-Street Parking requirement and Reduced Parking Stall dimension exceptions that were both requested and have been discussed in the Parking section above. The Planning Department recommends that the project include additional landscaping and pedestrian amenities within the parking lot, such as planter boxes, enhanced pedestrian crossings and additional landscaping to soften the hardscape.

Irrigation – Mixed Use Development (Lot 2): The Landscape Plan includes a Retail Pedestrian Street note that states the lightweight portable planters will be hand watered by the building tenants. The Planning Department does not recommend hand watering, as it is not reliable. The planters should be tied into the overall irrigation system on the project site.

Joint Trench – Mixed Use Development (Lot 2). A joint trench is a trench that is shared by a number of utility providers and runs underground through a project site. It should be designed during the project planning phase because trenching requires adequate space and separation and, if it is not considered early in the process, it could result in the loss of trees and/or landscaping.

The Planning Department recommends the applicant submit a detailed plan that shows the joint trench in relation to the landscape plan so we can determine how the utility

trench may impact the landscaping. Any loss of landscaping would be a negative impact for the project.

Open Space

Private open space would be comprised of townhouse decks on Lot 1 (776 sf total; 97 sf/unit) and apartment patios and balconies on Lot 2 (2,976 sf total; 72 sf/unit). Lot 2 would also include common open space in the form of terraces and roof top common areas (5,478 sf total; 105 sf/unit).

Private Open Space Exception for Townhomes (Lot 1): Pursuant to Section 17.09.040(F), each dwelling shall have private, usable outdoor space, i.e. decks, balconies, yards, or patios of one hundred square feet per residential unit. If the design is not suitable for private open space, useable common open space may be provided at two hundred square feet per residential unit, if approved by the Planning Commission.

The proposed project includes a 97sf deck for each unit, which does not meet the minimum requirement.

The Planning Department believes that applying the minimum outdoor private open space requirement to the townhomes is not adequate. These units will function more like single family homes and the outdoor space should be functional. The proposed deck area faces Mount Hermon Road and the units front on a parking lot. Planning Staff has not identified a viable solution to this problem, rather it would require a redesign of the project and, as discussed previously, raises the question of whether or not residential use is appropriate on this site.

Private Open Space Exception for Mixed Use Development (Lot 2, Building A): Pursuant to SVMC Section 17.20.045(C), each dwelling shall have private, usable outdoor space i.e. decks, balconies, yards or patios of 100-square feet per residential unit. The Planning Commission may determine that the required private outdoor space is not appropriate in a particular building design and allow the required outdoor space to be common open space for all residential units.

The proposed balconies vary in size, however, about half of them are undersized. As shown on Sheet A3.2, the balcony interior dimensions for some of the units only measure 4-feet deep by 8-feet wide (32 sf) and staff is concerned that they may be too small to be functional.

The applicant has responded that a 4' x 8' balcony can accommodate active use with a table and chairs and plants, and that the common areas and landscaping provide additional open space for the residents. The applicant believes their design is superior because the mixed-use apartment building is based on an integration of shared and private open spaces.

The Planning Department strongly encourages that the applicant increases the size of all balconies where feasible. The Planning Department also requests additional clarity in regard to how the roof top common open space would function, and how amenities in these areas could be maximized.

Public Art

Per the Scotts Valley General Plan commercial and residential projects should include public art. Commercial development should incorporate artistic elements and/or treatments into the architecture, landscape design, and infrastructure where appropriate and residential development should incorporate artistic elements and/or treatments into structures, landscaping, common space areas, or open space that are consistent with the City's urban forest concept.

In response to this requirement, the applicant has identified the stone walls as the public art contribution for the project. The applicant feels that the stone walls uniquely incorporate artistic elements of handcrafted stonework into locations that enhance the architecture, the landscape and place-making intended by the Guidelines. The stone walls form the setting for the urban forest theme. Details of the proposed rock wall are shown on Sheet A3.6.

Typically, site improvement like retaining walls are not considered public art. Given the scale and density of the project the Planning Commission should consider additional opportunities to meet the public art requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Environmental Impact Report was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. No significant project related environmental impacts were found to be present that were not reduced to less than significant levels. The Draft EIR was circulated from October 11, 2021 through November 30, 2021. Based on those comments, a Final EIR was prepared and attached is for consideration. The following written comments were received and addressed as a part of the Final EIR:

1. State of California, Department of Transportation, CalTrans District 5
2. State of California, Department of Fish and Wildlife
3. Pacific Gas and Electric
4. Email from Scotts Valley resident

PUBLIC NOTICE

On May 27, 2022, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. The Planning Department has received one letter in support of the project.

CONCLUSION

In summary, the Planning Department is requesting Planning Commission input and direction on the requested entitlements. This report does not include a resolution or request for action.

The Planning Department has identified three options for Planning Commission consideration:

1. Direct the project applicant to address Planning Commission identified issues associated with the project and return with an amended project.

2. If it is determined that the issues associated with the proposed project are adequately addressed the Planning Commission could direct staff to prepare a resolution recommending approval for consideration at a future Planning Commission meeting. The final recommendation would then be forwarded to the City Council for consideration.

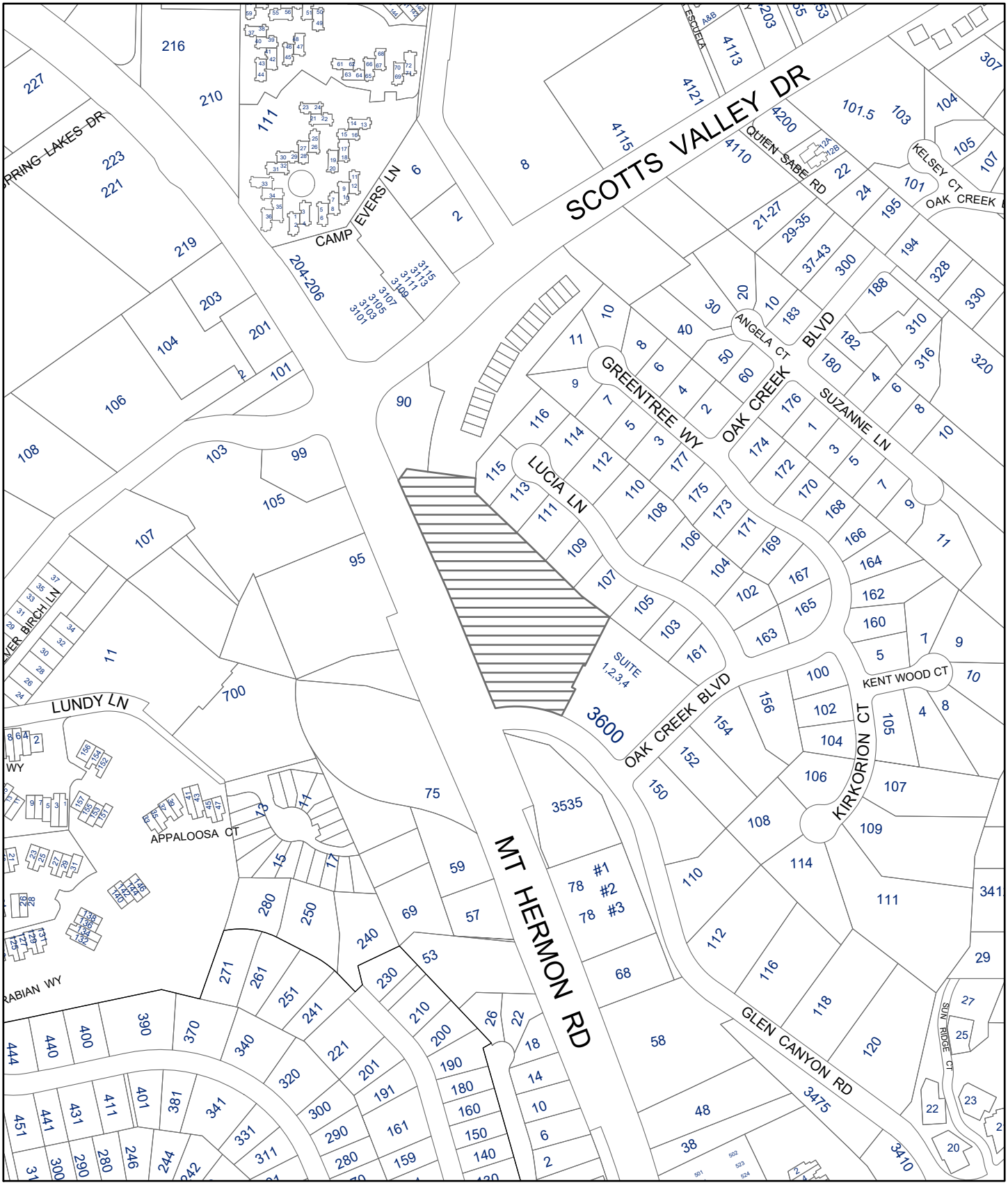
3. If it is determined that the issues associated with the proposed project are not adequately addressed or that it is not consistent with the General Plan the Planning Commission could direct staff to prepare a recommendation of denial for consideration at a future Planning Commission meeting. The final recommendation would then be forwarded to the City Council for consideration.

ATTACHMENTS

1. Location Map .....(Attached)
2. Project Plans .....(Attached)
3. Draft Environmental Impact Report .....
   https://www.scottsvalley.org/358/Oak-Creek-Park---Mixed-Use-Development
4. Final Environmental Impact Report .....(Attached)
5. Comment Letter (received 6/2/2022) .....(Attached)

Project Site

Oak Creek Park / 3640 Glen Canyon Road / APN 022-162-76



N

0 0.125 0.25 Miles

Project Site

OAK CREEK PARK

PROJECT DATA

PROJECT ADDRESS: MOUNT HERMON ROAD AT GLEN CANYON ROAD SCOTTS VALLEY, CA

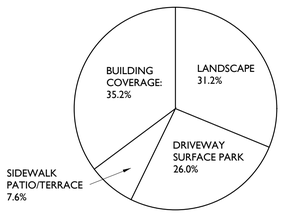
PROJECT APN: 022-162-76

ZONING: CS- COMMERCIAL SERVICE

GENERAL PLAN: SERVICE COMMERCIAL

AREA	TOTAL	LOT 1	LOT 2
LOT AREA:	155,350 SF	45,250 SF	110,100 SF
LAND USE			
DRIVEWAY/SURFACE PARK:	40,470 SF	13,426 SF	27,044 SF
% LOT AREA:	26.0%	29.7%	24.6%
BUILDING COVERAGE:	54,685 SF	11,430 SF	43,255 SF
% LOT AREA:*	35.2%	25.2%	39.3%
LANDSCAPE:	48,436 SF	18,095 SF	30,341 SF
%LOT AREA:	31.2%	40.0%	27.5%
SIDEWALK & PATIO/TERRACE:	11,759 SF	2,299 SF	9,460 SF
%LOT AREA:	7.6%	5.1%	8.6%

*C-S ZONE DISTRICT MAXIMUM COVERAGE: 45%



AERIAL VIEW

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APPROVAL AGENCIES

PLANNING & BUILDING:	CITY OF SCOTTS VALLEY
FIRE:	SCOTTS VALLEY FIRE DEPT.
WATER:	SCOTTS VALLEY WATER DEPT.
SANITATION:	SCOTTS VALLEY SANITATION

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PROJECT DESCRIPTION

This project is a mixed use commercial and residential development proposal on a 3.56 acre site at the intersection of Glen Canyon and Mt. Hermon Rd. The project involves a minor land division, general plan amendment, and zoning change (for Lot 1) in order to avoid issues with City concerns related to the proportionality of commercial and residential mixed use projects in a CS zone. Lot 2 will remain in CS zoning. A planned development also is requested to allow minor modifications to City standards.

The primary use on Lot 2 is commercial, which consists of 24,841 square feet. The commercial is located on the street frontage and on the ground floor on proposed Lot 2.
The secondary use on Lot 2 is residential and includes a mix of apartments (4 studios, 18 one bedroom, 22 two bedrooms totaling 44 units. Lot 2 land area will be 110,100 s.f.

The rezoned Lot 1 will contain 8 townhome style 3 bedroom apartments and is proposed for re-designation of zoning and general plan designations from CS to medium high residential density of 6-9 units/acre. Lot 1 will be slightly more than 1 acre (45,250 s.f.) and therefore will conform to the residential density standard.

The entire project will provide a mix of apartment options and sizes: studio and 1 bedroom apartment sizes range from 712sf to 906 sf, and the 2 and 3 bedroom units range from 1184 sf to 2172 sf.

The C-S zoning for Lot 2 allows mixed use commercial/residential by right (principal permitted use) per 17.20.020 (H) with a specified density in the Land Use Element (Table LU-1) of 15-20 units/acre. The density for Lot 2 is 17 units/acre.

The project further conforms to the requirements established in 17.20.020(H) which calls for the secondary multifamily dwellings to be "located either above the ground-level commercial or at ground level at the rear of a commercial space on sites designated in the Housing Element." Specifically:

- The primary commercial use and signature building in this design fronts the Glen Canyon/Mt. Hermon Rd. intersection, with additional commercial space included at ground level on the main drive aisle through the site. The residential units are located above the ground floor commercial on the back side of the main drive aisle (44 units.)

- This site is specifically identified for high density mixed use residential in the City's Housing Element which discusses the Glen Canyon site and states that the City "rezoned the property to C-S with high density residential permitted as part of a mixed use project".

The combination of the site's topography and high density zoning lends itself to the mixed use concept by making it physically and economically feasible to have structured parking partially underground. This makes it possible to provide 208 parking spaces while minimizing the visibility and lot coverage devoted to parking.

Notably, if the site had no or little housing, all parking would have to be at surface because commercial alone would not support the cost of a parking structure. In that scenario, the amount of commercial space would be nearly identical (25,000 sf) but the housing opportunity would be almost entirely lost. In other words, the housing does not compromise the commercial opportunity, and in fact provides a base of residents to support the commercial uses on the site.

The rear-of-site residential on Lot 2 also provides a transition and buffer from the primary commercial use to the residential neighborhood above the site. The scale and height is consistent with the neighboring homes. Using Average Grade as per California Building Code and measuring to highest point of roof, the height of the building facing the neighbors is 29 feet with the lowest grade at building to highest point of roof measuring 34 feet.

The buildings are articulated with varied forms, patterns, and massing to provide not only more desirable living spaces for residents, but also a more interesting visual image, especially as compared to the back side of a commercial only project.

The 8 residential townhome style apartments on Lot 1 will provide a transition to and continuity with the proposed residential project to the north.

The project will meet the City's inclusionary housing requirements for affordable housing. Per Municipal code section 14.01.040.C.2 (a), fifteen percent of the units will be designated for affordable housing. Specific details will be negotiated with the affordable housing subcommittee per the process established in Municipal Code section 14.01.040.E.2.

Planned development modifications are proposed as follows:

- *Height – Use the California Building Code method of calculating height. Under this standard, which averages the heights of the sides of the building, the project height is 35.5 feet, which nearly conforms to the 35 foot height limit allowed by the zoning.*

  Why this is superior: Use of the building code standard better accounts for the uniqueness of the site topography and the architectural design response to the site. The project design makes best use of the topography by burying parking into the hillside to minimize grading and avoid use of exposed massive retaining walls. It also creates an internal shopping street with a small town sense of identity and intimacy as opposed to suburban strip mall concept.

  The height adjacent to the neighborhood is within the existing City standard, and the over-height component only affects the internal commercial street. The internal building height relative to street width creates an interesting and comfortable town center feel which is beneficial to commercial interests and residents alike.

  Moreover, this variation allows for additional floor-to-ceiling heights in the ground floor commercial space along the internal streetscape. Greater floor-ceiling heights in commercial occupancies are an important component for successful retail and add light and interest to the streetscape for an enhanced pedestrian experience.

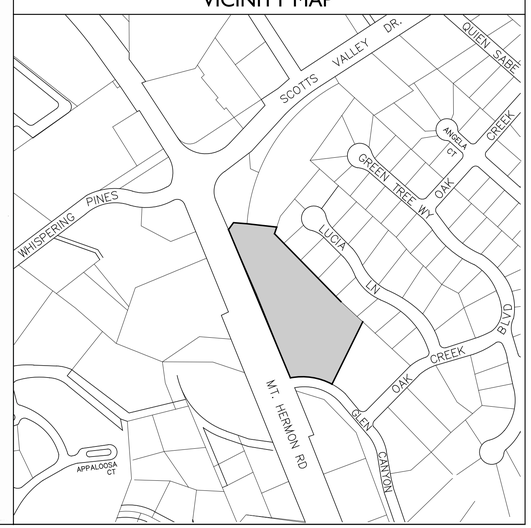
- *Private Open Space – Allow a reduction from 100 to 72 square feet of private open space.*

  Why this is superior: The design of the mixed use apartment building is based on an integration of shared and private open spaces, typical for this type of housing. The Scotts Valley standard for CS mixed use projects is 100 s.f. of private open space per unit; however, the ordinance does allow for variation per 17.20.040.C. This is a design where the variation is warranted. There is ample private open space (72 s.f. per unit) plus over 105 s.f. of common open space per unit, resulting in 177.5 s.f of total open space per unit. The community focus of this design facilitates investment in higher quality common areas than what would be typical of a suburban low rise apartment. This also allows for a greater mix of apartment sizes.

- *Side Yard Setback in RH Zone – Allow a reduction in the side yard setback for the townhouse apartments, from 10 ft. to 3.5 ft. at one corner of one of the buildings.*

  Why this is superior: The design of the townhouse units would be unnecessarily compromised by a strict adherence to the side yard requirement. In this case, there is no downside to the reduction since the adjacent use is open area, with no likelihood of negative impacts now or in the future. (Note that the setback is 5 feet at the NW building corner and increases to 20 feet at the SW corner. The average setback is 11.5 feet.)

VICINITY MAP



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OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
No.	PLAN CK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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A1.0

NET AREAS BY LEVEL

AREA	TOTAL	LOT 1	LOT 2
FIRST LEVEL GROSS:	54,685 SF	11,456 SF	43,229 SF
NET RESIDENTIAL:	7,616 SF	7,616 SF	0
%	13.9%	66.5%	0
NET COMMERCIAL:	19,691 SF	0	19,691 SF
%	36.0%	0	45.5%
NET PARKING GARAGE:	25,222 SF	3,840 SF	21,382 SF
%	46.1%	33.5%	49.5%
COMMON AREA:	2,156 SF	0	2,156 SF
%	4.0%	0	5.0%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
SECOND LEVEL GROSS:	39,644 SF	9,992 SF	29,652 SF
NET RESIDENTIAL:	9,992 SF	9,992 SF	0
%	25.2%	100%	0
NET COMMERCIAL:	3,938 SF	0	3,938 SF
%	9.9%	0	13.3%
NET PARKING GARAGE:	24,123 SF	0	24,123 SF
%	60.9%	0	81.4%
COMMON AREA:	1,591 SF	0	1,591
%	4.0%	0	5.3%
NET ASSIGNED OPEN SPACE:	1,164 SF	0	1,164 SF
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
THIRD LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED OPEN SPACE:	4,314 SF	0	4,314 SF
NET PRIVATE OPEN SPACE:	2,088 SF	0	2,088 SF
FOURTH LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	564 SF	0	564 SF

PARKING DATA

PARKING DEMAND

TOTAL COMMERCIAL:	23,629 SF @ 1:250 = 94.5 SPACES
RESIDENTIAL:	52 @ 2.2 / D.U. = 114 SPACES
TOTAL PARKING DEMAND:	208.5 SPACES

PARKING SUPPLY

LOWER LOT:	58 SPACES
UPPER LOT:	18 SPACES
TOWNHOUSE GARAGE:	8 SPACES
COMMERCIAL GARAGE:	21 SPACES
LOWER RESIDENTIAL GARAGE:	41 SPACES
UPPER RESIDENTIAL GARAGE:	60 SPACES
TOTAL PARKING SUPPLY:	206 SPACES

PARKING SPACES BY TYPE

STANDARD SURFACE PARKING:	73 SPACES
STANDARD COVERED PARKING:	127 SPACES
ADA SURFACE PARKING:	3
ADA COVERED PARKING:	3
BICYCLE TENANT STOREROOM BLDG. A:	46
BICYCLE PARKING IN TOWNHOUSE GARAGE:	16
BICYCLE PUBLIC LOCKERS:	8
BICYCLE RACKS:	40
EV CHARGING STATIONS PER CALIF. CODE	TBD
TRUCK LOADING:	1
AUTO PASSENGER LOADING:	1

RESIDENTIAL HOUSING MIX

	#	AVERAGE SIZE
STUDIO:	4	712 SF
1 BEDROOM:	18	906 SF
2 BEDROOM:	22	1,184 SF
TOWNHOUSE:	8	2,172 SF
TOTAL	52	

DENSITY

LOT 1:	45,250 / 8 = 5,656 SF PER D.U. = 7.7 D.U.s PER ACRE
LOT 2:	110,100 / 44 = 2,502 SF PER D.U. = 17.4 D.U.s PER ACRE
TOTAL:	155,350 / 52 = 2,987.5 SF PER D.U. = 15.1 D.U.s PER ACRE

COMMERCIAL DATA

BUILDING A

TYPE 1:	6,786 SF
TYPE 2:	3,975 SF
SUBTOTAL FIRST FLOOR:	10,761 SF
TYPE 3:	2,958 SF
COMMON AREA:	1,344 SF
TOTAL BUILDING A:	15,063 SF

BUILDING B

TYPE 1:	8,930 SF
TYPE 3:	980 SF
TOTAL BUILDING B:	9,910 SF
TOTAL COMMERCIAL LOT 2:	24,973 SF

BUILDING AREAS BY FUNCTION

AREA	TOTAL	LOT 1	LOT 2
GROSS BUILDING AREA:	146,981 SF	21,448 SF	125,533 SF
COMMERCIAL:	24,973 SF	0	24,973 SF
NET:	23,629 SF	0	23,629 SF
COMMON AREA:	1,344 SF	0	1,344 SF
RESIDENTIAL:	72,633 SF	17,608 SF	55,055 SF
NET:	62,808 SF	17,608 SF	45,200 SF
COMMON AREA:	9,855 SF	0	9,855 SF
PARKING GARAGE:	49,345 SF	3,840 SF	45,505 SF
PARKING GARAGE RESIDENTIAL:	42,650 SF	3,840 SF	38,810 SF
PARKING GARAGE COMM:	6,695 SF	0	6,695 SF
GROSS BUILDING AREA:	146,154 SF	21,448 SF	125,533 SF
BASEMENT BUILDING AREA:	45,505 SF	0	45,505 SF
%	31.1%	0	36.5%
NON BASEMENT AREA:	100,649 SF	21,448 SF	79,201 SF
%	68.9%	100%	63.5%
OPEN SPACE USES			
OPEN SPACE TOTAL:	9,230 SF	776 SF	8,454 SF
PER DWELLING:	177.5 SF	97.0 SF	192.1 SF
APARTMENT BALCONY:	1,436 SF	0	1,436 SF
APARTMENT PATIO:	1,540 SF	0	1,540 SF
TOWNHOUSE DECK:	776 SF	776 SF	0
NET PRIVATE OPEN SPACE:	3,752 SF	776 SF	2,976 SF
PER DWELLING:	72.2 SF	97.0 SF	67.6 SF
COMMON APT. TERRACE:	1,164 SF	0	1,164 SF
COMMON APT. ROOF-TOP:	4,314 SF	0	4,314 SF
NET COMMON OPEN SPACE:	5,478 SF	0	5,478 SF
PER DWELLING:	105.3 SF	0	105.3 SF

1. MIXED USE RATIO (BASED ON NET BUILDING AREAS ON LOT 2)

COMMERCIAL	23,629 SF	34.3%
RESIDENTIAL	45,200 SF	65.7%

2. MIXED USE RATIO (BASED ON ZONING CONSISTENCY - 17.20.020 (H))

GROUND FLOOR COMMERCIAL, NET	19,691 SF	100%
GROUND FLOOR RESIDENTIAL, NET	0 SF	0%
ABOVE OR BEHIND COMMERCIAL, NET	3,938 SF	8%
ABOVE OR BEHIND RESIDENTIAL, NET	45,200 SF	92%

3. MIXED USE RATIO (CALIFORNIA BUILDING CODE)

NON-RESIDENTIAL	RESIDENTIAL
A, B, M, S-2 OCCUPANCIES	R-2 OCCUPANCY
70,478 SF = 56.1%	55,055 SF = 43.9%

CALIFORNIA BUILDING CODE:

A OCCUPANCY:	RESTAURANTS, ASSEMBLY AREAS
B OCCUPANCY:	BANKS BUSINESS OFFICES, ETC.
M OCCUPANCY:	STORES, RETAILERS
S-2 OCCUPANCY:	GARAGES
R-2 OCCUPANCY:	MULTI-FAMILY RESIDENTIAL

4. MIXED USE RATIO (BASED ON AREA BY FUNCTION)

NON-RESIDENTIAL	RESIDENTIAL
24,973 SF = 31.2%	55,055 SF = 68.8%

5. MIXED USE RATIO (BASED ON BUILDING COVERAGE)

NON-RESIDENTIAL		RESIDENTIAL
COMMERCIAL:	19,691 SF	RESIDENTIAL PARKING: 14,687 SF = 35.8%
COMMRCIAL PARKING:	6,695 SF	
TOTAL:	26,386 SF = 64.2%	

6. MIXED USE RATIO (ALLOCATION OF BLDG. AREA BY BLDG. COVERAGE RATIO)

NET COMMERCIAL:	23,629 SF x 64.2% COVERAGE = 15,170 SF	48.4%
NET RESIDENTIAL:	45,200 SF x 35.8% COVERAGE = 16,182 SF	51.6%
	31,352 SF	100%

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
	PLAN CK	6/01/20

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C 12725
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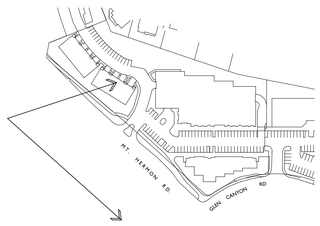
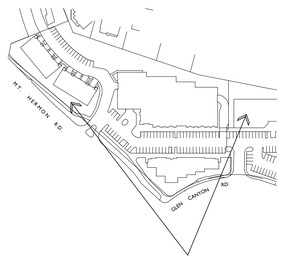


VIEW LOOKING UP MT. HERMON ROAD



VIEW LOOKING TOWARD PROPOSED COMMERCIAL BUILDING

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MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

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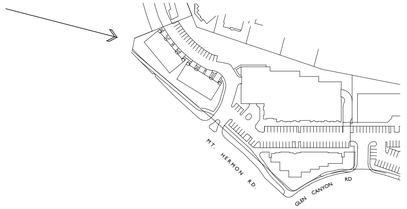

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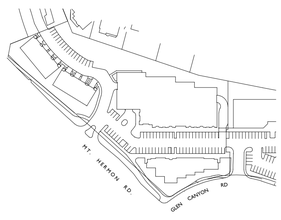

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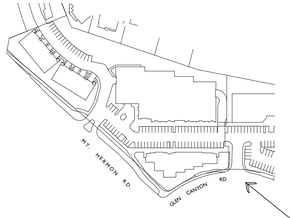
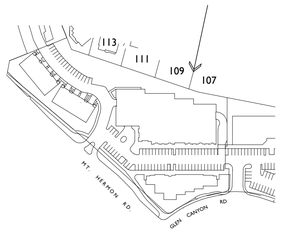


VIEW 3

109 LUCIA LANE



VIEW 4

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
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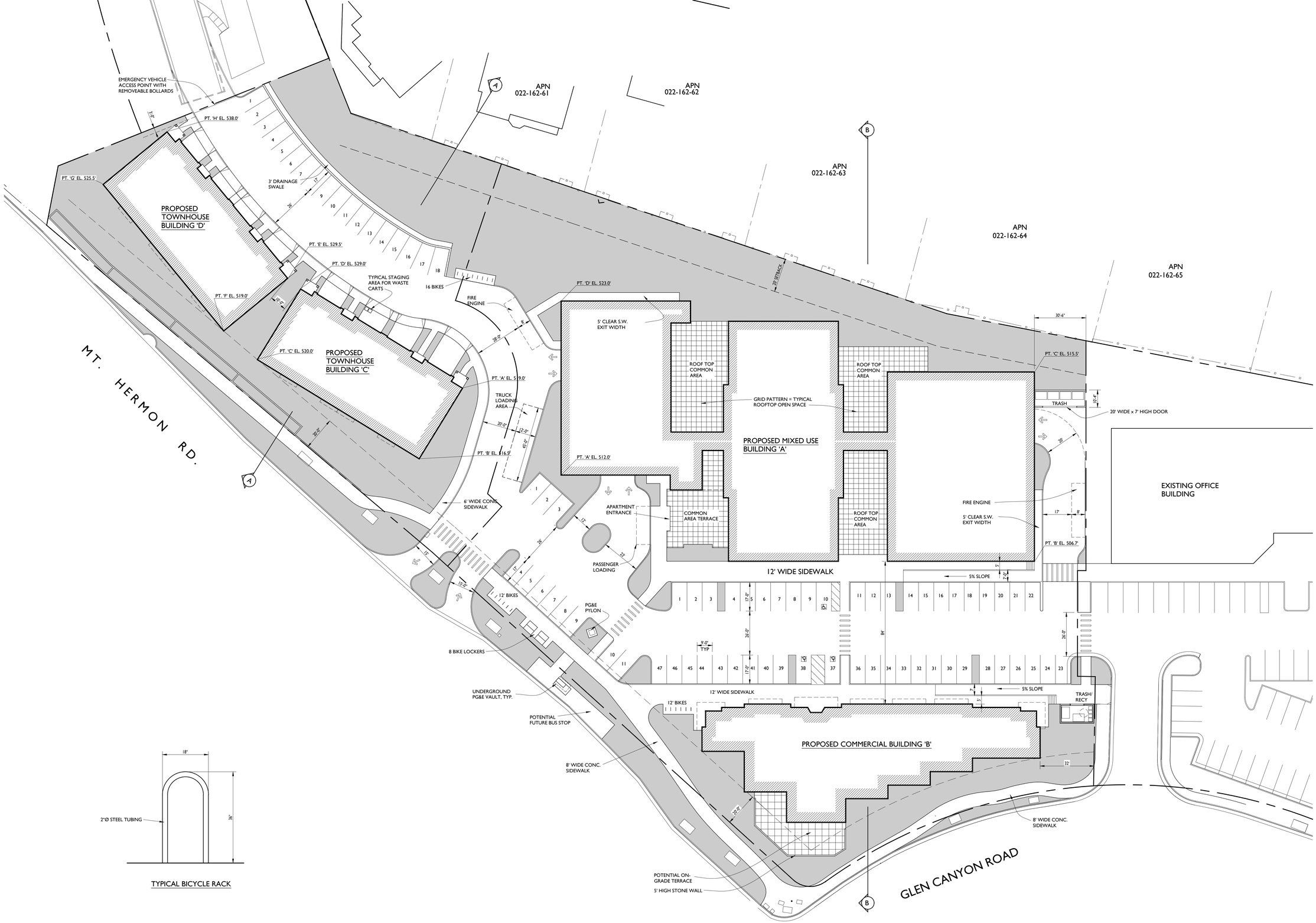

TYPICAL BICYCLE RACK

1 SITE PLAN

SCALE: 1" = 20'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

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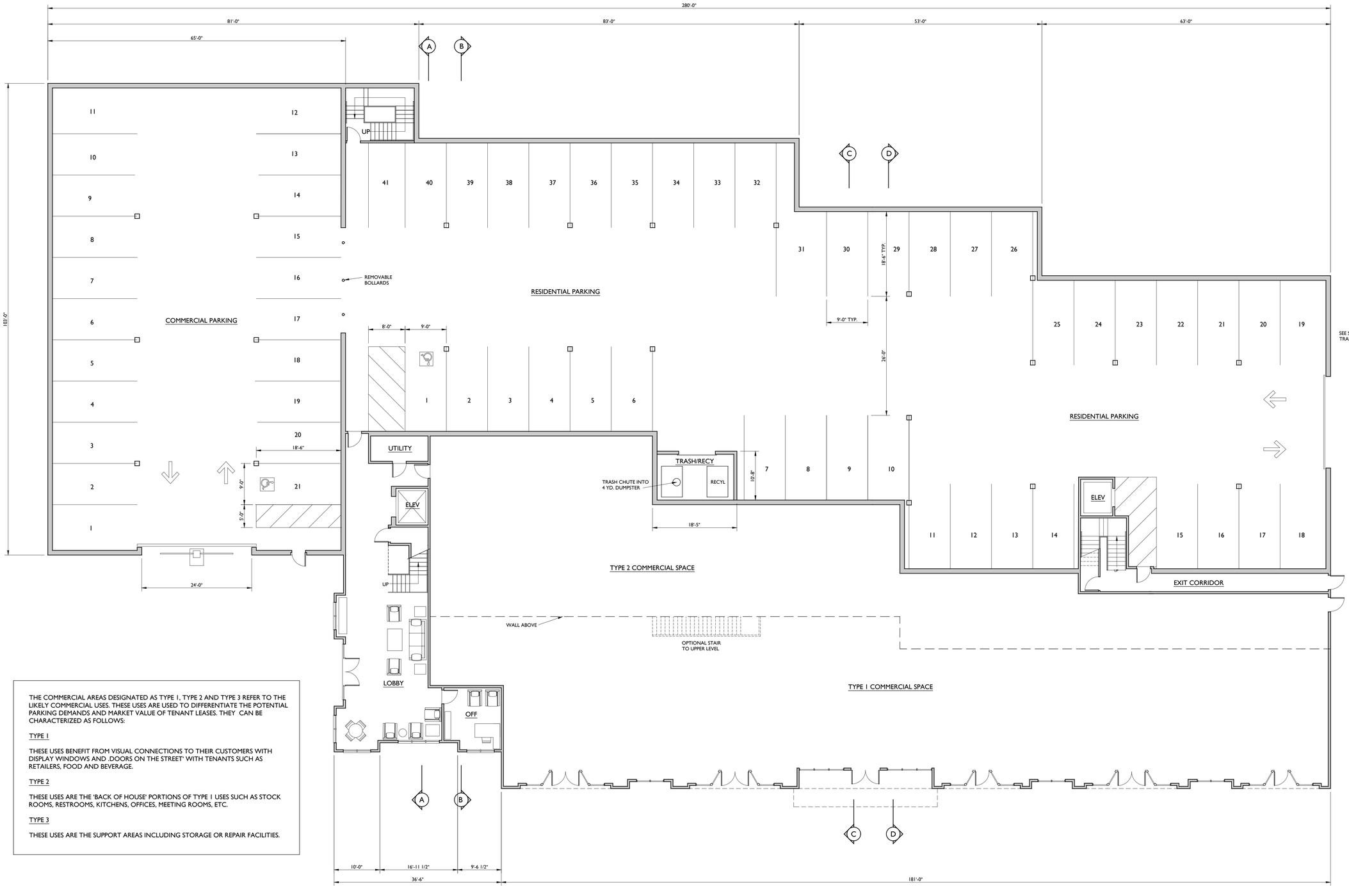
A2.0



THE COMMERCIAL AREAS DESIGNATED AS TYPE 1, TYPE 2 AND TYPE 3 REFER TO THE LIKELY COMMERCIAL USES. THESE USES ARE USED TO DIFFERENTIATE THE POTENTIAL PARKING DEMANDS AND MARKET VALUE OF TENANT LEASES. THEY CAN BE CHARACTERIZED AS FOLLOWS:

TYPE 1

THESE USES BENEFIT FROM VISUAL CONNECTIONS TO THEIR CUSTOMERS WITH DISPLAY WINDOWS AND .DOORS ON THE STREET' WITH TENANTS SUCH AS RETAILERS, FOOD AND BEVERAGE.

TYPE 2

THESE USES ARE THE 'BACK OF HOUSE' PORTIONS OF TYPE 1 USES SUCH AS STOCK ROOMS, RESTROOMS, KITCHENS, OFFICES, MEETING ROOMS, ETC.

TYPE 3

THESE USES ARE THE SUPPORT AREAS INCLUDING STORAGE OR REPAIR FACILITIES.

1 FIRST LEVEL (BASEMENT)

SCALE: 1/8"=1'-0"

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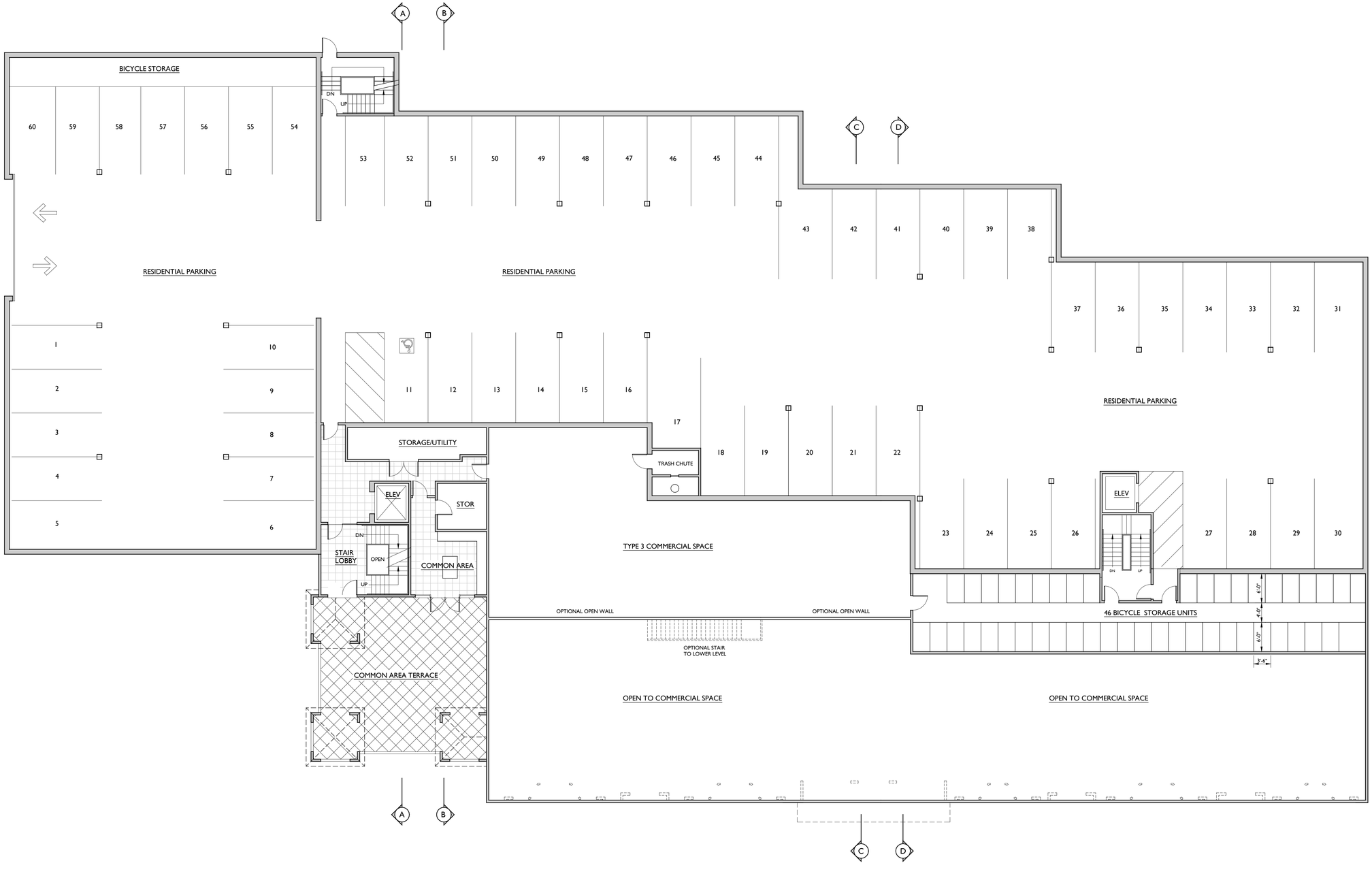
OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA



1 SECOND LEVEL (1ST STORY)
SCALE: 1/8"=1'-0"

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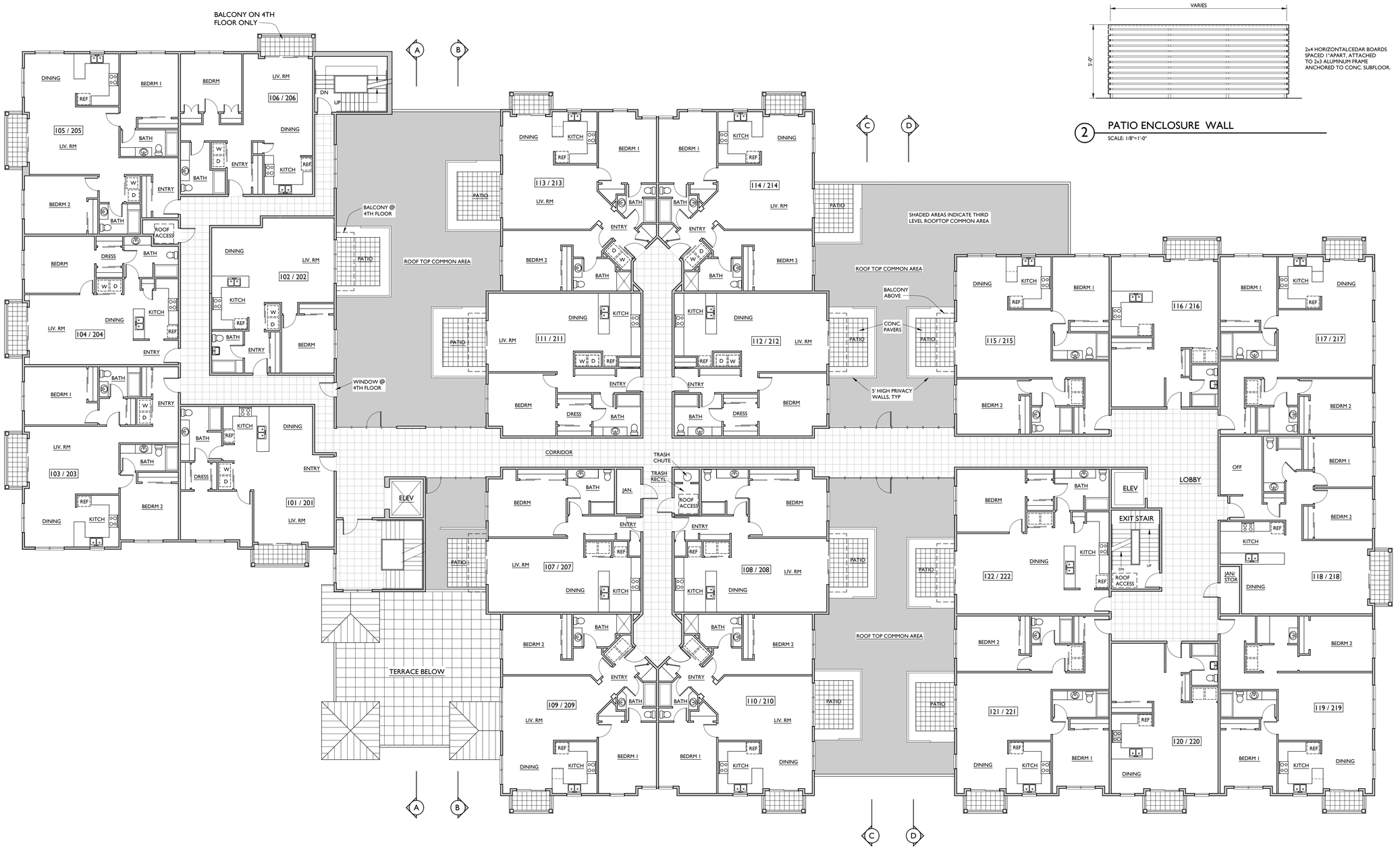

1 3RD & 4TH LEVELS (2ND AND 3RD STORIES)

SCALE: 1/8"=1'-0"

2x4 HORIZONTALCEDAR BOARDS SPACED 1"APART, ATTACHED TO 2x3 ALUMINUM FRAME ANCHORED TO CONC. SUBFLOOR.

2 PATIO ENCLOSURE WALL

SCALE: 1/8"=1'-0"

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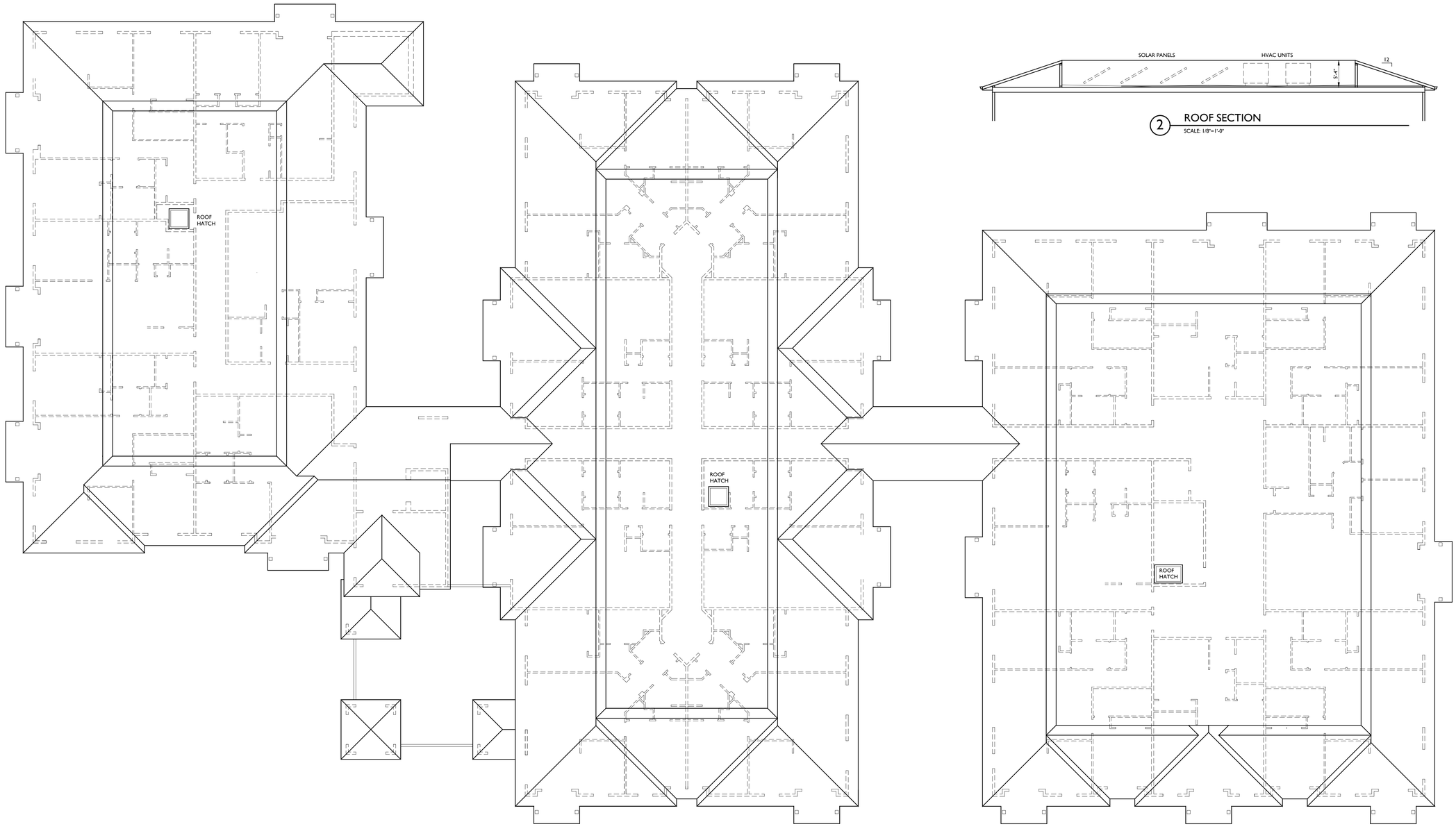

1 ROOF PLAN
SCALE: 1/8"=1'-0"

2 ROOF SECTION
SCALE: 1/8"=1'-0"

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

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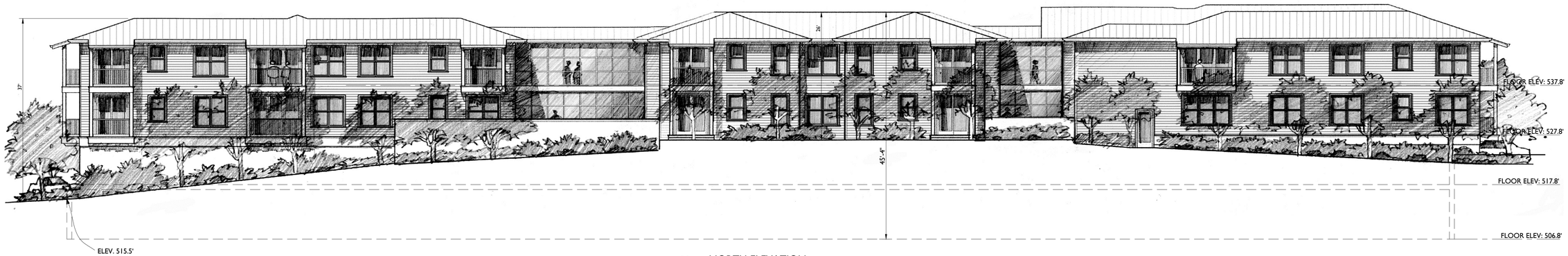
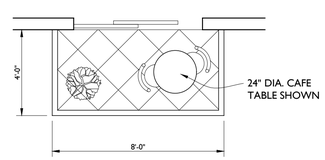
STONE VENEER BETWEEN THE SIDEWALK AND THE BOTTOM EDGE OF STOREFRONT WINDOW FRAMES. TYPICAL

1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 TYP. BALCONY PLAN
SCALE: 1/8"=1'-0"

OAK CREEK PARK
ERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

MOUNT H

DRAWING DATE
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A3.4

MATERIALS:

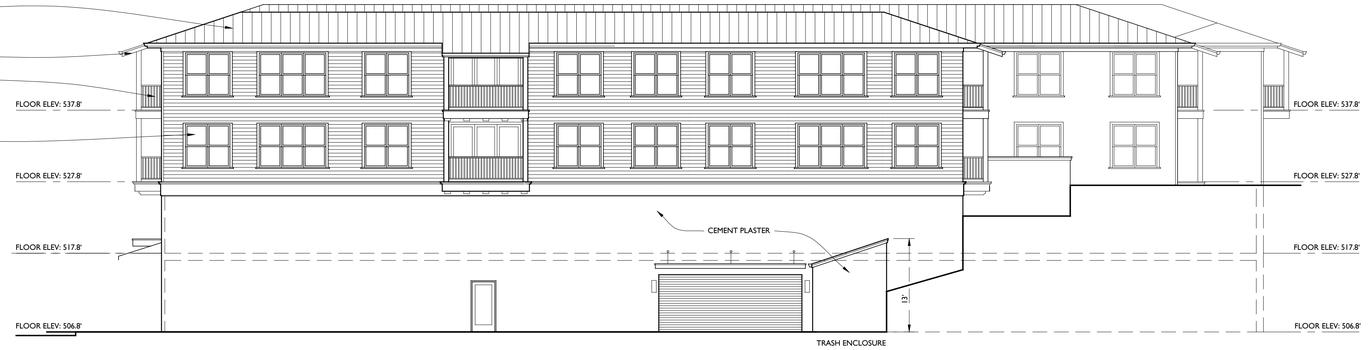
SLOPED ROOF: STANDING SEAM METAL

EAVES: PAINTED GUTTER ON PAINTED WOOD FASCIA
WITH PAINTED WOOD SOFFIT BOARDS

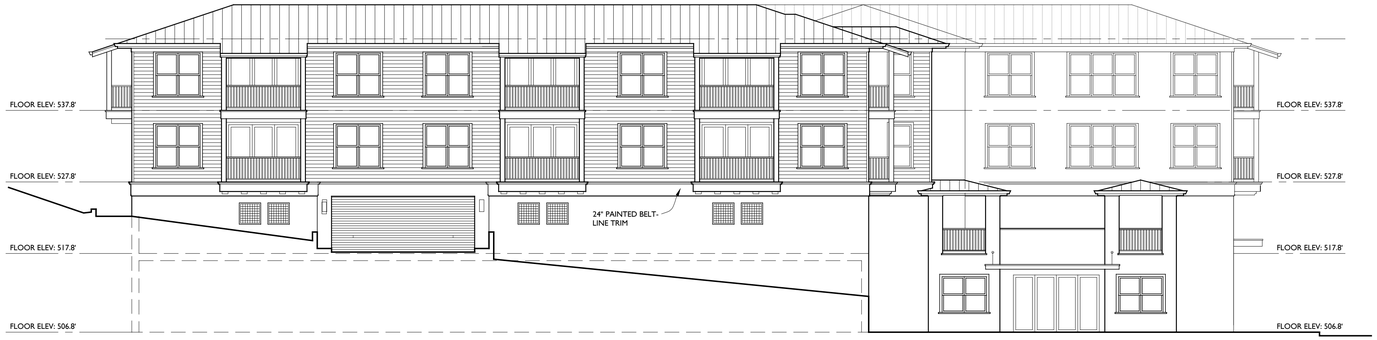
BALCONY RAILINGS: WOOD RAILING WITH PAINTED METAL PICKETS

SIDING: PAINTED STUCCO BELOW BELTLINE TRIM
PAINTED HORIZONTAL BEVELED SIDING

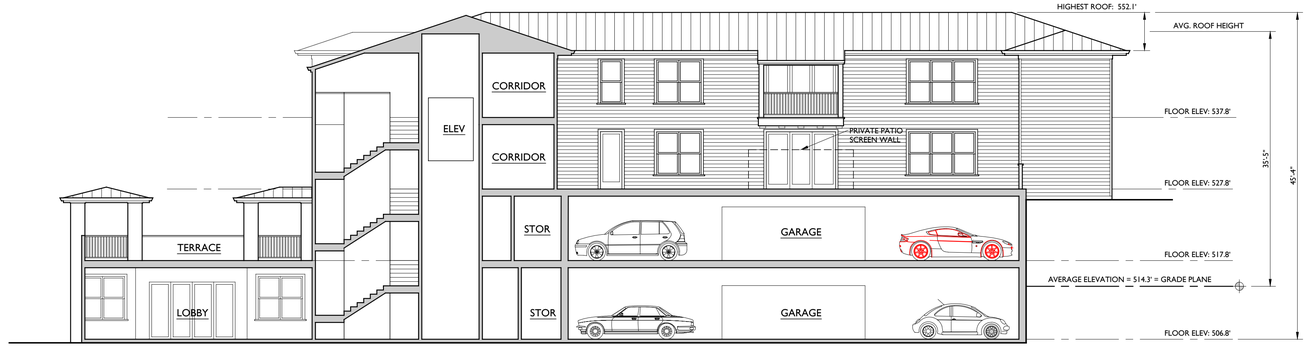
WINDOWS/DOORS: FIBERGLASS DOUBLE HUNG @ RESIDENTIAL
ALUM. STOREFRONT @ COMMERCIAL



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION/SECTION 'A'
SCALE: 1/8"=1'-0"

BUILDING 'A' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC. SEC. 502.1
REFER TO BLDG. A SITE PLAN

CORNER A ELEVATION = 512.0'
CORNER B ELEVATION = 506.7'
CORNER C ELEVATION = 515.5'
CORNER D ELEVATION = 523.0'

AVERAGE ELEVATION = 514.3' = GRADE PLANE

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OAK CREEK PARK

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A3.5

EXTERIOR BUILDING MATERIALS

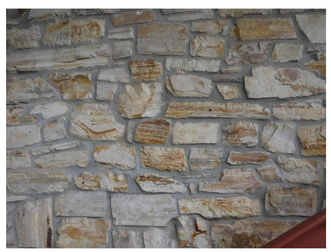
22.

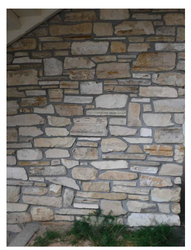
RESPONSE:

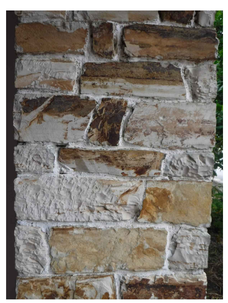
BUILDING A

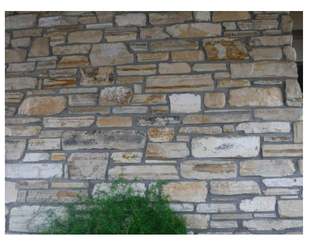
	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
Horizontal Siding	6" Horizontal Beveled Cement Board	Upper Flrs.	Smooth
Trim & Belt line	Painted wood	Trim	Rough sawn
Eaves & Soffits	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee style	Trim	Smooth
Downspouts & Vents	Aluminum	Match wall	Smooth
Windows	Fiberglass	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Garage Doors	Aluminum	Trim	Smooth
Railings	Galv. Steel & Wood	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity

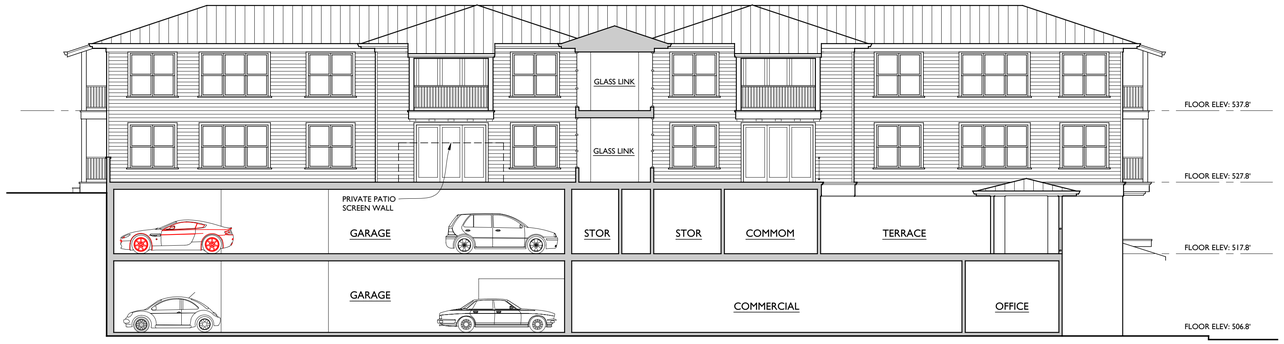




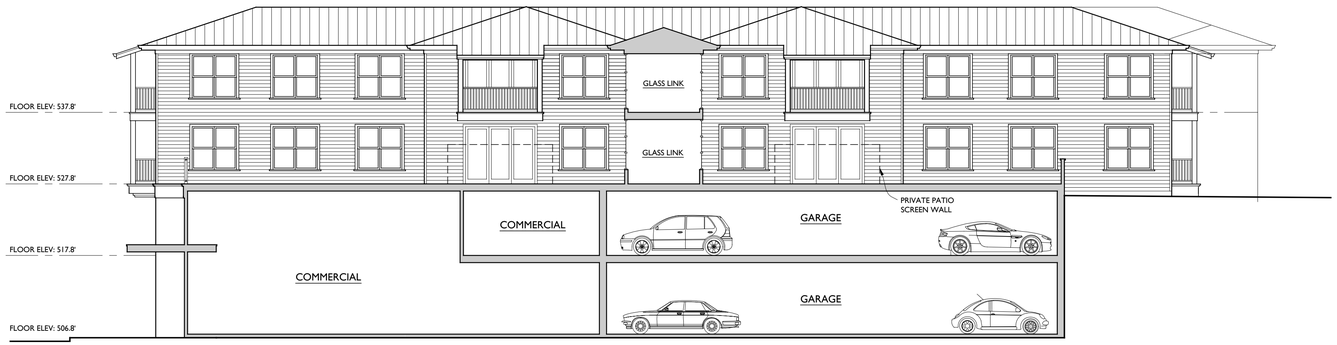




4 CARMEL STONE SAMPLE
SCALE: 1/8"=1'-0"



1 ELEVATION/SECTION 'B'
SCALE: 1/8"=1'-0"



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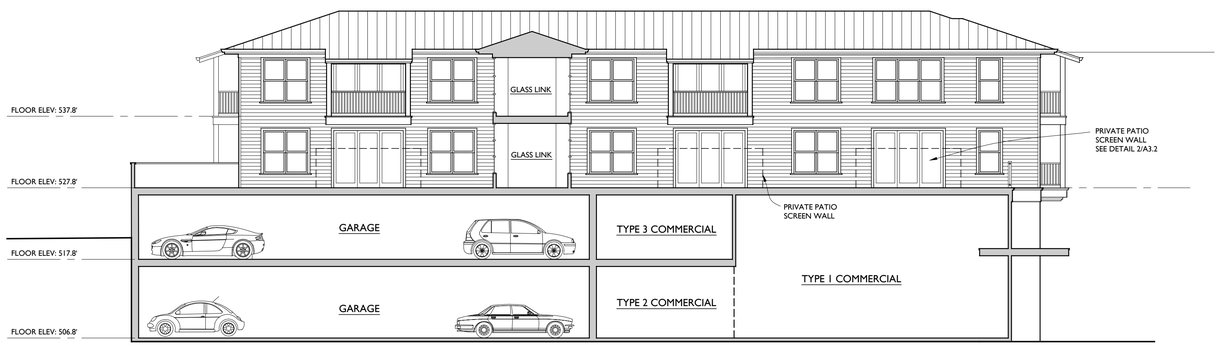

3 ELEVATION/SECTION 'D'
SCALE: 1/8"=1'-0"

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OAK CREEK PARK

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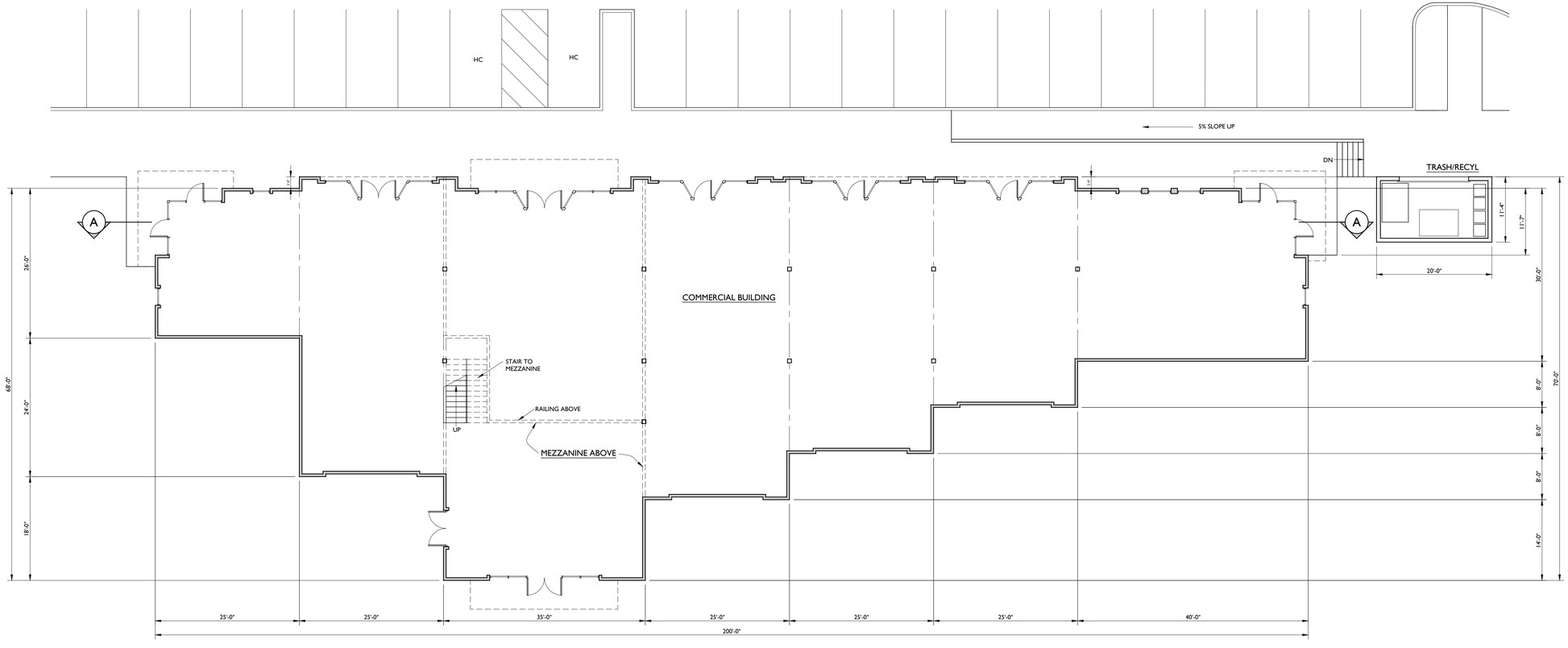
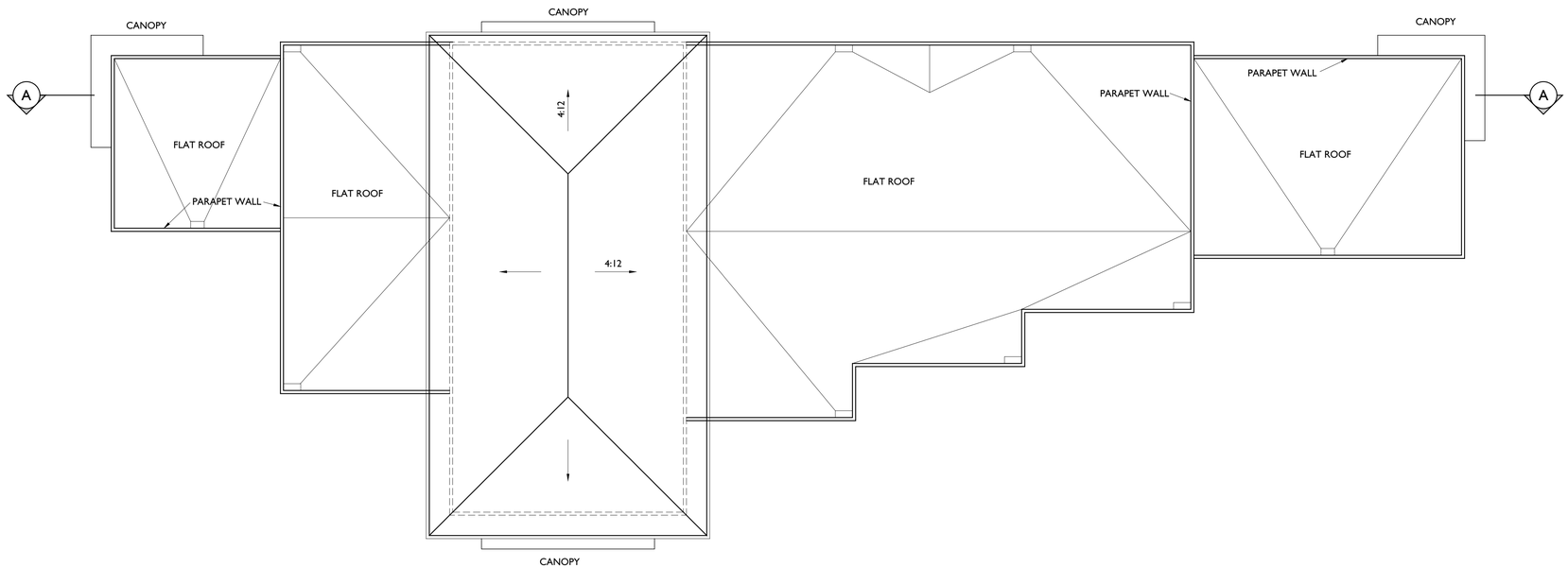
A3.6



1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"

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(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

MOUNT

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
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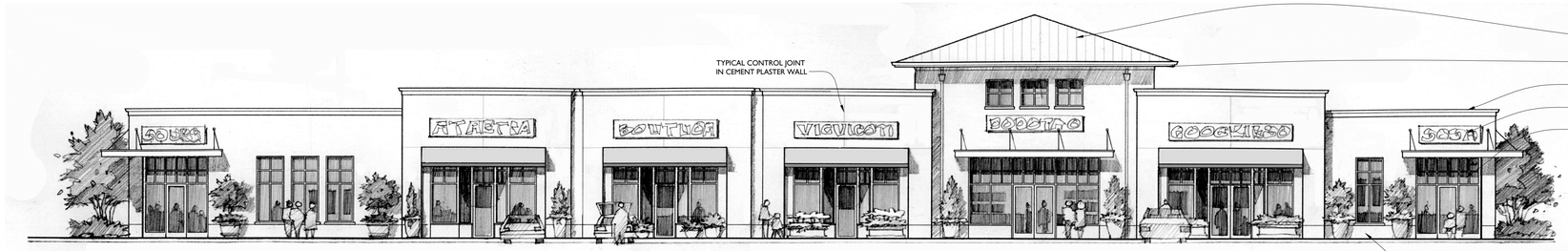
A4.0

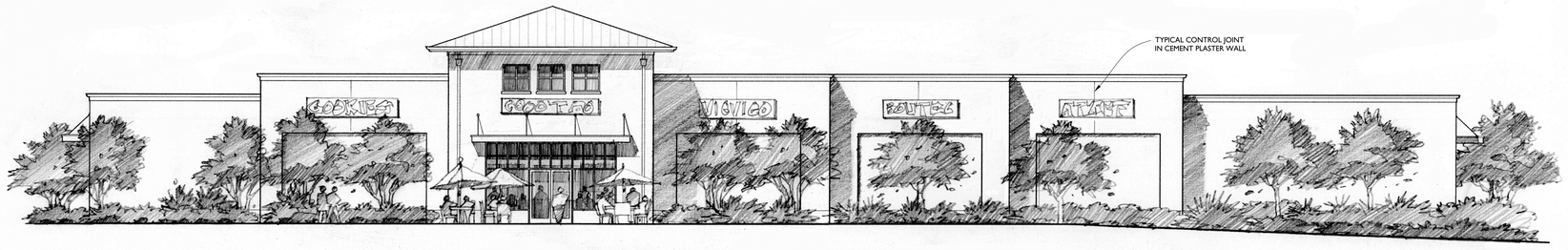


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

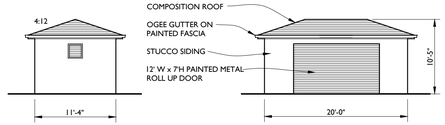
MATERIALS:

SLOPED ROOF:	STANDING SEAM METAL
EAVES: CLOSED SOFFIT:	PAINTED WOOD
PARAPET CORNICE:	PAINTED WOOD AND SHEET METAL
SIDING:	PAINTED STUCCO
WINDOWS/DOORS:	ALUM. STOREFRONT

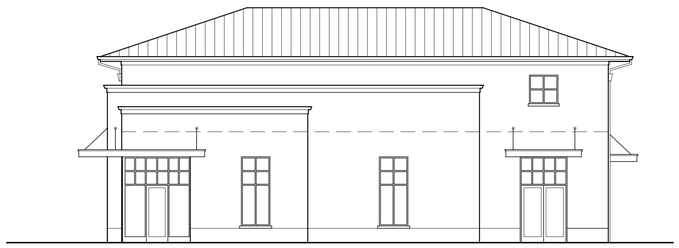
STONE VENEER BELOW THE SILL LINE OF STOREFRONT WINDOWS, TYPICAL NORTH ELEVATION ONLY.



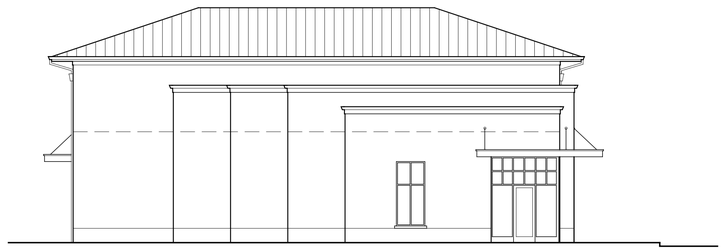
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



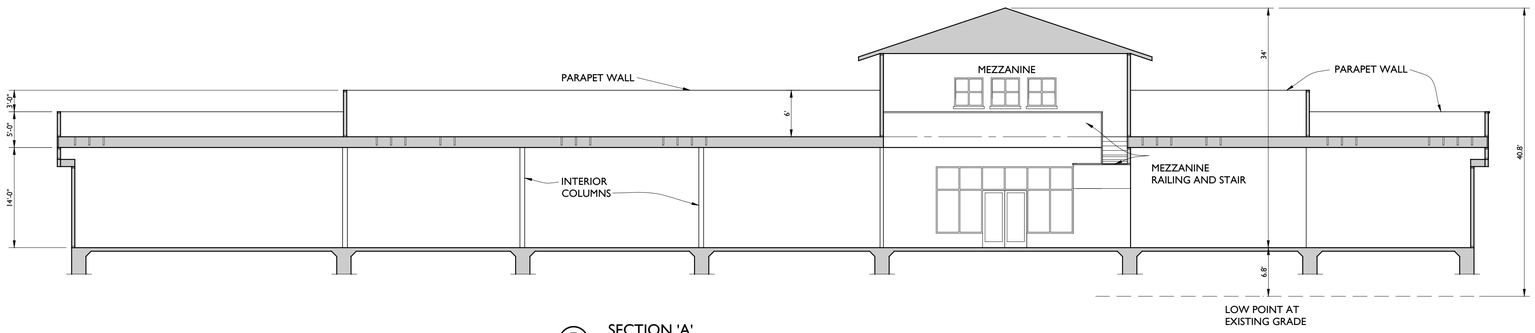
6 TRASH ENCLOSURE
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



5 SECTION 'A'
SCALE: 1/8"=1'-0"

EXTERIOR BUILDING MATERIALS

BUILDING B

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
In-set Panels on South side	Cement Plaster	In-Set Panels	Sand float
Eaves, Soffits & Trim	Painted wood	Trim	Rough sawn
Copings & Roof Edge / Cornice	Aluminum & Wood	Trim	Smooth
Windows	Aluminum	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Railings & Canopy Edge	Galv. Steel	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity

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(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
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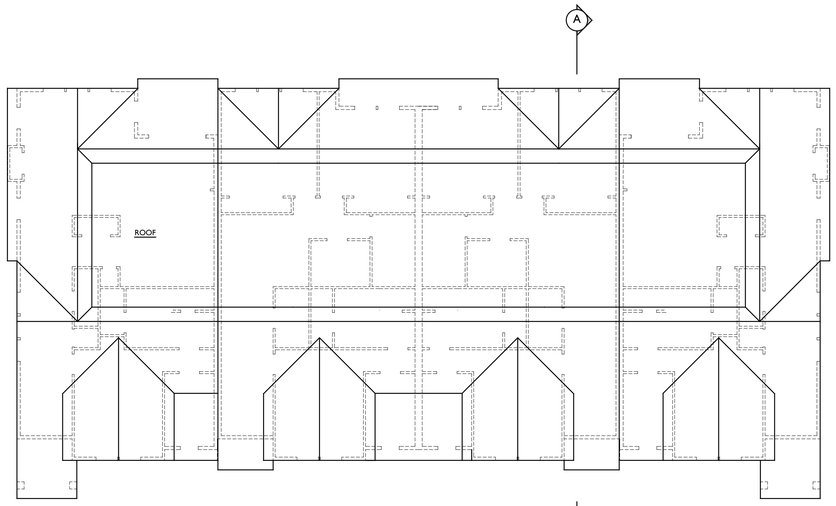
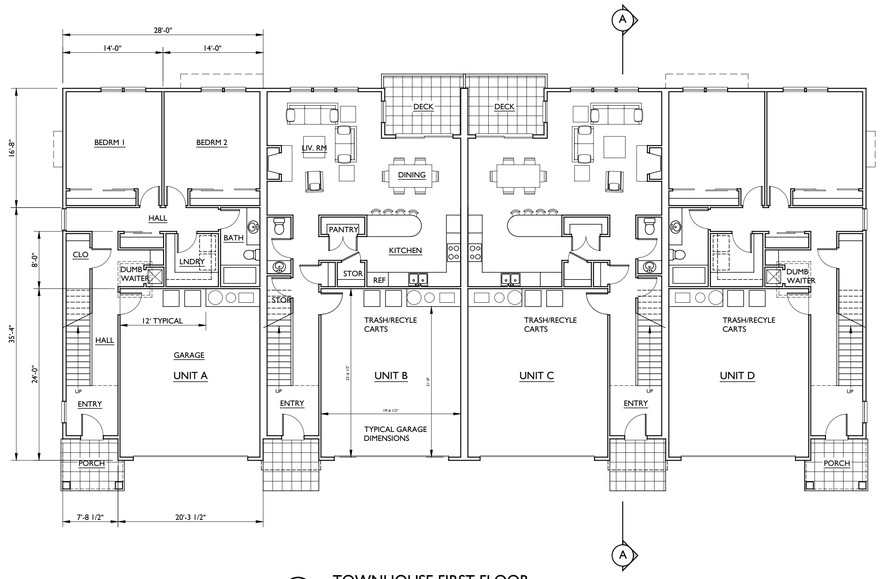


1 TOWNHOUSE ROOF PLAN
SCALE: 1/8"=1'-0"

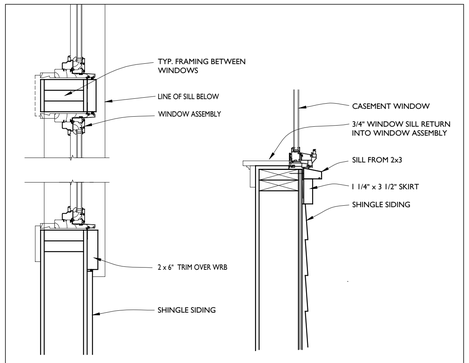


3 TOWNHOUSE FIRST FLOOR
SCALE: 1/8"=1'-0"

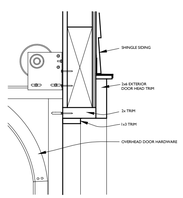
EXTERIOR BUILDING MATERIALS

TOWNHOUSES

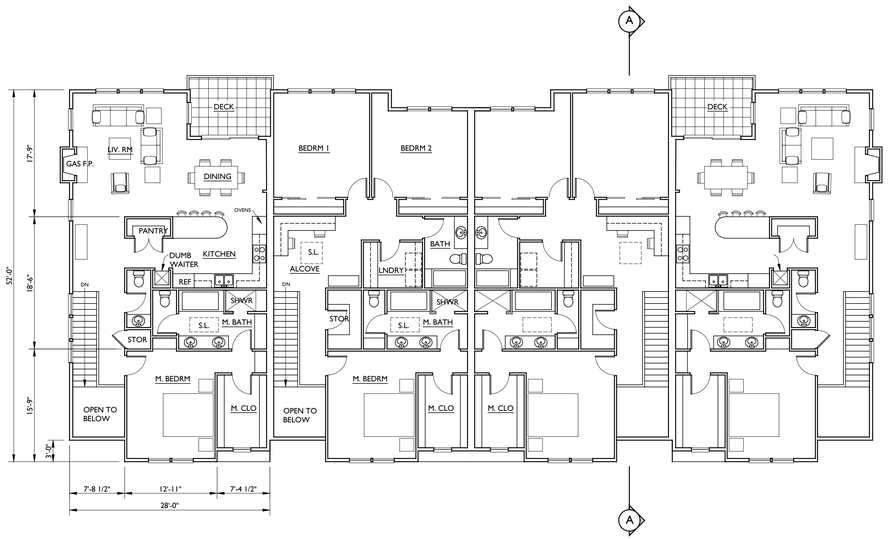
	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Shingle walls	Cedar shingle	Walls	Natural
Chimneys	Cement plaster	Walls	Sand float
Trim	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee Style	Trim	Smooth
Downspouts & Vents	Aluminum	Match walls	Smooth
Eaves & Rafter tails	Wood	Walls	Rough sawn
Windows & SG Doors	Fiberglass	Trim	Smooth
Front doors	Wood / metal	Accent	Smooth
Awnings	None		
Skylights	None		
Garage doors	Aluminum	Trim	Smooth
Railings	Wood / S. Steel	Accent	Smooth



5 WINDOW DETAILS
SCALE: 1/8"=1'-0"



6 GARAGE DOOR HEAD
SCALE: 1/8"=1'-0"



4 TOWNHOUSE SECOND FLOOR
SCALE: 1/8"=1'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
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	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
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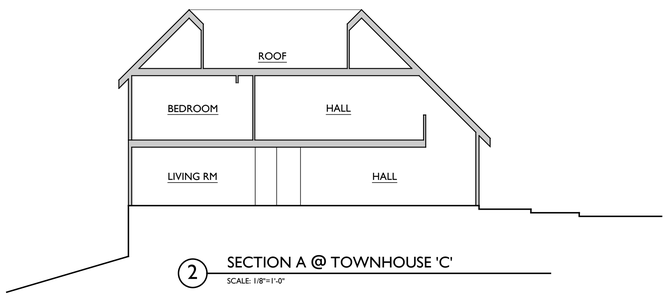
A5.0

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

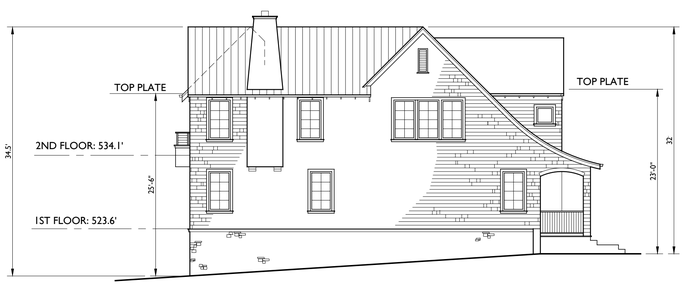
TOWNHOUSE BUILDING 'D'

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C'



2 SECTION A @ TOWNHOUSE 'C'
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'C' SITE PLAN

CORNER A ELEVATION = 519.0'
CORNER B ELEVATION = 516.5'
CORNER C ELEVATION = 520.0'
CORNER D ELEVATION = 529.0'

AVERAGE ELEVATION = 521.1' = GRADE PLANE

SEE NORTH ELEVATION

TOWNHOUSE BUILDING 'D' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'D' SITE PLAN

CORNER E ELEVATION = 529.5'
CORNER F ELEVATION = 519.0'
CORNER G ELEVATION = 525.5'
CORNER H ELEVATION = 538.0'

AVERAGE ELEVATION = 528.0' = GRADE PLANE

SEE SOUTH ELEVATION

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

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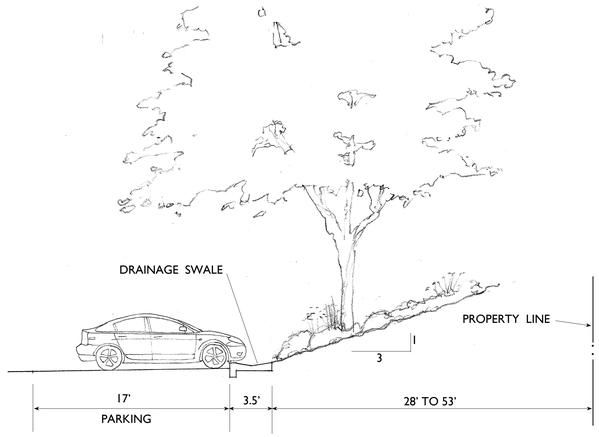
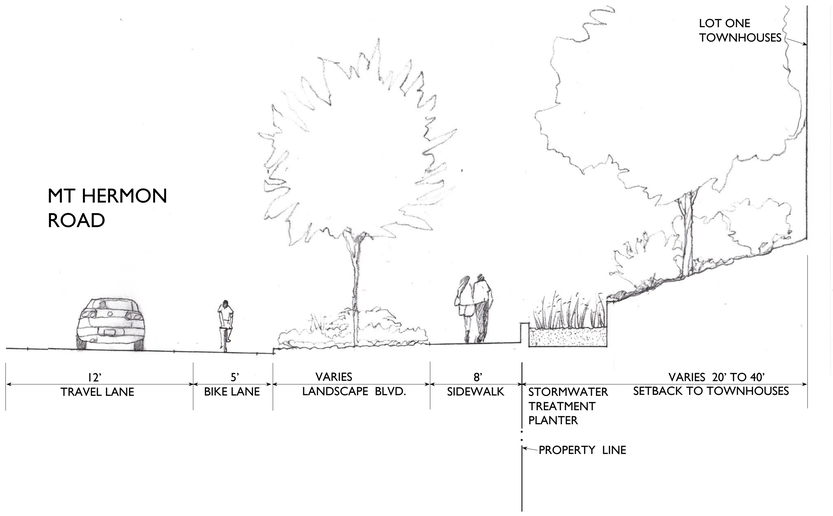
A5.1

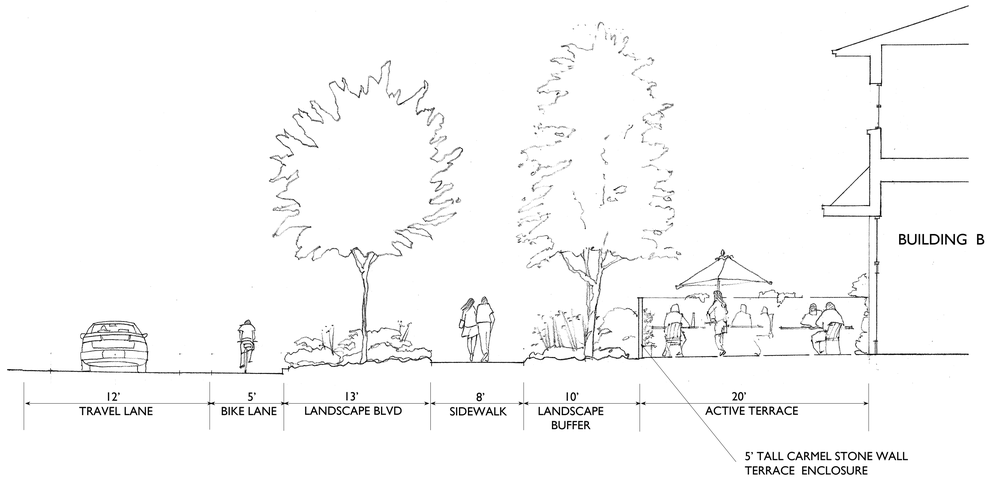
COMMERCIAL STREETSCAPE



LOT ONE UNCOVERED PARKING



TOWNHOUSES AT MT HERMON RD



BUILDING B CORNER TERRACE

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET SUITE 248
SANTA CRUZ, CA 95060
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(831) 426-7609 F
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MOUNT HERMON OAK CREEK PARK

MT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

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No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19

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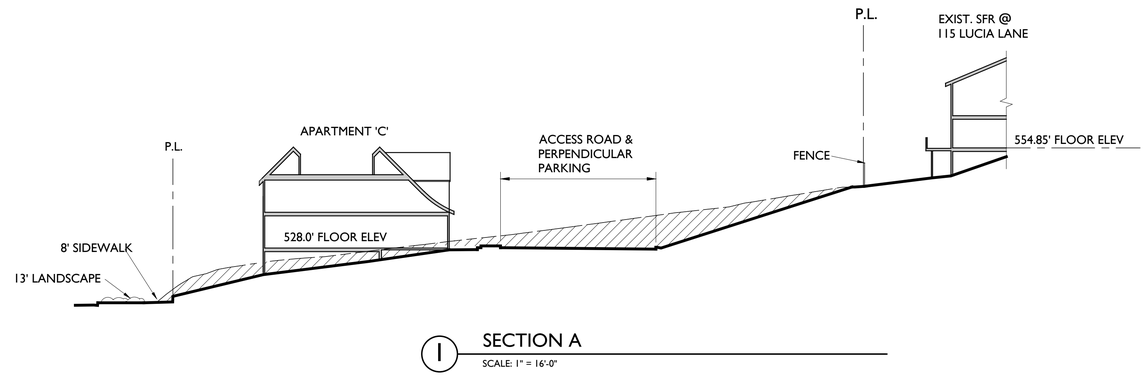
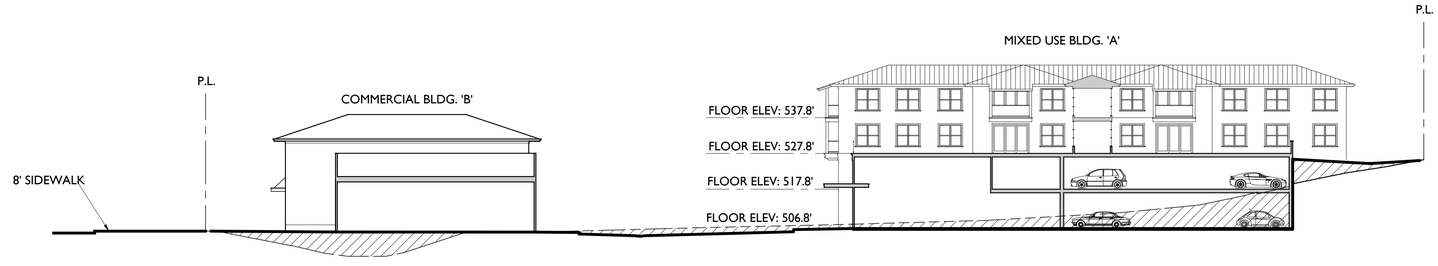


1 SECTION A

SCALE: 1" = 16'-0"



2 SECTION B

SCALE: 1" = 16'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
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DRAWING DATE
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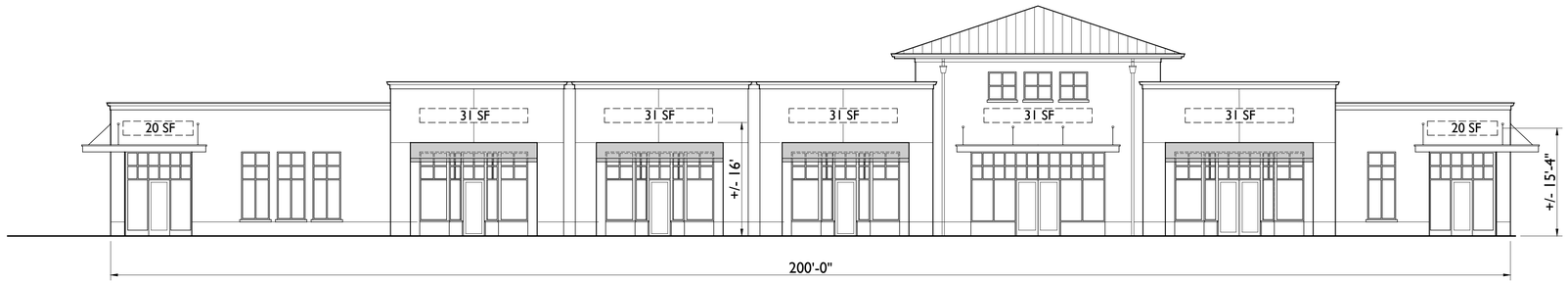
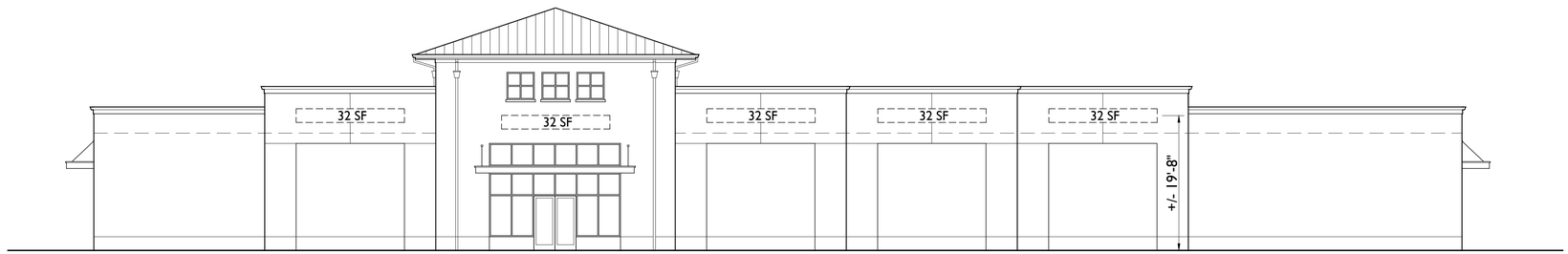
A6.1

1 BUILDING A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING B NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

SIGN PROGRAM

THE SIGN PROGRAM REFLECTS THE BEST PRACTICES FOR A WALKABLE COMMERCIAL STREET. THE SCALE AND CHARACTER OF THE SIGNS ARE APPROPRIATE FOR THE SIGHT DISTANCES OF AROUND 80' AND THE TRAVEL SPEEDS OF AROUND 5-10 MPH IN CONTRAST TO THE DISTANCES AND SPEEDS FOUND WITH STRIP SHOPPING CENTERS.

PER THE CITY'S SIGN ORDINANCE 17.56.180, THE ALLOWABLE SIGN AREA IS ONE SQ. FT. PER WIDTH OF THE FRONT OF THE BUILDING. ALL PROPOSED SIGNS ARE A MAXIMUM OF 30" TALL. THE APPROXIMATE DISTANCE FROM THE WALKWAY TO THE SIGN IS SHOWN ON THESE ELEVATIONS.

PROPOSED SIGNS ARE THREE DIMENSIONAL LETTERS AND NUMBERS APPLIED DIRECTLY ON THE WALL SURFACE.

SIGNS WILL BE ILLUMINATED BY WALL SCONCES. NO BACK-LIT SIGNS OR CAN SIGNS ARE ALLOWED. MIRROR REFLECTIVE OR IRRIDESCANT SIGNS ARE PROHIBITED EXCEPT AS MAY BE APPROVED BY THE PLANNING COMMISSION.

BUILDING 'A'

TOTAL WIDTH OF BUILDING = 235 FT.
TOTAL ALLOWABLE SIGN AREA = 235 SF
TOTAL PROPOSED SIGN AREA = 192 SF

BUILDING 'B' NORTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 195 SF

BUILDING 'B' SOUTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 160 SF

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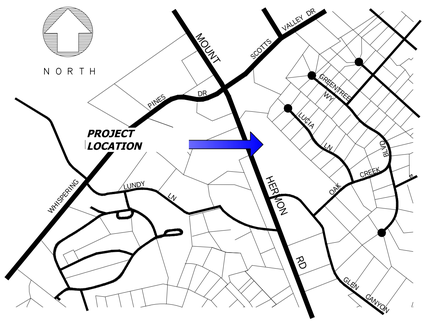
A7.0

IMPROVEMENT PLANS FOR OAK CREEK PARK

3640 GLEN CANYON ROAD

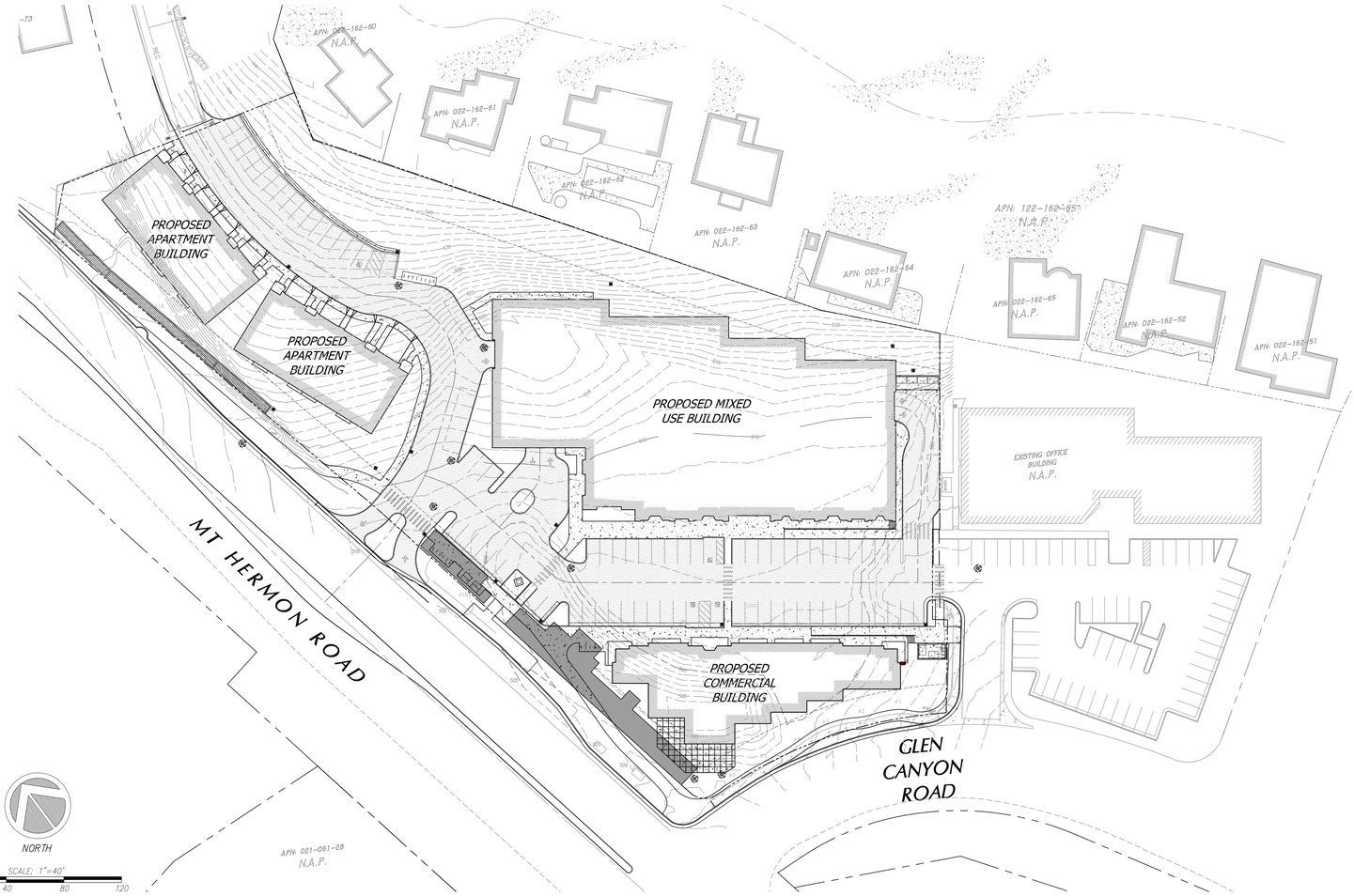
SCOTT'S VALLEY, CALIFORNIA 95066

APN: 022-162-76



VICINITY MAP

SCALE: NTS



CIVIL SHEET INDEX

C0.1 - COVER SHEET
C0.2 - EXISTING SITE
C0.3 - TENTATIVE MAP
C1.1 - TOPO AND DEMOLITION PLAN
C2.1 - HORIZONTAL CONTROL & PAVING PLAN
C3.1 - GRADING PLAN
C3.2 - CUT-FILL PLAN
C4.1 - UTILITY PLAN
C4.2 - STORMWATER CONTROL PLAN
C5.1 - EROSION CONTROL PLAN
C6.1 - SECTIONS

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

ARCHITECT:

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET, SUITE 248
SANTA CRUZ, CA 95060
831.457.3939

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

UTILITIES/NOTIFICATIONS

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

PROJECT DATUM

THE TOPOGRAPHIC SURVEY IS BASED UPON NAVD88.

BENCHMARK : SANITARY SEWER MANHOLE RIM FOUND IN THE CENTER OF LUNDY LANE

ELEV=505.89

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

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

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. STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO CITY OF SCOTTS VALLEY FIG SD-9.
5. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
6. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES , ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
7. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
8. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

CONSTRUCTION SURVEYING / STAKING

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

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

THE WITHIN PLANS ARE COPYRIGHTED AS AN UNPUBLISHED WORK BY C2G/CIVIL CONSULTANTS GROUP, INC. ALL IDEAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF C2G/CIVIL CONSULTANTS GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF C2G/CIVIL CONSULTANTS GROUP, INC.

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GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTTS VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. 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.
4. 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.
5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
6. CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B/SS	BOTTOM OF SANITARY SEWER
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
B/STEP	BOTTOM OF STEP
BFW	BOTTOM FACE OF WALL
BW	BACK OF WALL
BFP	BACKFLOW PREVENTER
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
C	AT&T CABLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
G	GAS
GV	GATE VALVE
HYD	HYDRANT
ME	MATCH EXISTING
(N)	NEW
OH	OVERHEAD LINES
P	PAVEMENT
POC	POINT OF CONNECTION
REC	RECLAIMED WATER
PE	POLY ETHYLENE TUBING
SAN	SANITARY
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
T/REC	TOP OF REC WATER LINE
TC	TOP OF CURB
TOW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
		DRAIN/DROP INLET
		AREA DRAIN
SS	SS	SEWER MANHOLE
		GATE VALVE
		UTILITY POLE
SS	SS	SEWER LATERAL
W		WATER SERVICE & WATER METER
		FIRE HYDRANT
		CLEAN OUT
		THRUST BLOCK
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
E	E	ELECTRICAL
FS	FS	FIRE SUPPRESSION
JT	JT	JOINT TRENCH
		PROPERTY LINE
		CENTER LINE
502	502	CONTOURS
		OVERLAND RELEASE
		VALLEY GUTTER
		RETAINING WALL

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COVER SHEET

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 40'
Drawn: DD/JB
Job: 318-00
Sheet: C0.1
Of 11 Sheets

Drawing: M:\318-00 Oak Creek Mix Use\Models\Shared\Sections\ Plans\C01 - COVER - SCHEMATIC.dwg Layout: C01 - COVER Last Saved: Mon Dec 02, 2019 - 10:34am By: jamie Last Plotted: Mon Dec 02, 2019 - 9:50am

LUCIA LANE

APN: 022-162-73
N.A.P.

APN: 022-162-60
N.A.P.

APN: 022-162-61
N.A.P.

APN: 022-162-62
N.A.P.

APN: 022-162-63
N.A.P.

APN: 022-162-64
N.A.P.

APN: 022-162-65
N.A.P.

APN: 022-162-52
N.A.P.

APN: 022-162-51
N.A.P.

APN: 021-021-33
N.A.P.

EXISTING
PARCEL 'B'

EXISTING OFFICE BUILDING
N.A.P.

EXISTING
PARCEL 'A'
1.384 AC.

MT HERMON ROAD

GLEN
CANYON
ROAD

APN: 021-061-28
N.A.P.

APN: 022-162-06
N.A.P.

20'

1

R=04
R=3
L=

21'-05

L=16.58'
R=305.50'
=30°18'08"

VICINITY MAP
SCALE: NTS

NOTES

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF LOT 68 AS SHOWN ON MAP 73 M 15 AND TO DIVIDE AS SHOWN, AND IS A RETRACEMENT OF THAT SURVEY (73M15).

THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND	I.D.	ACTION
PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)		TO REMAIN
TRACT MAP #851 BK 73 PG 15 (PUBLIC UTILITY EASEMENT)		TO REMAIN
PARCEL MAP VOL 56 PG 22 (10' EASEMENT FOR PUBLIC WATERLINE)		TO BE REMOVED
PARCEL MAP VOL 56 PG 22 (RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE DRAINAGE AND SEWER)		TO BE REMOVED
02/13/1986 BK 3803 PG 672 (STORM DRAINAGE)		TO REMAIN
BK 1155 PG 447 AND BK 1941 PG 16 (POLE EASEMENT)		TO REMAIN

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615
● NEW 1/2" IP LS 5615
(25.03) DENOTES RECORD DATA
25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	BY

EXISTING SITE

REGISTERED PROFESSIONAL ENGINEER
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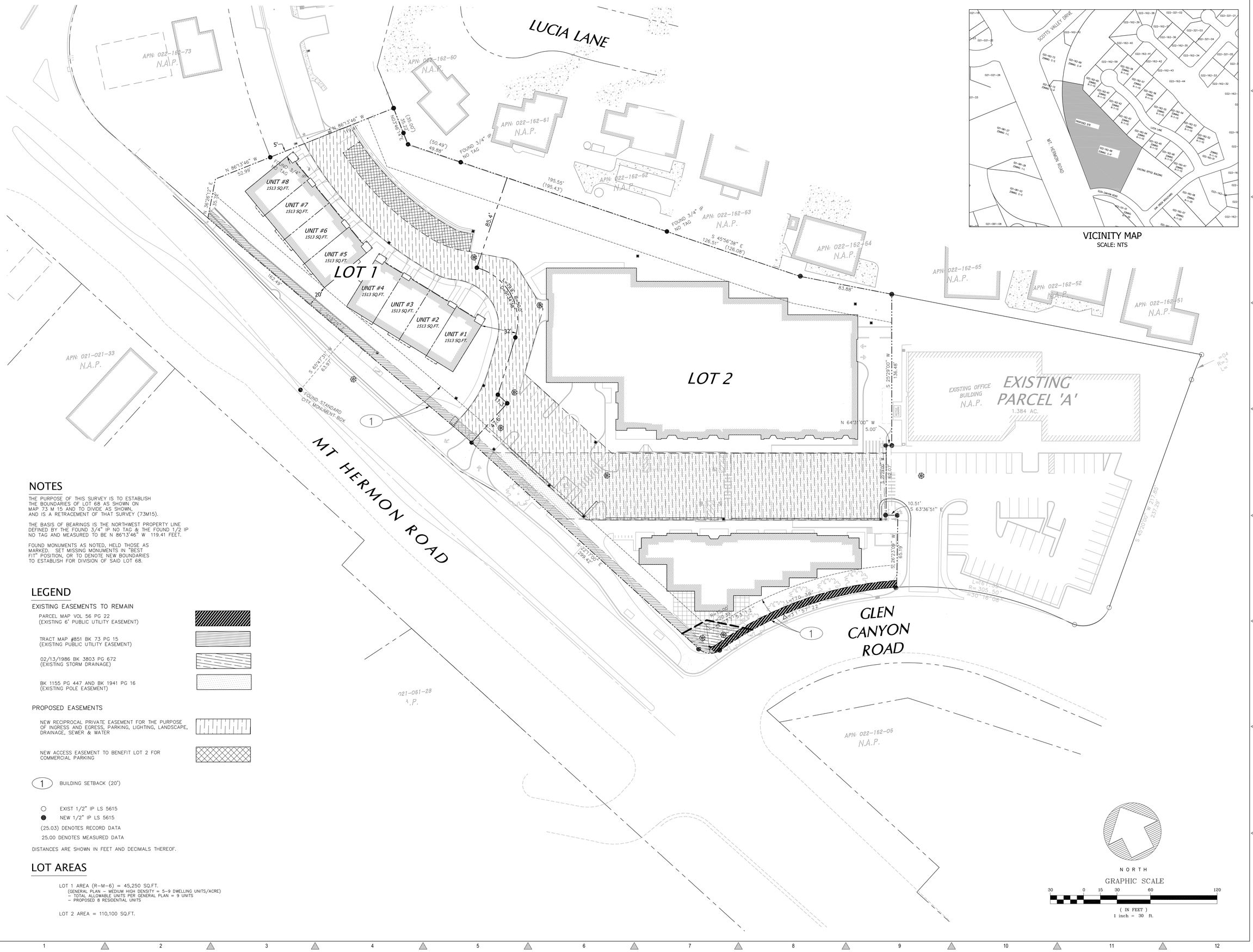
Of	11 Sheets

Drawing: # 318-00 Oak Creek Mxd Use\Models\Sheets\Tentative Plans\C0.2 - EXISTING SITE.dwg Layout: C0.2 - TENTATIVE MAP Last Saved: Wed Sep 04, 2019 - 2:54pm Last Plotted: Mon Dec 02, 2019 - 10:34am By: jaime



VICINITY MAP
SCALE: NTS

NOTES

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THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND

EXISTING EASEMENTS TO REMAIN

- PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)
- TRACT MAP #851 BK 73 PG 15 (EXISTING PUBLIC UTILITY EASEMENT)
- 02/13/1986 BK 3803 PG 672 (EXISTING STORM DRAINAGE)
- BK 1155 PG 447 AND BK 1941 PG 16 (EXISTING POLE EASEMENT)

PROPOSED EASEMENTS

- NEW RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE, DRAINAGE, SEWER & WATER
- NEW ACCESS EASEMENT TO BENEFIT LOT 2 FOR COMMERCIAL PARKING

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615
● NEW 1/2" IP LS 5615
(25.03) DENOTES RECORD DATA
25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LOT AREAS

LOT 1 AREA (R-M-6) = 45,250 SQ.FT.
(GENERAL PLAN - MEDIUM HIGH DENSITY = 5-9 DWELLING UNITS/ACRE)
- TOTAL ALLOWABLE UNITS PER GENERAL PLAN = 9 UNITS
- PROPOSED 8 RESIDENTIAL UNITS

LOT 2 AREA = 110,100 SQ.FT.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	BY

TENTATIVE MAP

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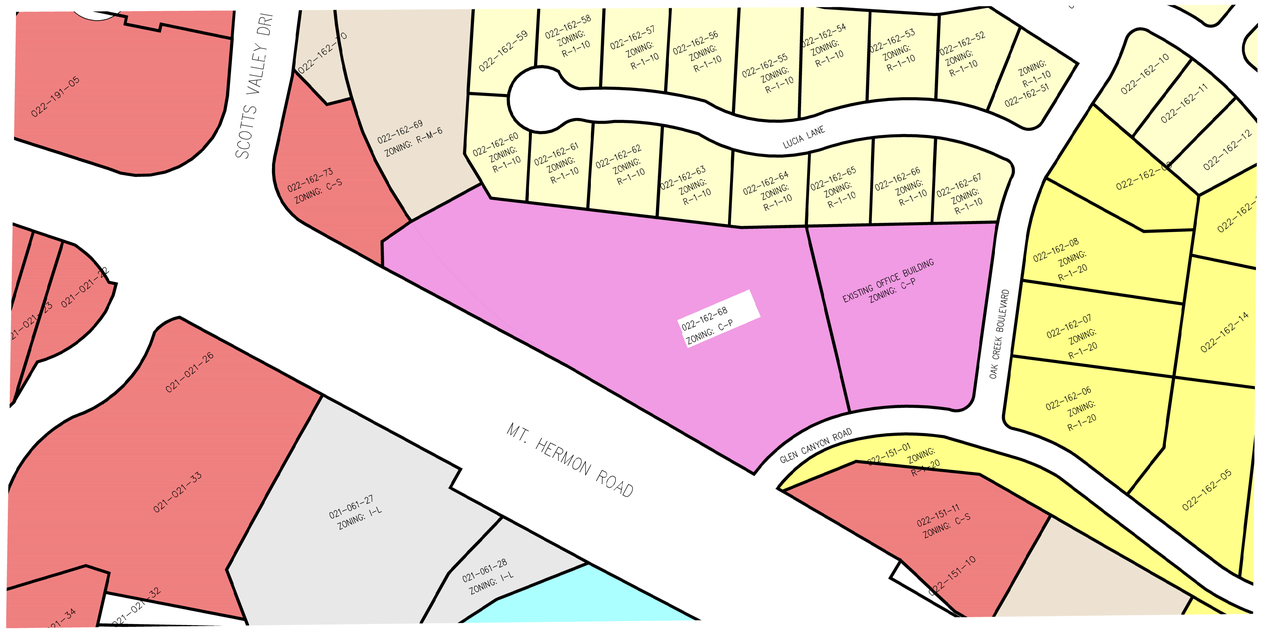
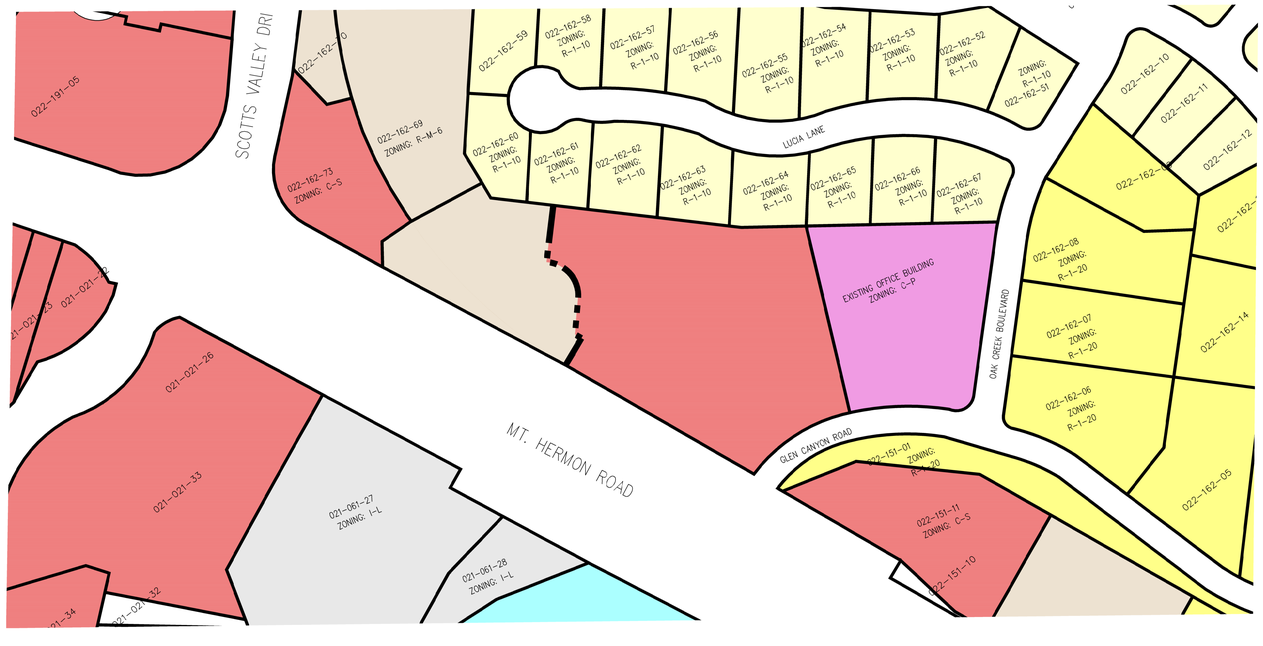


EXISTING ZONING



PROPOSED ZONING

ZONING LEGEND

- *R-M-6: MEDIUM HIGH DENSITY RESIDENTIAL ESTATE 6,000 SQ. FT. MIN. LOT SIZE*
- *R-1-10: MEDIUM DENSITY RESIDENTIAL 10,000 SQFT MIN. LOT SIZE*
- *R-1-20: LOW DENSITY RESIDENTIAL 20,000 SQFT MIN. LOT SIZE*
- *C-S: COMMERCIAL SERVICE 45% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *C-P: COMMERCIAL PROFESSIONAL 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *I-L: INDUSTRIAL LIGHT 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *PUBLIC / QUASI PUBLIC*

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

ZONING MODIFICATION MAP

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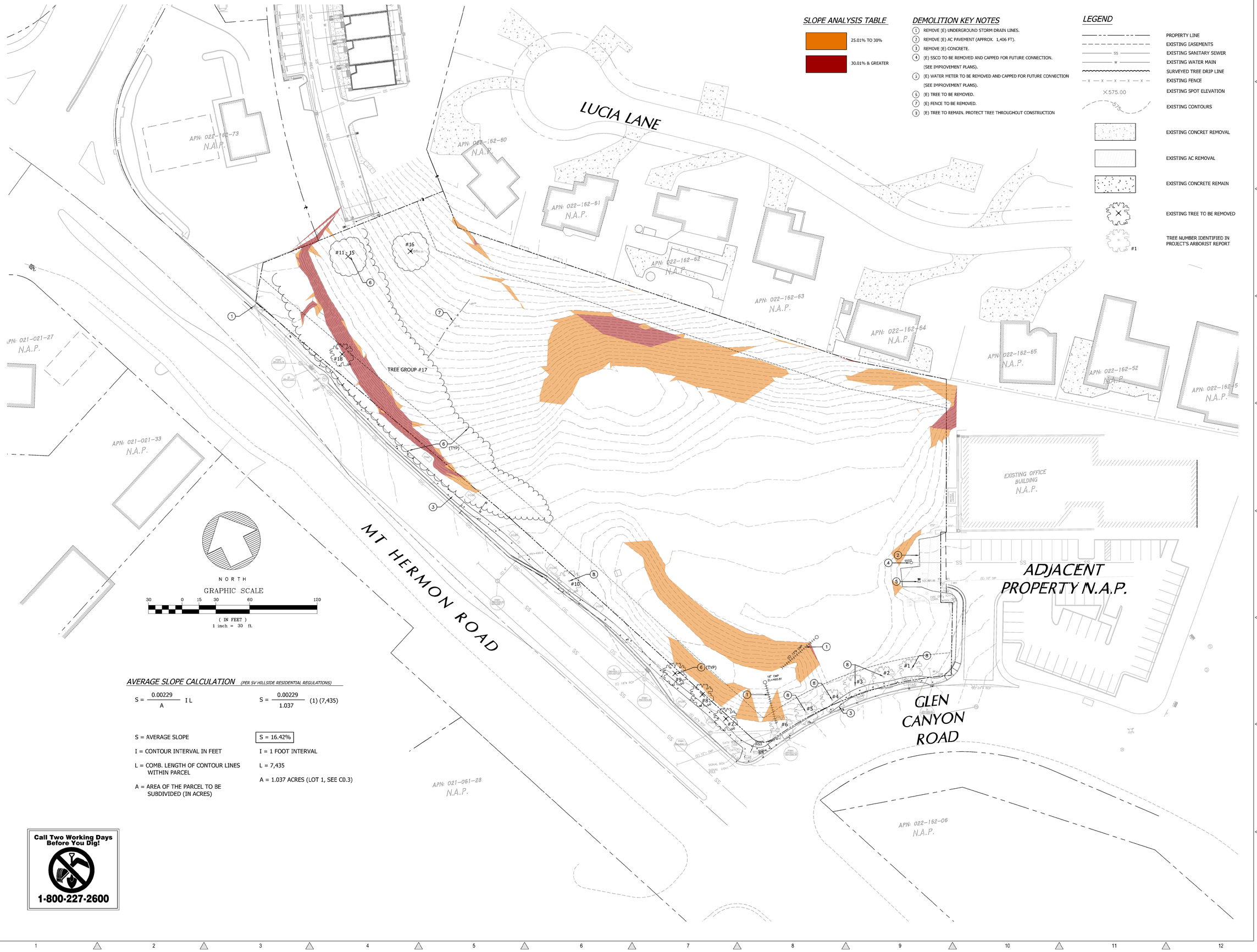
Drawing: Z:\Drawn\CAD\318-00 Oak Creek MU\CAD\Landscape\Tentative Plans\C0.4 - ZONING MAP.dwg Layout: C0.4 - ZONING MAP Last Saved: Tue Mar 01, 2022 - 10:13am Last Plotted: Wed Jun 01, 2022 - 3:23pm By: Dave



SLOPE ANALYSIS TABLE

- 25.01% TO 30%
- 30.01% & GREATER

DEMOLITION KEY NOTES

1. REMOVE (E) UNDERGROUND STORM DRAIN LINES.
2. REMOVE (E) AC PAVEMENT (APPROX. 1,406 FT).
3. REMOVE (E) CONCRETE.
4. (E) SSCO TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION. (SEE IMPROVEMENT PLANS).
5. (E) WATER METER TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION (SEE IMPROVEMENT PLANS).
6. (E) TREE TO BE REMOVED.
7. (E) FENCE TO BE REMOVED.
8. (E) TREE TO REMAIN. PROTECT TREE THROUGHOUT CONSTRUCTION

LEGEND

- PROPERTY LINE
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- SURVEYED TREE DRIP LINE
- EXISTING FENCE
- EXISTING SPOT ELEVATION (×575.00)
- EXISTING CONTOURS (575)
- EXISTING CONCRET REMOVAL
- EXISTING AC REMOVAL
- EXISTING CONCRETE REMAIN
- EXISTING TREE TO BE REMOVED
- TREE NUMBER IDENTIFIED IN PROJECT'S ARBORIST REPORT (#1)

AVERAGE SLOPE CALCULATION (PER SV HILLSIDE RESIDENTIAL REGULATIONS)

$$S = \frac{0.00229}{A} I L \qquad S = \frac{0.00229}{1.037} (1)(7{,}435)$$

S = AVERAGE SLOPE — S = 16.42%

I = CONTOUR INTERVAL IN FEET — I = 1 FOOT INTERVAL

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL — L = 7,435

A = AREA OF THE PARCEL TO BE SUBDIVIDED (IN ACRES) — A = 1.037 ACRES (LOT 1, SEE C0.3)

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REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

EXISTING SITE AND DEMOLITION PLAN

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Drawing: M:\2018\00 Oak Creek #61\ACAD\Working\Sheets\Sheet Files\C1.1 - DEMO AND DEMO EXHIBIT.dwg Layout: C1.1 - 10 SEC DEMO Last Saved: Fri May 29, 2020 - 8:33am Last Plotted: Fri May 29, 2020 - 8:33am By: Dave

IMPERVIOUS AREA	
PROPOSED	SQFT
BUILDING COVERAGE	54,685
DRIVEWAYS & PARKING	40,470
SIDEWALK	11,759
TOTAL	106,914

PAVEMENT LEGEND

- MAIN DRIVE - ASPHALT SECTION. SEE DETAIL 1 ON C6.4
- CONCRETE DRIVEWAYS AND SIDEWALK
- STORMWATER FLOW-THROUGH TREATMENT PLANTER (1)
- RETAINING WALL

X PARKING STALL CALCULATIONS

GUEST AND EMPLOY	=	68 PERPENDICULAR STALLS
ACCESSIBLE SPACES	=	3 ACCESSIBLE STALLS (9' X 18')
EV CHARGING SPACES	=	5 STALLS (9' X 18')
TOTAL	=	***76 PARKING STALLS***

HORIZONTAL CONTROL AND PAVING NOTES

1. TYPE "A" CURB AND GUTTER. SEE DETAIL 5, SHEET C6.4
2. TYPE "B" CURB AND GUTTER (CATCH). SEE DETAIL 5, SHEET C6.4
3. TYPE "C" VERTICAL CURB. SEE DETAIL 5, SHEET C6.4
4. 1' WIDE STOP BAR PAINTED WHITE (TYP)
5. TYPE "B" CURB & GUTTER TO TYPE "A" CURB & GUTTER TRANSITION
6. CONCRETE SIDEWALK
7. 3' WIDE VALLEY GUTTER
8. CONCRETE WEIR
9. 20' SWING GATE - EMERGENCY VEHICLE ACCESS
10. CONCEPTUAL LOCATION FOR NEW TRANSFORMER
11. VAN ACCESSIBLE EV CHARGING SPACE
12. STANDARD ACCESSIBLE EV CHARGING SPACE
13. STANDARD EV CHARGING SPACE

PROPOSED APARTMENT BUILDING

LOT 1

PROPOSED APARTMENT BUILDING

PROPOSED MIXED USE BUILDING

LOT 2

PROPOSED COMMERCIAL BUILDING

MT HERMON ROAD

GLEN CANYON ROAD

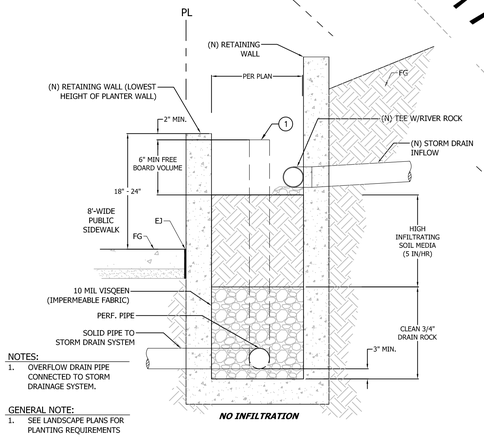
APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

PROPERTY LINE



NOTES:
1. OVERFLOW DRAIN PIPE CONNECTED TO STORM DRAINAGE SYSTEM.

GENERAL NOTE:
1. SEE LANDSCAPE PLANS FOR PLANTING REQUIREMENTS

NO INFILTRATION

1 FLOW THROUGH PLANTER

Scale: NTS

Call Two Working Days Before You Dig!

1-800-227-2600

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

HORIZONTAL CONTROL AND PAVING 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

OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C2.1
Of	11 Sheets

Drawing: M:\318-00 Oak Creek MU\Civil\Sheets\Tentative Map\C2.1 - HORIZONTAL AND PAVING - DD/JB.dwg Layout: C2.1 - HORIZONTAL Last Saved: Thu, May 28, 2020 - 10:55am Last Plotted: on May 28, 2020 - 8:43am By: Todd

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	5687	7686

NET VOLUME =
1999 CU.YDS. OF FILL

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
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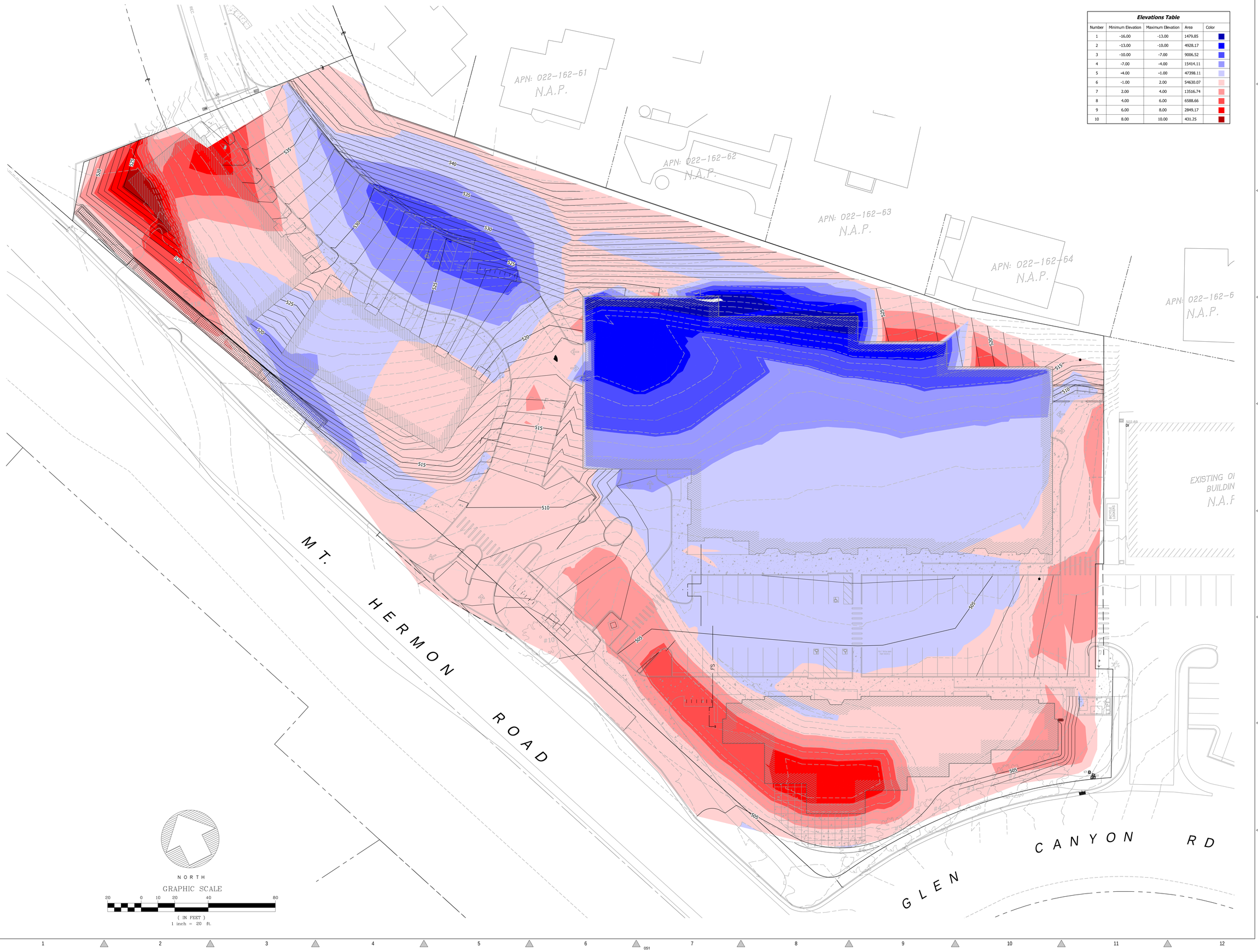
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 40'
Drawn:	DD/JB
Job:	318-00
Sheet:	C3.1
Of	11 Sheets

Drawing: @ 1:1/8-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Plans\C3.1 - GRADING - TENTATIVE.dwg Layout: C3.1 Last Saved: Mon, Dec 02, 2019 - 9:50am Last Plotted: Mon, Dec 02, 2019 - 10:33am By: jamie



REVISIONS	BY

GRADING CUT - FILL PLAN

REGISTERED PROFESSIONAL ENGINEER
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No. C 64561
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C3.2
Of	11 Sheets

Drawing: M:\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Plans\C3.2 - GUT-FILL - TENTATIVE.dwg Layout: C3.2 - GUT-FILL Last Saved: Mon Dec 02, 2019 - 9:20am Last Plotted: Mon Dec 02, 2019 - 10:30am By: Jamie

SANITARY SEWER PIPE SCHEDULE (X)

1. 8"ø PVC SDR-35 PIPE
2. 6"ø PVC SDR-35 PIPE
3. 4"ø PVC SDR-35 PIPE

SANITARY SEWER NOTES (X)

1. P.O.C. TO (E) SANITARY SEWER SYSTEM. CONTRACTOR SHALL VERIFY INVERT ELEVATION, LOCATION, MATERIAL & SIZE PRIOR TO THE START OF CONSTRUCTION.
2. (N) 4"ø PVC SDR-35 SEWER LATERAL @ 2.0 MIN SLOPE W/ CLEAN OUT PER THE CITY OF SCOTT'S VALLEY STANDARDS.
3. P.O.C. TO BUILDING SNAITARY SEWER SERVICE. INSTALL CLEANOUT
4. INSTALL CLEANOUT

GENERAL SANITARY SEWER NOTES

1. ALL SANITARY SEWER LATERALS SHALL BE EQUIPPED WITH A (N) CLEAN OUT 5-FT MIN FROM FACE OF BUILDING
2. ALL SANITATION DISTRICT REQUIREMENTS SHALL BE MET AT ALL TIMES

STORM DRAINAGE PIPE SCHEDULE (X)

1. 15" ø HDPE
2. 12" ø HDPE
3. 8" ø HDPE
4. 6" ø HDPE

STORM DRAIN NOTES (X)

1. (N) UNDERGROUND STORAGE CHAMBERS TO MEETING TIER 4 MITIGATION REQUIREMENTS FOUND IN THE SCOTTS VALLEY STORMWATER GUIDANCE MANUAL.
2. P.O.C. TO EXISTING 18" CMP SD PIPE. CONTRACTOR TO VERIFY EXACT SIZE, DEPTH, MATERIAL & LOCATION PRIOR TO CONSTRUCTION
3. P.O.C. TO EXISTING STORM DRAIN INLET

GENERAL STORM DRAIN NOTES

1. REFER TO DETAILS ON GRADING SHEETS FOR MORE STORM DRAINAGE INFORMATION WITHIN BIO-RETENTION AREAS.
2. CONTRACTOR SHALL PROVIDE & INSTALL ALL TRANSITIONS FROM PERF. PIPE TO SOLID PIPE W/ NECESSARY COUPLER FOR DISSIMILAR MATERIAL AND/OR SIZE.
3. ALL NEW STORM DRAIN INLETS AND CATCH BASINS SHOWN IN THESE PLANS SHALL BE EQUIPPED WITH A THERMOPLASTIC STENCILING STATING "NO DUMPING - DRAINS TO BAY", IN BLUE LETTERING, AS SHOWN BELOW. CONTRACTOR MAY SUBSTITUTE STENCILING FOR EMBLEM WITH ENGINEERS APPROVAL.

GENERAL WATER NOTES

1. ALL WATER UTILITY INSTALLATIONS AND ASSOCIATED EQUIPMENT SHALL BE IN ACCORDANCE WITH SVWD APRIL 2011 STANDARD SPECIFICATIONS AND DETAILS
2. WHERE NECESSARY, DEFLECT WATER ONSITE MAINS NOT TO EXCEED 3° FOR EVERY 20-FT OF PIPE.
3. ALL SERVICE LATERAL INSTALLATION SHALL BE PER SVWD DETAIL 14 ON SHEET C6.6.
4. REFER TO SVWD DETAIL 19 FOR ALL THRUST BLOCK REQUIREMENTS.

WATER PIPE SCHEDULE (X)

1. 10"ø PVC C900 DR 14
2. 8"ø PVC C900 DR 14
3. 6"ø PVC C900 DR 14
4. 4"ø PVC C900 DR 14
5. 2"ø TYPE "K" COPPER TUBING
6. 1"ø TYPE "K" COPPER TUBING
7. 6"ø PVC C900 (PURPLE PIPE)

WATER NOTES (X)

1. P.O.C. TO WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
2. (N) FIRE HYDRANT INSTALLATION PER SVWD DETAIL 10.
3. 2"ø DUAL-SERVICE CONNECTION PER SVWD DETAIL 1. TYPICAL OF 8 (1 PER UNIT).
4. P.O.C. TO EXISTING 6" RECYCLED WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
5. BACKFLOW PREVENTION ASSEMBLY PER SVWD DETAIL 8
6. P.O.C. TO BUILDING FIRE SPRINKLER SERVICE.
7. DOMESTIC SERVICE CONNECTION PER SVWD DETAIL 1.
8. CAP AND INSTALL UTILITY IDENTIFICATION MARKER. STUB FOR FUTURE SVWD P.O.C.
9. REMOVE EXISTING BLOW-OFF AND INSTALL ARV AT HIGH POINT OF WATER MAIN PER SVWD DETAILS 24 OR 25.
10. FIRE SERVICE CONNECTION TO BUILDING
11. INSTALL DCDA PER SVWD DETAIL 9
12. IRRIGATION METER
13. REMOVE (E) BLOW OFF ASSEMBLY
14. INSTALL ARV PER SVWD DETAILS 24 OR 25

PROPOSED APARTMENT BUILDING

PROPOSED APARTMENT BUILDING

PROPOSED MIXED USE BUILDING

PROPOSED COMMERCIAL BUILDING

MT HERMON ROAD

GLEN CANYON ROAD

SDDI #1
TYPE: 2KR
RIM= 527
INV= 524

SSMH #5
TYPE: 48ø
RIM= 510.2
INV= 502.5

SSMH #4
TYPE: 48ø
RIM= 508.1
INV= 501.4

SSMH #3
TYPE: 48ø
RIM= 506.8
INV= 499.2

SDDI #2
TYPE: U23
RIM= 510.9
INV= XX

SDDI #3
TYPE: 2KR
RIM= 510.8
INV= XX

SDMH #3
TYPE: 48ø
RIM= 509.8
INV= XX

SDDI #4
TYPE: U23
RIM= 505.5
INV= XX

SSMH #2
TYPE: 48ø
RIM= 504.8
INV= 498.5

SSMH #1
TYPE: 48ø
RIM= 502.5
INV= 497.0

SDMH #2
TYPE: 48ø
RIM= 503.3
INV= XX

SDMH #1
TYPE: 48ø
RIM= 504.7
INV= XX

(E) SS LINE TO BE REMOVED AND REPLACED

INSTALL BLOW-OFF ASSY PER SVWD DETAIL 23

EXISTING OFFICE BUILDING N.A.P.

(E) 18"ø RCP

(E) 12"ø CMP

(E) 24"ø RCP

(E) 10" DIP

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
		CURB INLET
		DITCH/DROP INLET
SS	SS	SEWER MANHOLE
		GATE VALVE
		UTILITY POLE
		FIRE HYDRANT
		WATER METER
		STORM DRAIN AREA DRAIN
NN		BACKFLOW PREVENTER
		THRUST BLOCK
SS	SS	SEWER LATERAL
		WATER SERVICE
		CLEAN OUT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
		PROPERTY LINE
		CENTER LINE
REC	REC	RECLAIMED WATER

Call Two Working Days Before You Dig!

1-800-227-2600

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
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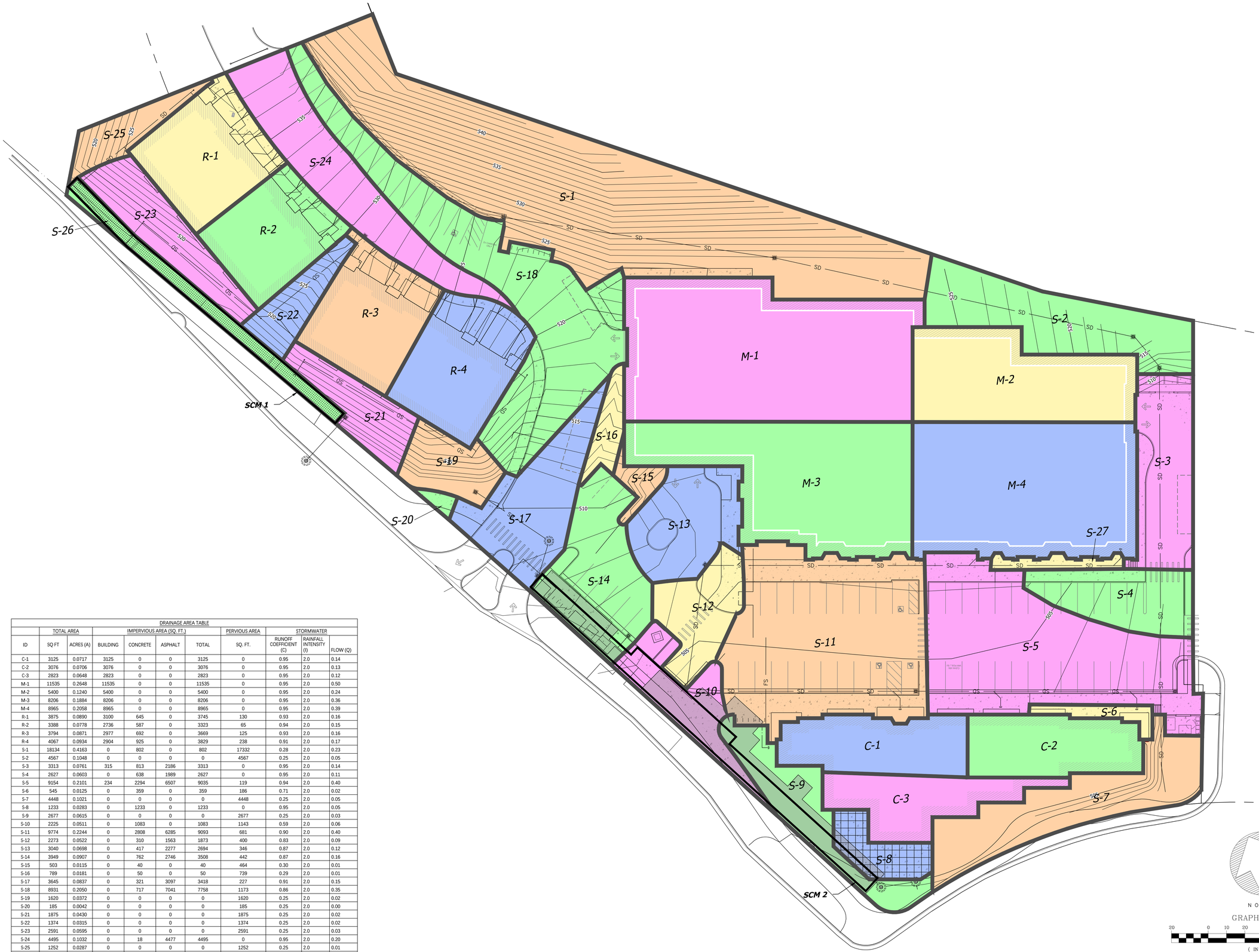
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 20'
Drawn: DD/JB
Job: 318-00
Sheet: C4.1
Of 11 Sheets

Drawing: M:\318-00 Oak Creek Park\Civil\Working\Sheets\Base Plan\C4.1 - UTILITY - 30X36.dwg Layout: C4.1 - UTILITY Last Saved: Tue Aug 11, 2020 - 8:55am Last Plotted: Tue Aug 11, 2020 - 8:55am By: Dave



DRAINAGE AREA TABLE

	TOTAL AREA		IMPERVIOUS AREA (SQ. FT.)				PERVIOUS AREA	STORMWATER		
ID	SQ FT	ACRES (A)	BUILDING	CONCRETE	ASPHALT	TOTAL	SQ. FT.	RUNOFF COEFFICIENT (C)	RAINFALL INTENSITY (I)	FLOW (Q)
C-1	3125	0.0717	3125	0	0	3125	0	0.95	2.0	0.14
C-2	3076	0.0706	3076	0	0	3076	0	0.95	2.0	0.13
C-3	2823	0.0648	2823	0	0	2823	0	0.95	2.0	0.12
M-1	11535	0.2648	11535	0	0	11535	0	0.95	2.0	0.50
M-2	5400	0.1240	5400	0	0	5400	0	0.95	2.0	0.24
M-3	8206	0.1884	8206	0	0	8206	0	0.95	2.0	0.36
M-4	8965	0.2058	8965	0	0	8965	0	0.95	2.0	0.39
R-1	3875	0.0890	3100	645	0	3745	130	0.93	2.0	0.16
R-2	3388	0.0778	2736	587	0	3323	65	0.94	2.0	0.15
R-3	3794	0.0871	2977	692	0	3669	125	0.93	2.0	0.16
R-4	4067	0.0934	2904	925	0	3829	238	0.91	2.0	0.17
S-1	18134	0.4163	0	802	0	802	17332	0.28	2.0	0.23
S-2	4567	0.1048	0	0	0	0	4567	0.25	2.0	0.05
S-3	3313	0.0761	315	813	2186	3313	0	0.95	2.0	0.14
S-4	2627	0.0603	0	638	1989	2627	0	0.95	2.0	0.11
S-5	9154	0.2101	234	2294	6507	9035	119	0.94	2.0	0.40
S-6	545	0.0125	0	359	0	359	186	0.71	2.0	0.02
S-7	4448	0.1021	0	0	0	0	4448	0.25	2.0	0.05
S-8	1233	0.0283	0	1233	0	1233	0	0.95	2.0	0.05
S-9	2677	0.0615	0	0	0	0	2677	0.25	2.0	0.03
S-10	2225	0.0511	0	1083	0	1083	1143	0.59	2.0	0.06
S-11	9774	0.2244	0	2808	6285	9093	681	0.90	2.0	0.40
S-12	2273	0.0522	0	310	1563	1873	400	0.83	2.0	0.09
S-13	3040	0.0698	0	417	2277	2694	346	0.87	2.0	0.12
S-14	3949	0.0907	0	762	2746	3508	442	0.87	2.0	0.16
S-15	503	0.0115	0	40	0	40	464	0.30	2.0	0.01
S-16	789	0.0181	0	50	0	50	739	0.29	2.0	0.01
S-17	3645	0.0837	0	321	3097	3418	227	0.91	2.0	0.15
S-18	8931	0.2050	0	717	7041	7758	1173	0.86	2.0	0.35
S-19	1620	0.0372	0	0	0	0	1620	0.25	2.0	0.02
S-20	185	0.0042	0	0	0	0	185	0.25	2.0	0.00
S-21	1875	0.0430	0	0	0	0	1875	0.25	2.0	0.02
S-22	1374	0.0315	0	0	0	0	1374	0.25	2.0	0.02
S-23	2591	0.0595	0	0	0	0	2591	0.25	2.0	0.03
S-24	4495	0.1032	0	18	4477	4495	0	0.95	2.0	0.20
S-25	1252	0.0287	0	0	0	0	1252	0.25	2.0	0.01
S-26	1530	0.0351	0	1530	0	1530	0	0.95	2.0	0.07
S-27	498	0.0114	0	498	0	498	0	0.95	2.0	0.02

REVISIONS	BY

TENTATIVE STORMWATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
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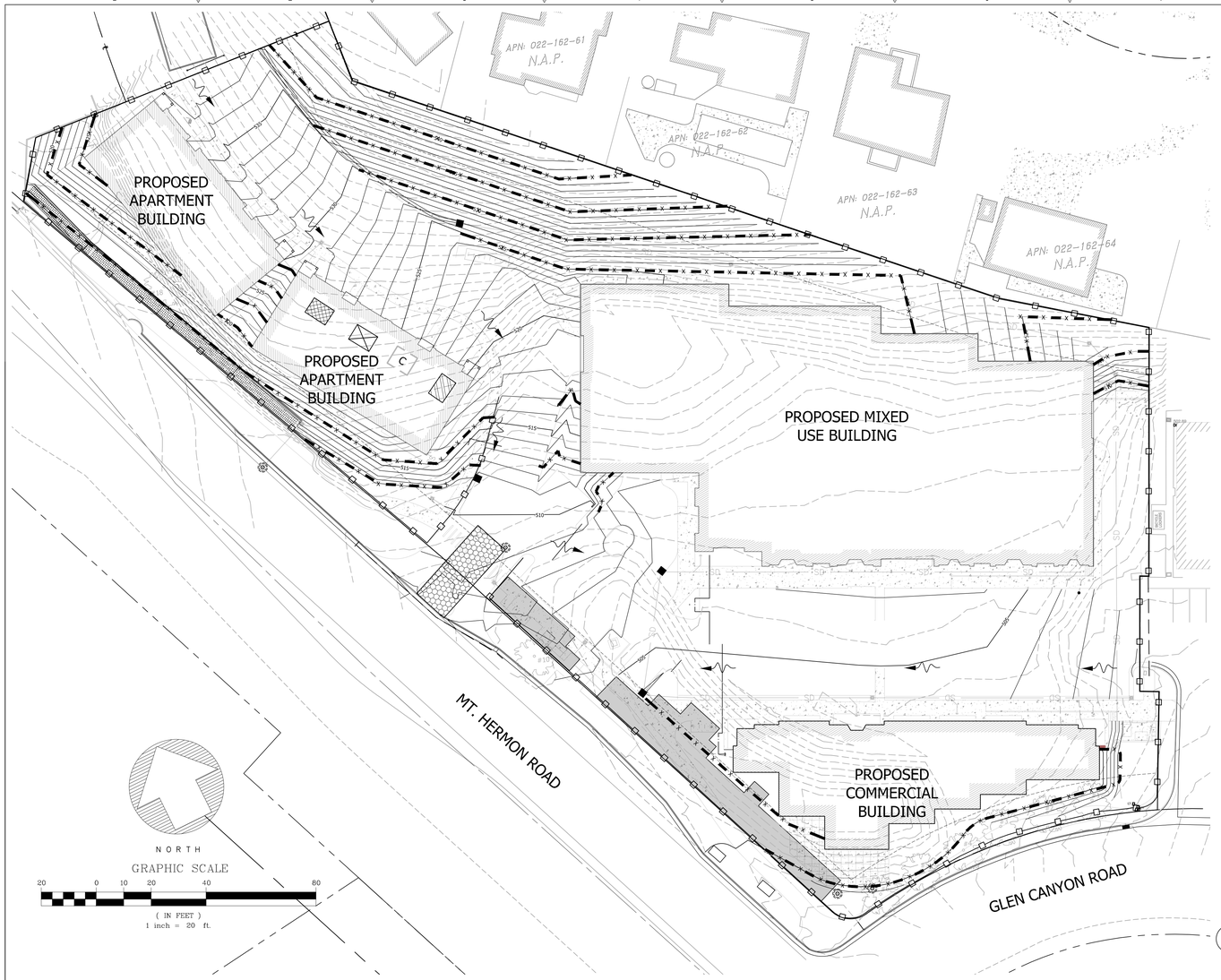
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C4.2
Of	11 Sheets

Drawing: M:\318-00 Oak Creek MU\CAD\Models\Sheets\Tentative Plans\C4.2 - STORMWATER.dwg Layout: C4.2 Last Saved: Tue Nov 26, 2019 - 3:29pm Last Plotted: Mon Dec 02, 2019 - 10:30am By: jamie



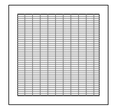
ERTEC® GR8 Guard™ – For drainage inlets with grates in paved areas

Installation Guide

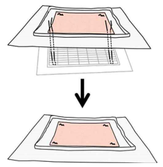
Table 1

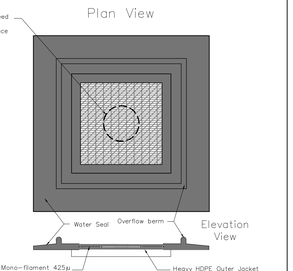
Grates less than	GG size
13"x13"	GG 13"x13"
20"x20"	GG 20"x20"
28"x28"	GG 28"x28"
36"x24"	GG 36"x24"
36"x36"	GG 36"x36"
42"x28"	GG 42"x28"
48"x36"	GG 48"x36"
48"x48"	GG 48"x48"

Custom sizes are available.



Unprotected drainage inlet





ERTEC® GR8™
Protected drainage inlet

Installation Notes

1. **Placement:** Select correct size (Table 1). DO NOT remove grate. Lay GR8 Guard™ on top of grate. GR8 Guard™ shall extend at least 3 inches beyond grate in each direction.
2. **Anchor methods:** **A)** Attach with 16 gauge tie-wire. Cut wire to 18" length. At each corner of GR8 Guard™, feed one end of wire down through GR8 Guard™, around grate bar, and back up thru GR8 Guard™. Above ground, twist wires several times, cut-off excess (Fig 1), or **B)** Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guard™ (Fig 2), or C) Place traffic cone on top of GR8 Guard™ (Fig 3).
3. **Clean:** Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
4. **Protect:** In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near GR8 Guard™ to discourage run-overs.
   GR8 Guard™ works well with periodic run-overs, but does not survive long in constant stop and start traffic.

Fig 1

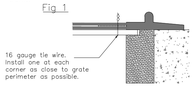
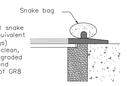
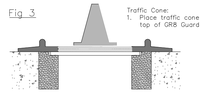


Fig 2



Snake Bag:
1. Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guard™.

Fig 3



Traffic Cone:
1. Place traffic cone on top of GR8 Guard™.

Maintenance: Perform maintenance as required. Inspect following rainfall events and at least daily during prolonged rainfall. Maintain to provide an adequate sediment holding capacity. Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 50% of the barrier height. Removed sediment shall be incorporated in the project at designated locations.

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy of completeness of the information, and disclaims any liability regarding is use. ERTEC Environmental System's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental indirect or consequential damages arising for the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

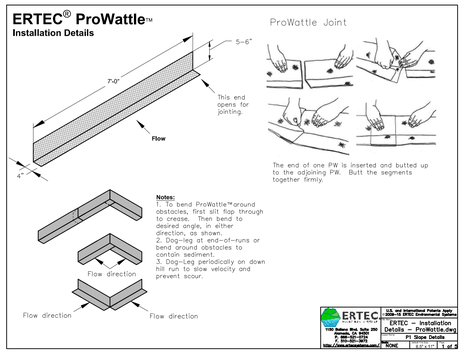
ERTEC — Installation Guide GR8 Guard.dwg
P1 Details
NONE
1 of 1

2 GR8 GUARD DETAIL

Scale: NTS

ERTEC® ProWattle™

Installation Details



Notes:
1. To bend ProWattle™ around obstacles, first slit flap through to crease. Then bend to desired angle, in either direction, as shown.
2. Dog-leg at end-of-runs or bend around obstacles to contain sediment.
3. Dog-Leg periodically on down hill run to slow velocity and prevent scour.

ERTEC — Installation Details — ProWattle.dwg
P1 Slope Details
NONE
1 of 1

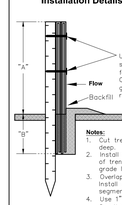
3 PRO WATTLE DETAIL

Scale: NTS

ERTEC® S-Fence™

Installation Details

8", 10" or 14", SF08, SF10 or SF14



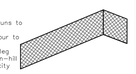
S-Fence	"A"	"B"
8"	5"	3"
10"	7"	3"
14"	11"	3"
20"	16"	4"

Use 1" Dry Wall screws: 2 screws for 8" or 10", 3 screws for 14".
Or alternately 16 gauge galvanized wire or 8" Black UV rated cable ties.

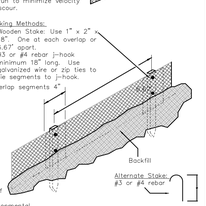
Notes:
1. Cut trench 2" to 4" wide, 3" to 4" deep.
2. Install in slot against downstream side of trench wall, backfill the trench to grade level.
3. Overlap segments by at least 3". Install stakes on downstream side of segment overlaps.
4. Use 1" Dry Wall screws: 2 or 3 places. Or alternately 16 gauge tie-wire or 8" Black UV rated staple cable ties (zip ties) to tie segments together.

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy of completeness of the information, and disclaims any liability regarding is use. ERTEC Environmental System's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental indirect or consequential damages arising for the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

Notes:
1. Dog-leg at end-of-runs to contain sediment.
2. Install on same contour to limit scour and flow concentration. Dog-leg periodically if on down-hill run to minimize velocity scour.



Staking Methods:
1. Wooden Stake: Use 1" x 2" x 18" . One at each overlap or 6.67' apart.
2. #3 or #4 rebar j-hook minimum 18" long. Use galvanized wire or zip ties to tie segments to j-hook.
   Overlap segments 4"



ERTEC — Installation Details — S Fence.dwg
P1 Details
NONE
2 of 4

4 S FENCE DETAIL

Scale: NTS

EROSION CONTROL LEGEND

- DIRECTION OF DRAINAGE
- PRO WATTLE (SEE DETAIL 3)
- S-FENCE (SEE DETAIL 4)
- ROCKED CONSTRUCTION ENTRANCE (SEE DETAILS 1)
- INLET PROTECTION (SEE DETAIL 2)
- PROPOSED STORM WATER SAMPLING LOCATION
- C — CONCRETE WASHOUT AREA (SEE DETAIL 5)
- SANITARY FACILITY
- MATERIALS & EQUIPMENT STORAGE AREA
- VEHICLE MAINTENANCE/FUELING AREA

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).

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

1. DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
2. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
3. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
4. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
5. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
6. MINIMIZE CUTS AND FILLS.
7. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
8. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
9. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF SCOTTS VALLEY.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

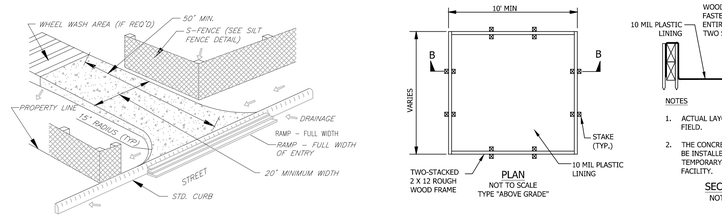
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.



1 ROCKED CONSTRIUCTION ENTRANCE

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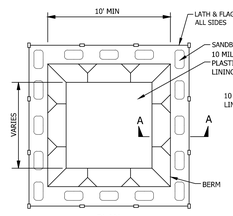

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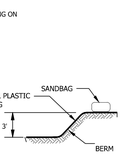
TYPE "BELOW GRADE"



SECTION A-A
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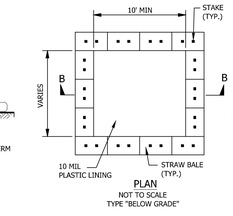

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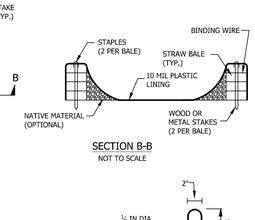

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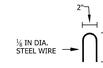

STAPLE DETAIL

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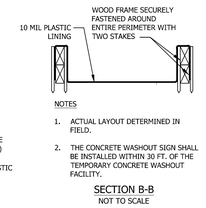

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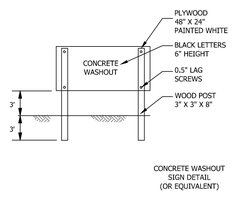


CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

5 CONCRETE WASH DETAIL

Scale: NTS

REVISIONS | BY

REGISTERED PROFESSIONAL ENGINEER — TODD R. GREMMER — No. C 64561 Exp. 6/30/21 — CIVIL — STATE OF CALIFORNIA

EROSION CONTROL PLAN

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
5444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

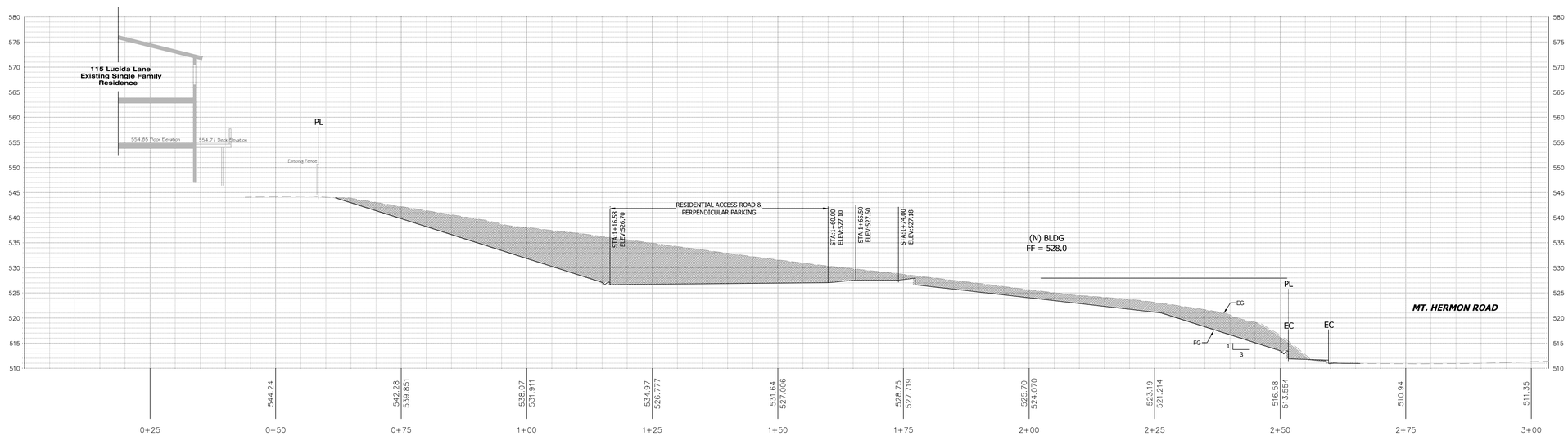
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 20'
Drawn: DD/JB
Job: 318-00
Sheet: C5.1
Of 11 Sheets

Drawing: M:\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Maps\C5.1 - ECP - 20x24.dwg Layout: C5.1 - ECP Last Saved: Tue Nov 26, 2019 - 3:25pm Last Plotted: Mon Dec 02, 2019 - 10:30am By: jamie

1 SECTION A

Scale: 1"=10'



1 SECTION B

Scale: 1"=10'

REVISIONS	BY

SECTIONS

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMBECKI
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

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Scale:	1" = 20'
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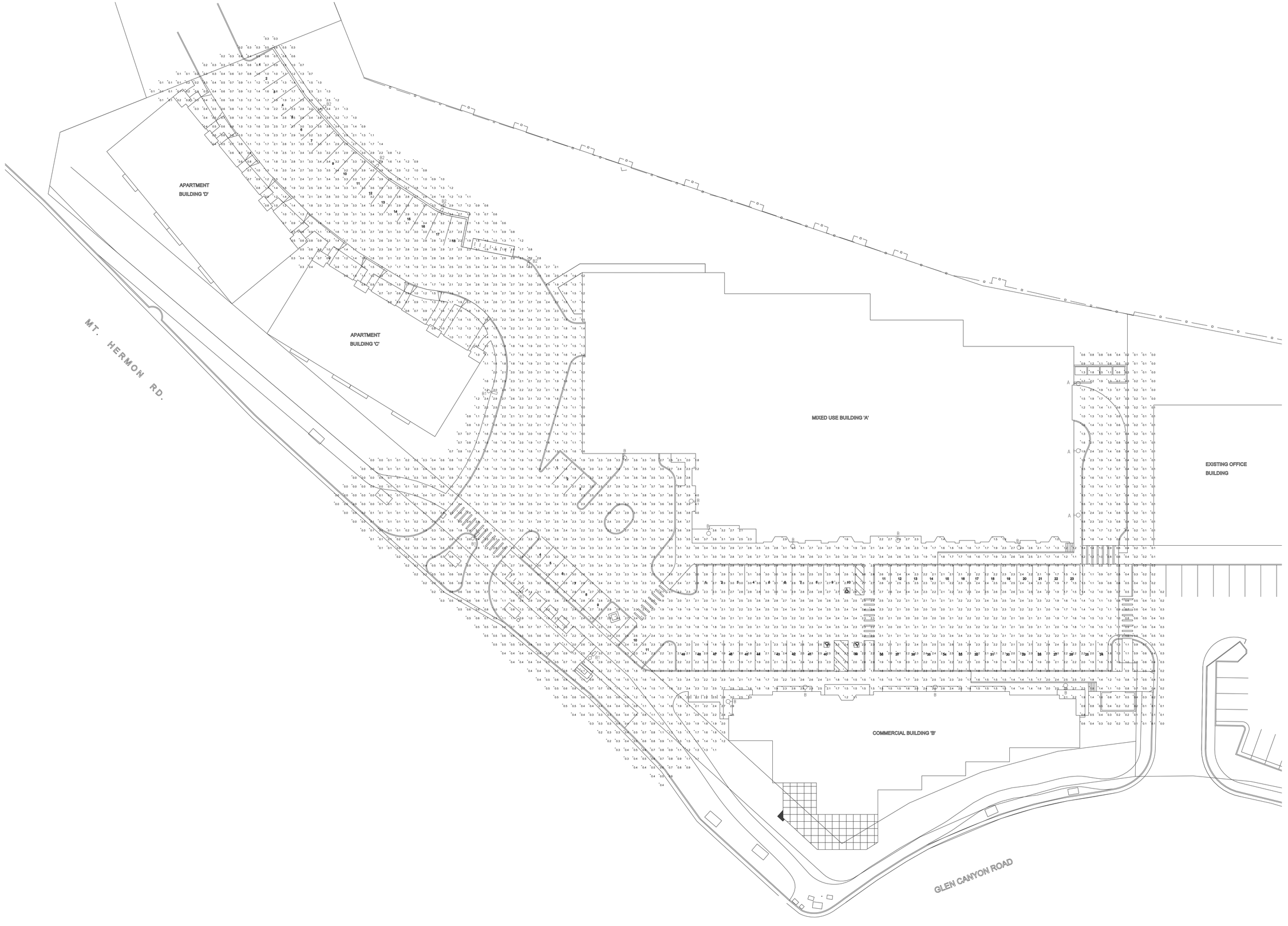
Sheet:	C6.1
Of	11 Sheets

Drawing: #:\318-00 Oak Creek Mxd Use\Models\Sheets\Tentative Plans\C6.1 - SECTIONS - TENTATIVE.dwg Layout: C6.1 - SECTIONS Last Saved: Mon Dec 02, 2019 - 10:30am Last Plotted: Mon Dec 02, 2019 - 10:30am By: jamie



01 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.7FC

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(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

SITE
PHOTOMETRIC
PLAN

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E1.0

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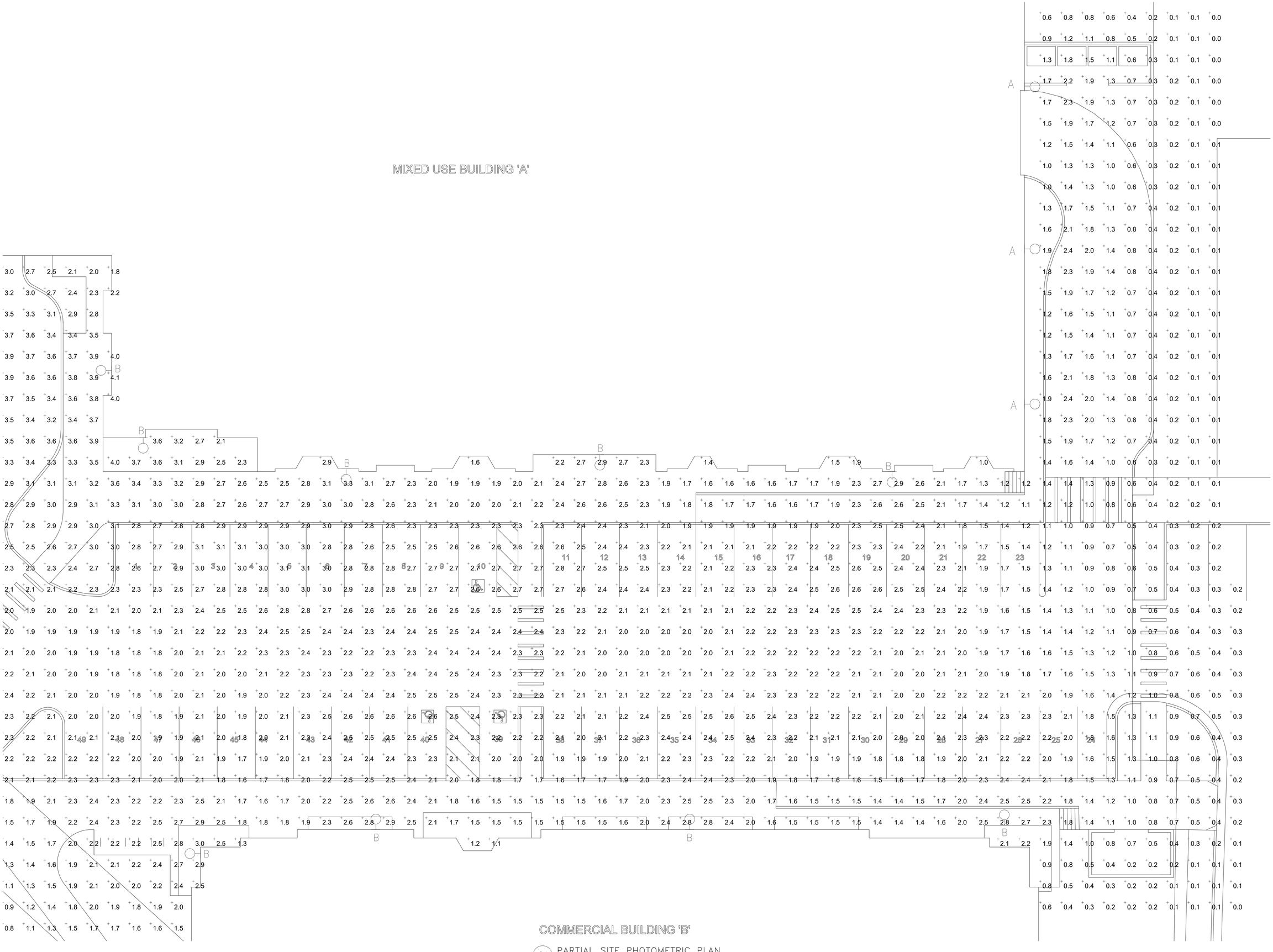
MIXED USE BUILDING 'A'



COMMERCIAL BUILDING 'B'

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

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OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E1.1

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01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

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OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.2

APARTMENT
BUILDING 'D'

APARTMENT
BUILDING 'C'

ERMON RD.

B1

B2

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

059

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.3

130

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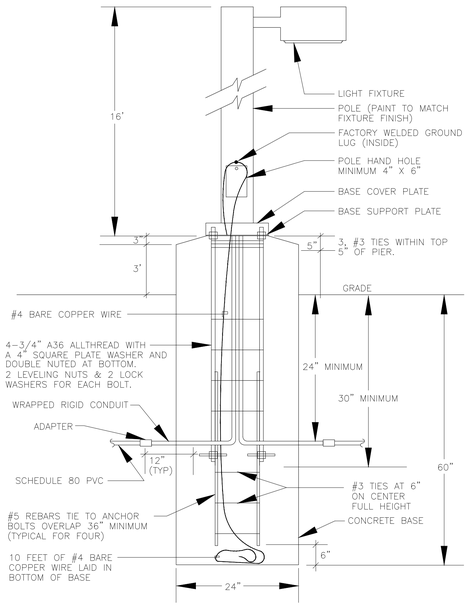


VERIFY POLE MANUFACTURERS BOLT DOWN SPACING PRIOR TO CONSTRUCTION OF POLE BASE.

01 POLE BASE SUPPORT DETAIL
SCALE: NOT TO SCALE

WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

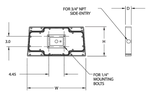
Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

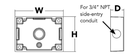
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FIXTURE TYPE A

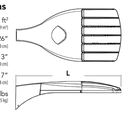
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height: 7" (17.8 cm)
Weight (max): 16 lbs (7.0 kg)



A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5TM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 4,5 120 5 208 5,6 240 5,6 277 5 347 5,6,7 480 5,6,7	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor 8 RPUMBA Round pole universal mounting adaptor 8 **Shipped separately** KMAB DDBXD U Mast arm mounting bracket adaptor (specify finish) 9

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled 10		HS House-side shield 11		DBLXD	Black
PER NEMA twist-lock receptacle only (control ordered separate) 12		SF Single fuse (120, 277, 347V) 5		DNAXD	Natural aluminum
PER5 Five-wire receptacle only (control ordered separate) 12,13		DF Double fuse (208, 240, 480V) 5		DWHXD	White
PER7 Seven-wire receptacle only (control ordered separate) 12,13		L90 Left rotated optics 1		DDBTXD	Textured dark bronze
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)		R90 Right rotated optics 1		DBLBXD	Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc 14,15,16		DDL Diffused drop lens 18		DNATXD	Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc 14,15,16		**Shipped separately**		DWHGXD	Textured white
PIRHN Network, Bi-Level motion/ambient sensor 17		BS Bird spikes 9			
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 14,15,16		EGS External glare shield 11			
BL30 Bi-level switched dimming, 30% 1,16,17					
BL50 Bi-level switched dimming, 50% 1,16,17					
PNMTD3 Part night, dim till dawn 3,16					
PNMT5D3 Part night, dim 5 hrs 3,16					
PNMT6D3 Part night, dim 6 hrs 3,16					
PNMT7D3 Part night, dim 7 hrs 3,16					
FAO Field adjustable output 19					

FIXTURE TYPE B, B1, B2

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER & CATALOG NO.	MOUNTING	LAMPS		VOLTS	REMARKS
			QTY / WATTS	TYPE		
A	LITHONIA LIGHTING #WST LED P1 50K VW 120 PIR DDBX	WALL	1/12	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 WBA PIRH1 DDXBD	WALL	1/38	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B1	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 SPA PIRH1 DDXBD	POLE	1/71	LED	120	MOTION/AMBIANT SENSOR, 16' POLE, TOP OF FIXTURE 19'
B2	LITHONIA LIGHTING #DSXO LED P4 50K TFTM 120 SPA PIRH1 DDXBD	POLE	1/92	LED	120	MOTION/AMBIANT SENSOR, 16' POLE, TOP OF FIXTURE 19'

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013
JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

LIGHT FIXTURE CUTSHEETS, FIXTURE SCHEDULE

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET E3.1

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Hatched Area Indicates Area for Salvaged & Replanted Coastal Prairie Grasses (+- 1000 Sq Ft)

Revegetation Plan

Salvaged & Replanted Native Coastal Prairie Grass

NOTE: To mitigate impacts to the coastal prairie identified in the Biotic Report prepared by Biotic Resources Group dated December 20th, 2017 the existing native grass plants shall be salvaged and transplanted. This will be executed under the supervision of the Biotic Resources Group.

Planting Notes

PLANTING AREA PREPARATION
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8".
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS
1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

INSTALLATION
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material.
5. All trees shall be staked with 2, 2" x 10' lodge pole pine stake outside the root ball and secured with 2 rubber tree ties.

The landscape plans shall indicate that the irrigation system is to be run on a programable irrigation controller and the system shall be designed based upon water usage by hydrozone.
The Arborist report prepared by Maureen Hamb indicates 7 protected trees shall be removed. These trees will be replaced at a 3 to 1 ratio for a total of 21 trees.

Tree #11-#15 Live Oak

Tree # 16 Live Oak

Tree #18 Ponderosa Pine

PROPOSED APARTMENT BUILDING BUILDING 'D'

PROPOSED APARTMENT BUILDING BUILDING 'C'

PROPOSED MIXED USE BUILDING 'A'

PROPOSED COMMERCIAL BUILDING 'B'

EXISTING OFFICE BUILDING

Approximate Area of Existing Native Coastal Prairie Grasses (+ 1000 Sq Ft)

Bike Parking

Bike Parking

Bike Parking

Bus Stop

Trash/Recycle

Patio

Retail Pedestrian Street
The retail pedestrian street shall be furnished with lightweight portable planters that can be configured to address each tenants needs. The effect will be an adaptable, soft green meandering space lending definition and interest to the pedestrian experience. Planters shall be various sizes of a durable lightweight fiberglass material and will be hand watered by the tenants. Plant material will consist of colorful drought tolerant species approved by the homeowners association.

MT. HERMON RD.

GLEN CANYON ROAD

Plant Legend

3 to 1 Ratio
21 Replacement Trees

Sym	Botanical Name	Common Name	Size	
	Trees			
T1	Platanus acerifolia 'Columbia'	Columbia London Plane Tree	24" Box	19
T2	Pistacia chinensis	Chinese Pistache	24" Box	17
T3	Tristania conferta	Brisbane Box	24"Box	25
T4	Tristania laurina	Swamp Myrtle	15GC	17
T5	Ginko biloba	Ginko	24" Box	12
T6	Podocarpus macrophyllus	Podocarpus	15GC	4
T7	Acer palmatum 'Bloodgood'	Red Japanese Maple	15GC	12
T8	Quercus agrifolia	CA Native Coast Live Oak	15GC	17
T9	Quercus lobata	CA Native Valley Oak	15GC	3
T10	Lagerstroemia indica	Crape Myrtle	15GC	13
T11	Olea europea 'Majestic Beauty'	Fruitless Olive	24" Box	3
T12	Cassia leptophylla	Gold Medallion Tree	24"Box	3
	Shrubs			
S1	Azara microphylla	Boxleaf Azara	15GC	20
S2	Loropetalum chinense 'Plum Delight'	Red-leafed Magenta Fringe Flower	5GC	16
S3	Cotinus coggygria 'Royal Purple'	Deep Purple Smoke Bush	5GC	10
S4	Garrya elliptica 'James Roof'	CA Native Silk Tassel	5GC	10
S5	Ceanothus 'Dark Star'	Ca Native Dark Blue Wild Lilac	5GC	36
S6	Nerium oleander 'Sister Agnes'	White Oleander	5GC	18
S7	Nerium oleander 'Petite Salmon'	Salmon Pink Oleander	5GC	30
S8	Mahonia aquifolium	CA Native Oregon Grape	5GC	36
S9	Phormium 'Cream Delight'	Green/White Variegated Flax	5GC	20
S10	Phormium 'Black Adder'	Deep Purple Flax	5GC	7
S11	Agave villmoriniana	Octopus Agave	5GC	9
S12	Fremontodendron 'San Gabriel'	CA Native Flannel Bush	5GC	10
S13	Leucadendron 'Pisa'	Yellow Silver-leaved Cone Bush	5GC	14
S14	Leucadendron salignum 'Blush'	Red Cone Bush	5GC	8
S15	Correa pulchella	Pink Australian Fuchsia	5GC	22
	Perennials			
P1	Juncus 'Carmen's Japanese'	CA Native Rush	1GC	TPP
P2	Limonium perezii	Purple Sea Lavender	1GC	TPP
P3	Cotyledon orbiculata	Pig's Ear-Succulent	1GC	TPP
P4	Echevaria 'Red Edge'	Hen and Chicks Succulent	1GC	TPP
P5	Anigozanthos flavidis	Yellow Green Kangaroo Paws	5GC	TPP
	Groundcovers			
GC1	Ceanothus gloriosus 'Anchor Bay'	CA Native Blue Wild Lilac	1GC	TPP
GC2	Grevillea lanigera 'Coastal Gem'	Pink Grevillea	1GC	TPP
GC3	Lantana 'Dwarf White'	Dwarf White Lantana	1GC	TPP
GC4	Cotyledon orbiculata	Pig's Ear Succulent	1GC	TPP
GC5	Rosmarinus 'Irene'	Violet Blue Prostrate Rosemary	1GC	TPP
GC6	Rosa 'White Flower Carpet Rose'	Carpet Rose	2GC	8

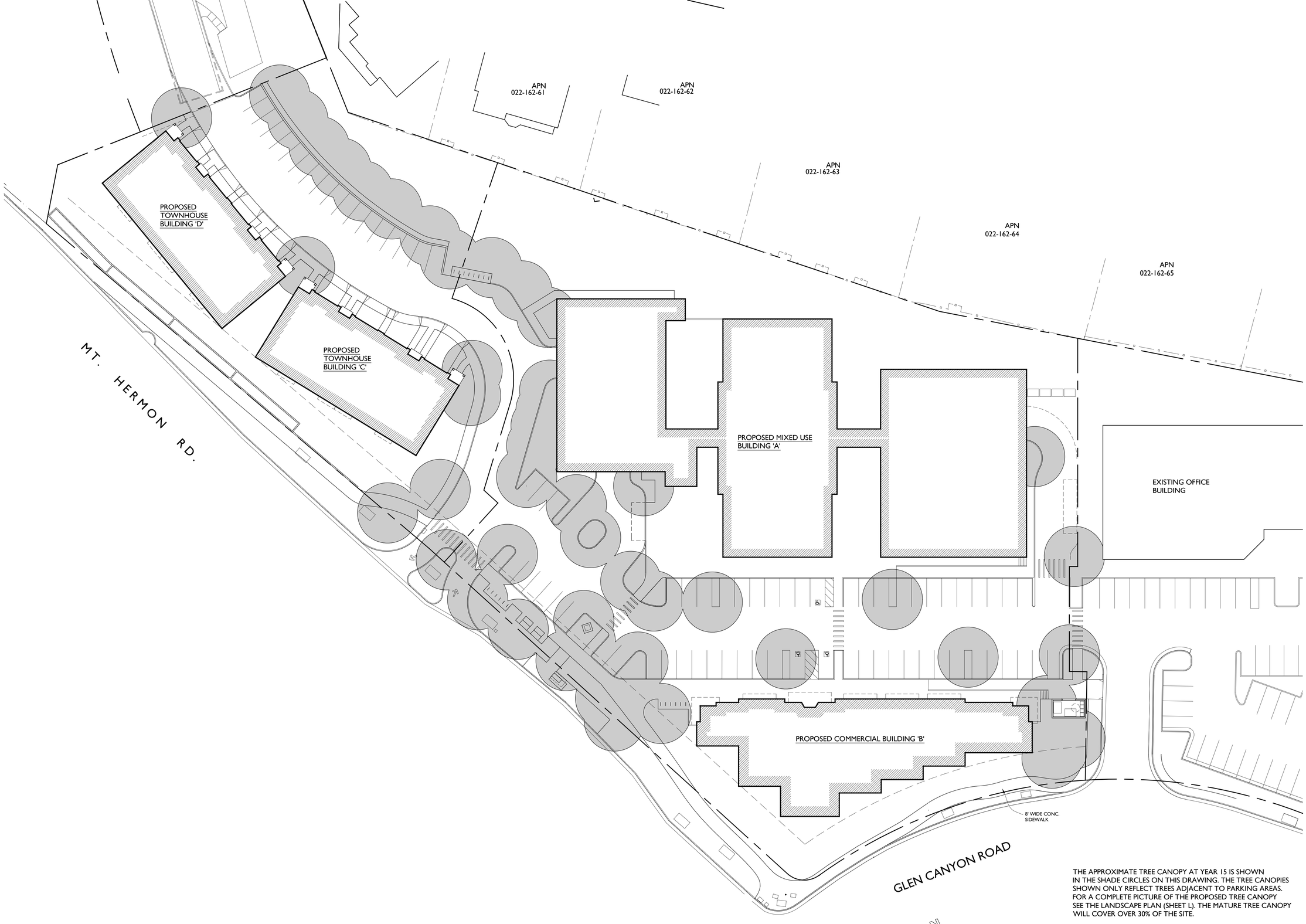
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
Revegetation Plan

N

OAK CREEK PARK

Ellen Cooper Landscape Architect
Ca. Lic. #2937
831 426-6845

Date 5-19-17
Revisions 3-12-18
9-20-19
12-5-19



1 PARTIAL TREE CANOPY DIAGRAM

SCALE: 1" = 20'-0"

THE APPROXIMATE TREE CANOPY AT YEAR 15 IS SHOWN IN THE SHADE CIRCLES ON THIS DRAWING. THE TREE CANOPIES SHOWN ONLY REFLECT TREES ADJACENT TO PARKING AREAS. FOR A COMPLETE PICTURE OF THE PROPOSED TREE CANOPY SEE THE LANDSCAPE PLAN (SHEET L). THE MATURE TREE CANOPY WILL COVER OVER 30% OF THE SITE.

THACHER &
THOMPSON
ARCHITECTS
215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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TC

Oak Creek Park

Final EIR

SCH # 2019110250

CITY OF SCOTTS VALLEY CALIFORNIA 1966

Kimley»Horn

Table of Contents

1 Introduction 1-1

2 Response to Comments on the Draft EIR 2-1

3 Changes to the Draft EIR 3-1

4 Mitigation Monitoring and Reporting Program 4-1

1 Introduction

The Oak Creek Park Draft Environmental Impact Report (DEIR) was circulated for a 45-day public review period from October 12, 2021 to November 30, 2021, as assigned by the State of California Governor's Office of Planning and Research State Clearinghouse and consistent with CEQA regulations. Copies of the document were distributed to state, regional, and local agencies, as well as organizations and individuals, for their review and comment.

This Oak Creek Park Final Environmental Impact Report (FEIR) has been prepared in accordance with CEQA and state and local CEQA Guidelines and represents the independent judgment of the City, as CEQA Lead Agency. This Final EIR, together with the DEIR, technical appendices, and other written documentation prepared during the EIR process, as those documents may be modified by the City Council at the time of certification, will constitute the Final EIR, as defined in the State CEQA Guidelines, Section 15132, and the City of Scotts Valley's environmental document reporting procedures.

1.1 Document Organization and Framework

This Final EIR is organized as follows: Section 1 provides a brief introduction to this report. Section 2 provides a list of agencies and interested persons commenting on the DEIR. This section also contains individual comments followed thereafter by responses. To facilitate review of the responses, an index number (e.g., 1-1, 1-2, 2-1) has been assigned to each comment and to its corresponding responses. Section 3 contains changes to the DEIR as a result of the comments by agencies and interested persons. Section 4 contains the Mitigation Monitoring and Reporting Program.

City Staff has reviewed the comment letters, draft responses and information generated in the course of preparing the responses and determined that none of this material constitutes significant new information that requires a recirculation period for further public comment under CEQA Guideline Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation as described in Section 15088.5.

1.2 CEQA Requirements Regarding Comments and Responses

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be, "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined

in terms of what is reasonably feasible, considering factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

2 Response to Comments on the Draft EIR

2.1 Agency, Organization, and Individual Comments on the Draft EIR

This section includes all written comments received on the DEIR and the City's responses to each comment. Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in underline for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and organizations that submitted comments on the Draft EIR during the public review period:

Table 2-1: List of Written Comments Received on the Draft EIR

Comment Letter No.	Commenting Agency / Organization / Individual	Date
Agencies		
1	State of California, Department of Transportation, Caltrans District 5	November 30, 2021
2	State of California, Department of Fish and Wildlife	November 24, 2021
Organizations		
3	Pacific Gas and Electric	October 20, 2021
Individuals		
4	Mark Hemmert	September 7, 2021

DEPARTMENT OF TRANSPORTATION
CALTRANS DISTRICT 5
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
www.dot.ca.gov/dist05/

Comment Letter 1

Making Conservation a California Way of Life.

November 30, 2021

SCr-17-3.475
SCH#2019110250

Taylor Bateman
Community Development Director
Community Development Department
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Mr. Bateman:

COMMENTS FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) - OAK CREEK PARK, SCOTTS VALLEY, CA

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the Oak Creek Park project which include 24,973 square feet of commercial use, eight townhomes, and 44 apartments. Caltrans offers the following comments in response to the DEIR:

1. Caltrans appreciates the transportation demand management strategies to further reduce vehicle miles traveled (VMT). The bike lockers and storage, showering facilities, sidewalks, and paths will help enhance mobility alternatives to vehicular trips. 1-1

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 835-6543 or christopher.bjornstad@dot.ca.gov.

Sincerely,

Christopher Bjornstad

Chris Bjornstad
Associate Transportation Planner
District 5 Development Review

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Comment Letter 2

November 24, 2021

Mr. Taylor Bateman
City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066
tbatemen@scottsvalley.org

Governor's Office of Planning & Research
Nov 24 2021
STATE CLEARING HOUSE

Subject: Oak Creek Park, Draft Environmental Impact Report, SCH No. 2019110250, City of Scotts Valley, Santa Cruz County

Dear Mr. Bateman:

The California Department of Fish and Wildlife (CDFW) has reviewed the Draft Environmental Impact Report (DEIR) prepared by the City of Scott's Valley (City) for the Oak Creek Park Project (Project), located in Santa Cruz County. CDFW is submitting comments on the DEIR regarding potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines § 15386 for commenting on projects that could impact fish, plant, and wildlife resources (e.g., biological resources). CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

California Endangered Species Act

Please be advised that a CESA Permit must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Pub. Resources Code, §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated

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to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code, § 2080.

PROJECT DESCRIPTION

The Project consists of a mixed-use commercial and residential development on a 3.56-acre site in the City of Scotts Valley, APN 022-162-76. There will be two lots on the property. Lot 1 would consist of eight town home apartments over approximately one acre. Lot 2 would consist of two types of buildings, commercial and residential. There would be 24,841 square feet of commercial buildings including surface parking and 12-foot-wide sidewalks. There would be 74,100 square feet of residential buildings on Lot 2 including a mix of apartments. The Project would require regrading of Lots 1 and 2, requiring several hundred yards of fill to be imported. Per the Project's Stormwater Control Plan, the Project would include flow-through planters in the residential area to retain and treat stormwater runoff. A stacked underground storage chamber system which would provide treatment of runoff by infiltration would be used in the mixed-use and commercials portions of the Project.

ENVIRONMENTAL SETTING AND LOCATION

The Project is located at the intersection of Glen Canyon and Mt. Hermon Road, in the City of Scotts Valley, Santa Cruz County.

The Project is adjacent to Mt. Hermon Road, a commercial office building on Glen Canyon Road, and single-family residences. There are no watercourses on the property, but creeks in the vicinity of the Project site include tributaries to Bean Creek and Carbonera Creek. The Project site supports annual grassland, a small patch of coastal prairie, coast live oak tree groves, a poison oak thicket, and non-native tree groves.

COMMENTS AND RECOMMENDATIONS

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

Comment 1: Surveys for special status plant species

Issue: The DEIR does not provide the methodology of the special-status plant species surveys in Mitigation Measure Bio-1.1. The DEIR on page 7-13 of the Biological Resources section states that the small patch of coastal prairie habitat may provide habitat for special-status plant species such as Congdon's tarplant (*Centromadia parryi* ssp. *Congdonii*), a California Native Plant Society (CNPS) Rare Plant Rank 1B.1,

2-1

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pending the results of a spring season plant survey. Furthermore, Table 2 of the Biotic Report states that there is marginal habitat for other CNPS rare plant species including but not limited to Scotts Valley spineflower (*Chorizanthe robusta* var. *Hartwegii),* short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*), Point Reyes horkelia (*Horkelia marinensis*) and State endangered species including white-rayed pentachaeta (*Pentachaeta bellidiflora*) and Santa Cruz tarplant (*Holocarpha macradenia*). Mitigation Measure Bio 1.1 states that plant surveys will be conducted; however, the methodology for the surveys is not disclosed. Without following proper survey protocol for spring or early summer blooming plant species, it is possible to miss detection of special-status plant species on the site.

Recommendation

CDFW recommends the City update MM Bio 1.1 to include methodology capable of detecting special-status plant species.

Recommended update to MM Bio 1.1

2-1

An experienced botanist (with expertise in coastal prairie plant communities of Santa Cruz) shall conduct a minimum of two focused rare plant surveys over two seasons prior to the initiation of construction and include the information in the Project environmental document. Surveys shall be conducted according to: *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities* (CDFW 2018), available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline.

In the event rare, threatened or endangered plants are discovered, additional measures may be needed, which may include work stoppage, flagging and avoidance of occurrences, collection of propagation material, site restoration and/or obtaining an Incidental Take Permit (Fish and Game Code section 2081, subd., (b).)

COMMENT 2: Tree Removal

Issue: The Project has the potential to remove all trees on the Project site including six Coast live oaks (*Quercus agrifolia*), one Ponderosa pine (*Pinus ponderosa*), six ash trees (*Fraxinus* sp.), four sycamore trees (*Platanus acerifolia*), and a large group of acacia trees (*Acacia baileyana*). According to the Tree Resource Evaluation, at least one coast live oak is above 15 inches diameter at breast height (dbh). Large mature trees (e.g., native oak tree that is greater than 15 inches in diameter) are of particular importance due to increased biological values (i.e., nesting bird habitat, bat roost habitat). Furthermore, the Tree Resource Evaluation states that the sycamore trees growing along the perimeter are healthy and recommends their incorporation into the Project. However, it is unclear if the sycamore trees have been incorporated into the landscape plan.

2-2

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Evidence the impact would be significant: While the DEIR includes on-site tree planting as a minimization measure, on-site planting at higher ratios alone is not sufficient to completely off-set temporal impacts from the loss of mature trees due to an uncertain time lag from when the new resources will be available (Marón et al., 2010).

Recommendation: CDFW recommends the Project avoid large diameter tree removal to the greatest extent feasible. CDFW recommends Project mitigation include in-kind preservation of mature native trees. Where in-kind preservation of mature native trees is not feasible, CDFW recommends planting larger sized native trees, (such as 15-gallon sized trees or larger) to help address the temporal loss of mature trees on-site. 2-2

COMMENT 3: Figures and Labels

Issue 1: Figure 3-11: Stormwater Control Plan, does not include a legend or figure labels to explain the meaning of the colors in the figure. The DEIR also references a Figure 7-2: Landscape Plan; however, only Figure 7-1: Vegetation Map is included in the DEIR. 2-3

Recommendation: CDFW recommends the final EIR should include labels with Figure 3-11 and include Figure 7-2 either in the EIR or as an attachment.

FILING FEES

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

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

Sincerely,

DocuSigned by:
Stacy Sherman for
692D021D81CA4F7...
Stephanie Fong
Acting Regional Manager
Bay Delta Region

ec: State Clearinghouse # 2019110250

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REFERENCES

CDFW, 2018. Protocols for surveying and evaluating impacts to special status native plant populations and sensitive natural communities. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline.

Marón, M., Dunn, P. K., McAlpine, C. A., & Apan, A. (2010). Can offsets really compensate for habitat removal? The case of the endangered red-tailed black-cockatoo. *Journal of Applied Ecology*, *47*(2), 348–355.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

Comment Letter 3

October 20, 2021

Susie Pineda
City of Scotts Valley Planning Dept
One Civic Center Drive
Scotts Valley, CA 95066

Ref: Gas and Electric Transmission and Distribution

Dear Susie Pineda,

Thank you for submitting the Oak Creek Park plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

3-1

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Comment Letter 4

Subject: FW: EXTERNAL: EIR on Traffic for Oak Creek Park - Mixed Use Development

From: Mike Hemmert <mhemmert2003@yahoo.com>
Sent: Tuesday, September 7, 2021 2:06 PM
To: Bradley, Paula <pbradley@mbakerintl.com>
Subject: EXTERNAL: EIR on Traffic for Oak Creek Park - Mixed Use Development

Paula,

I would like to make sure that the EIR on Traffic impact for this project includes the impact of residents traveling to rt 17. If there is not sufficient room for a vehicle to enter onto Mt. Hermon and get to the left lane to do a U-turn at the SV Drive intersection, then vehicles may turn right onto SV Drive and then drive to Quien Sabe/Oak Creek Blvd residential neighberhood. As you know this neighberhood has young children on bikes and many walkers. This problem was compeletely missed in the EIRs for the new developments behind the Shell station and the upcoming adjacent development (stating that vehicles would do U-turns on SV Drive is not realistic given the bend in the road). 4-1

If however an EIR states that vehicles will predominently drive through the commercial parking lot and use the light at Glen Canyon then all is well.

Thank you,

- Mike Hemmert

2.2 Response to Comments

2.2.1 Response to Comment Letter #1: State of California, Department of Transportation, Caltrans District 5

1-1: Comment noted regarding Caltrans support of transportation demand management strategies to further reduce vehicle miles traveled (VMT).

2.2.2 Response to Comment Letter #2: State of California, Department of Fish and Wildlife

2-1: Comment noted. As summarized in the Biological Resources section of the Draft EIR and described more fully in Appendix C-b Biotic Report by Biological Resources Group, a plant survey was conducted in 2018 (March, April and May) and again in 2019 (May). Both of those survey years were negative for special status plant species. Also both 2018 and 2019 were average rainfall years, so these were good survey years for adequate plant expression.

Because these surveys are almost three years old, Mitigation Measure BIO 1.1 Focused Plant Surveys requires the project applicant to have a qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. This survey must be completed at least one year prior to issuance to grading permits, and/or any clearing, grading, or excavation work on the project site.

These previous surveys, and the additional required survey are considered prudent and acceptable per CA Department of Fish & Wildlife protocols (email from Kathy Lyons, Biotic Resources Group, to Bill Wiseman, Kimley-Horn & Associates, 12/15/21). As such, there is no change in significance and no revisions to the Draft EIR are necessary.

2-2: Comment noted. The proposed project will avoid large diameter tree removal to the extent feasible. Additionally, it is noted that the landscape plans call for a tree replacement ratio of 3:1, for a total of 21 replacement trees. In total, the landscape plan calls for the planting of 136 trees throughout the project site.

2-3: Regarding Figure 3-11: Stormwater Control Plan, there is no legend in the plans. The different colors only represent different stormwater management areas and are not color-coded to a particular meaning. There is a detailed table associated with the figure that identifies (for each area) total area, previous and impervious areas, and stormwater runoff coefficients and flow factors. This information is further described in the Stormwater Control Plan (C2G/Civil Consultant Group, July 2019).

Regarding the Draft EIR reference to Figure 7-2: Landscape Plan, this has been corrected to read Figure 3-8: Landscape Plan.

2.2.3 Response to Comment Letter #3: Pacific Gas and Electric

3-1: Comment noted regarding construction-related activities associated with PG&E-owned gas and electric facilities.

2.2.4 Response to Comment Letter #4: Mark Hemmert

4-1: Comment noted regarding traffic to Highway 17 and potential impacts on neighborhood streets. As shown in Figure 15-1: Study Intersection & Trip Distribution, traffic existing from the project site would exit directly onto Mount Hermon Road and would not use residential streets. Most vehicles going to Highway 17 would travel east of Mount Hermon Road.

3 Changes to the Draft EIR

Changes to the Draft EIR are shown on the following pages in the order that they appear in the EIR. New text is shown in underline, and removed text is shown in ~~strikethrough~~. These text changes do not constitute substantial new information and do not result in significant new impacts or the increase in severity of impacts already disclosed.

The project would result in the removal of trees, including a large group of acacia trees, six Coast live oaks, and one Ponderosa pine. In addition, six immature ash trees and four sycamore trees growing behind the existing sidewalk may also require removal because these trees may be in conflict with the sidewalk and landscaping proposed for the development. All six Coast live oaks and one Ponderosa pine on the project site are proposed to be removed are protected. The group of acacia trees to be removed are not protected by Scotts Valley ordinances. Table 7 2: Tree Inventory lists the trees included in the survey area and those proposed for removal.

Table 7-2: Tree Inventory

Species	Trees Identified in Arborist Report	Trees Proposed for Removal
Ash	6	6
Sycamore	4	4
Coast Live Oak	6	6
Group of Acacia	At least 200	At least 200
Ponderosa Pine	1	1

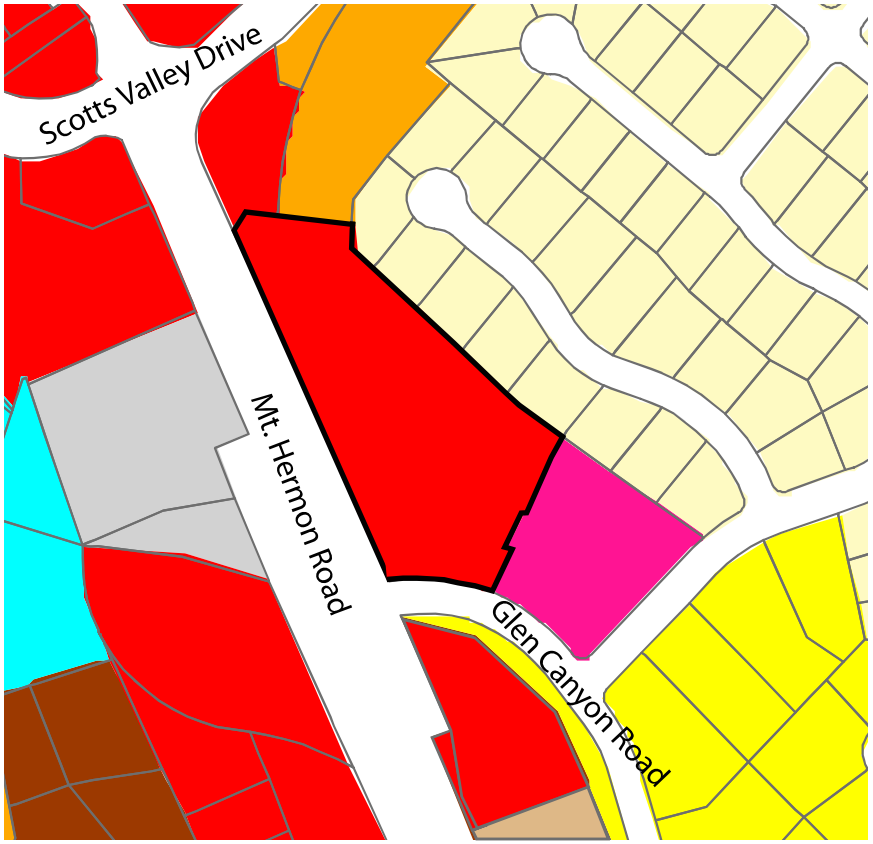
Source: Maureen Hamb, 2018

The loss of trees regulated by the City's Tree Protection Regulations would require a Tree Removal Permit from the City processed concurrently with the other requested entitlements. Pursuant to the Tree Protection Regulations, the Tree Removal Permit, inclusive of Planning Commission approval for removal of Heritage Trees, if required, would be obtained and submitted to Scotts Valley Building Department prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.

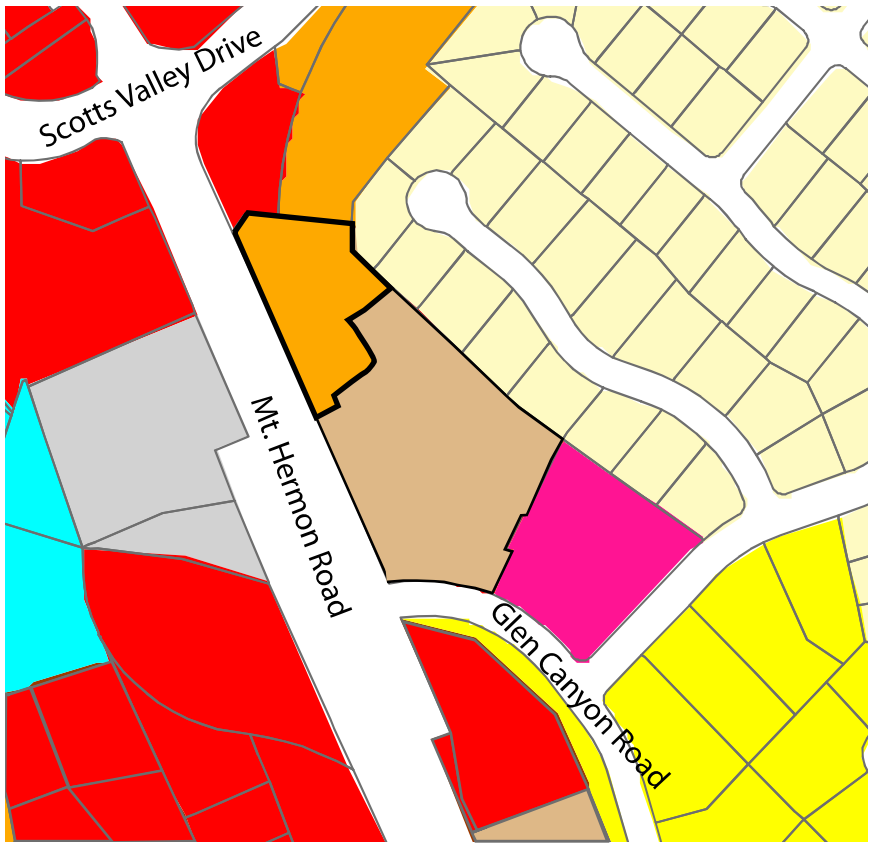
Per the City's Tree Protection Regulations, the applicant would be required to provide for the planting of two trees for each "protected" tree removed (2:1 ratio). Because the project would remove seven protected trees, a minimum of 14 trees would be required to be replanted. As shown in Figure ~~7-2~~3-8: Landscape Plan, the project would replace the protected trees at a 3:1 ratio for a total of 21 trees, or seven tree more than required the City's Tree Protection Regulations. In total, 136 trees will be planted, as shown in Figure ~~7-2~~3-8: Landscape Plan.

Because the project would exceed the tree replacement requirements as defined in the City's Tree Protection Regulations per Section 17.44.080 of the City of Scotts Valley Zoning Ordinance, impacts from tree removal would be less than significant.

Tree and vegetation removal may also affect nesting birds. The Biotic Report concluded that nesting birds (protected by the MBTA) may occur within the project site (Biotic Resources Group, 2017). Removal of trees or understory vegetation has the potential to harm nesting



Existing Zoning Classification



Proposed Zoning Classification

Legend

- R-M-6: Medium High Density
- R-M-8: Medium High Density
- R-1-10: Medium Density
- R-1-20: Low Density
- C-S: Service
- C-P: Professional
- I-L: Light
- P: Public/Quasi Public
- Project Site

Source: City of Scotts Valley, 2017

Figure 3-13: Existing and Proposed Zoning Designation
Oak Creek Park
Draft EIR

Not to scale

Kimley»Horn
Expect More. Experience Better.

4 Mitigation Monitoring and Reporting Program

4.1 Public Resources Code

When approving projects with Environmental Impact Reports (EIRs) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project, may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the EIR required to address only the significant impacts associated with the project being approved. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the DEIR.

The MMRP is organized in a table format (see Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project, keyed to each significant impact and each EIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program, based upon whether the measure applies to the hotel development, residential development, or both developments. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- Mitigation Measures: This column presents the mitigation measure identified in the EIR.
- Monitoring/Reporting Responsibility: This column contains an assignment of responsibility for the monitoring and reporting tasks.
- Monitoring and Reporting Requirement: This column refers the outcome from implementing the mitigation measure.
- City Staff/Notes: This column will be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

4.2 Enforcement

If the project is approved, the MMRP for each development would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out to fulfill the requirements of approval. A number of the mitigation measures would

be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction, or project implementation phase.

Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
AIR QUALITY				
Impact AQ-2: Future construction activities would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants.	**MM AQ-2.1 Reduce Fugitive Dust** The applicant for future residential development shall implement the following measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions, and the applicant shall require all of the following measures to be shown on grading and building plans: ▪ Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day. ▪ Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (more than 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).	Planning Department Contractor	Review and approve construction specifications prior to issuance of building permit. Include in construction specifications and implement during construction. Review during site inspections.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD. ▪ Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. ▪ Plant vegetative ground cover in disturbed areas as soon as possible. ▪ Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible; ▪ Spray dirt stock pile areas daily as needed. ▪ Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used. ▪ Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114. ▪ Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways. ▪ Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.			
BIOLOGICAL RESOURCES				
Impact BIO-1: Cause a direct or indirect adverse effect on special-status invertebrate species.	**MM BIO-1.1 Focused Plant Surveys** At least one year prior to issuance to grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a	Planning Department	Review documentation from relevant Responsible Agency(s).	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that provides preservation, salvage, or presents other compensation for the impact, such that impacts are reduced to a less than significant level.	CA Dept of Fish and Wildlife Qualified biologist	Demonstrate mitigation compliance.	
Impact BIO-3: Cause a direct or indirect adverse effect on nesting bird sites.	**MM BIO-2.1 Avoid Nesting Birds** The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid	Planning Department Qualified biologist	Construction specifications prior to issuance of grading permits. Preconstruction surveys.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	disturbance or destruction of active bird nests, if any are present.			
GEOLOGY, SOILS, AND SEISMICITY				
Impact GEO-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a Result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	**MM GEO-3.1 Implement Geotechnical Report Recommendations** The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.	Planning Department Registered geotechnical engineer	Review geotechnical report and ensure recommendations are included in plans prior to issuance of building permits. Prepare design-level geotechnical investigation.	
NOISE				
Impact N-1: Cause a temporary or periodic increase in ambient noise levels during construction that would	**MM N-1 Construction Noise Reduction** To reduce the effects of construction noise, the project applicant shall ensure that the following is	Planning Department	Review of and approval of construction plan prior to issuance of grading and building permits.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
substantially disturb sensitive receptors.	included as part of all relevant construction plans for any future proposed project: **Construction Equipment**. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The project applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. **Vehicle and Equipment Idling**. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use. **Stationary Equipment**. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.	Building Department Contractor	Prepare construction plan, including noise specifications; adhere to plan provisions during construction.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible. **Workers' Radios**. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity. **Construction Plan**. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity. **Disturbance Coordinator**. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	include it in the notice sent to neighbors regarding the construction schedule.			
Transportation				
Impact TR-2: Substantially increase hazards due to a design feature or incompatible use.	**MM TR-2.1 Mt. Hermon Road Project Site Access** Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.	Planning Department Traffic engineer	Letter of compliance with associated plans.	

Affordable Housing NOW!
P.O. Box 2374, Santa Cruz, California 95063
(831) 566-2360

Every Unit Counts!

June 2, 2022

Scotts Valley City Planning Commission
1 Civic Center Drive
Scotts Valley, CA 95066

RE: Oak Creek Park Mixed-Use Development

Dear Planning Commissioners:

Affordable Housing NOW (AHN) appreciates the opportunity to comment on the proposed Oak Creek Park Mixed-Use Development with 52 residential units. AHN fully supports this project as it provides exactly the kind of housing that is needed in Scotts Valley.

The Oak Creek Park Mixed-Use development is a well planned project providing 52 rental units with a range in size from studios, to one, two and three bedroom apartments. There is a great need for more rental units in Scotts Valley, as well as smaller studio housing units for single individuals, young professionals, and seniors.

AHN also applauds the developer for the affordability levels included in the project as it is our understanding that the project will include two very-low and two low-income units, as well as four moderate income housing units. The City is far from reaching its RHNA goals for extremely low, low and moderate-income households and this development helps address the great need for housing in those income categories. AHN believes that every unit counts and these eight units will make difference for eight individuals and/or families who want to be a part of our community.

AHN enthusiastically supports this project and we urge your Commission to move the project forward for City Council consideration and approval.

Sincerely,

Tim Willoughby, AHN Chair

Agenda Item No. 1
September 8, 2022

City of Scotts Valley
PLANNING COMMISSION STAFF REPORT

Date:	September 8, 2022
Applicant / Property Owner:	Charlie Eadie/Granum Partners
Applications:	Environmental Impact Report EIR19-004 General Plan Amendment GPA18-001 Zone Change ZC18-001 Planned Development PD18-002 Minor Land Division MLD18-003 Design Review DR18-007
Location:	Intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76
General Plan / Zoning:	Service Commercial / C-S
Environmental Status:	Environmental Impact Report (EIR) was circulated for public review October 11- November 30, 2021, in accordance with the California Environmental Quality Act (CEQA)
Request:	Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments.
Staff Planner:	Susie Pineda, Consulting Planner, (408) 331-7987 spineda@m-group.us

SUMMARY

The Planning Commission held a public hearing on June 9, 2022 to discuss the proposed project. A motion was made and carried, to direct the applicant to work with staff to address specific design related issues and bring the revised project back to the Planning Commission with a resolution for consideration. The items that the Planning Commission directed the applicant to address are as follows:

Lot 1:

a. Setbacks of the townhomes
b. Parking
c. Size of the units

Lot 2:

a. Reduced Parking Stall Dimensions
b. Shared Parking
c. Enhanced Parking Lot Design
d. Private open space regarding rooftop screening from neighbors
e. Architectural enhancements
f. Circulation and parking
g. Trash bin location
h. Redwoods behind the buildings
i. Parking Garage Venting

As directed, a draft approval resolution has been prepared (Attachment 1). A complete discussion of the project is included in the Planning Commission Staff Report dated June 9, 2022 (Attachment 2). Also attached to this staff report are the Planning Commission meeting minutes from the June hearing (Attachment 3), the revised project plans (Attachment 4), alternative townhome plans (Attachment 5), and the applicant's response to comments (Attachment 6).

DISCUSSION AND ANALYSIS

The proposed project is a mixed-use commercial and residential development, located at the intersection of Glen Canyon and Mt. Hermon Roads. Project land uses include 24,973 sf. of commercial (e.g. retail and office), eight townhomes, and 44 apartments. The project proposes to subdivide the existing 155,350 sf parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style apartments housed within two separate buildings (Buildings C and D). Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2.

The proposed project includes a zone change for Lot 1 from Service Commercial (C-S) to Medium High Residential/Planned Development (R-M-6/PD). Planned Development zoning is proposed for both Lots 1 and 2.

A detailed discussion and analysis of the design related issues for this project can be found in the staff report, dated Jun 9, 2022 (Attachment 2). The zoning compliance table provided below is intended to serve as a quick reference to illustrate how the proposed project compares to the base zoning district of each respective Lot. The exceptions requested by the applicant are highlighted in bold font.

Zoning Compliance Table – Lot 1 Townhomes				
R-M-6, Multiple Residential				
	Standard	Proposed	Compliance	Comment
Maximum Lot Density	5,000 sf/unit	5,656 sf/unit	Yes	
Minimum Lot Area	6,000 sf	45,250 sf	Yes	
Minimum Lot Width	50’	approx. 300’	Yes	
Minimum Lot Depth	100’	approx. 180’	Yes	
Minimum Lot Frontage	60’	approx. 180’	Yes	
Maximum Site Coverage	55%	60%	**No**	Exception required through Planned Development process
Front Setback	20’	20’	Yes	
Side Setback (northwest corner)	10% of lot width 6’ max	3’	**No**	Exception required through Planned Development process
Side Setback (between Bldgs. C and D)	14’	10’	**No**	Min. 10’ required, plus 1’ for each one foot of height above which the top plate exceeds 15’ in height Exception required through Planned Development process
Rear Setback	15’	105’	Yes	
Height	35’	41’	**No**	Exception required through Planned Development process
Parking	2 spaces/unit + 1 for every 5 units	2 spaces/unit + 1 for every 5 units	Yes	
Interior Garage Dimensions	22’ x 22’	19.5’ x 21’	**No**	Exception required through Planned Development process
Private Open Space	100 sf/unit	97 sf/unit	**No**	Exception required through Planned Development process

Zoning Compliance Table – Lot 2 Commercial/Mixed Use Building				
C-S, Service Commercial				
	Standard	Proposed	Compliance	Comment
Density Range	15-20 units/acre	17.4 units/acre	Yes	
Minimum Lot Area	10,000 sf	110,100 sf	Yes	
Minimum Lot Width	100’	345’	Yes	
Minimum Lot Depth	100’	330’	Yes	
Minimum Lot Frontage	100’	180’	Yes	
Maximum Building Coverage	45%	40%	Yes	
Minimum Setbacks for Commercial Use				
Front	20’	19.5’	**No**	Exception required through Planned Development process
Side *	0’	30’	Yes	
Rear **	0’	20’	Yes	
Minimum Setbacks for Residential Use				
Front	10’ from street; 20’ from front of garage	N/A	N/A	
Side	10’	30’	Yes	
Rear	15’	20’	Yes	
Corner from the street	10’	N/A	N/A	
Corner from garage	20’	N/A	N/A	
Height	35’	45’-4”	**No**	Exception required through Planned Development process
Landscaping	Not less than 10% of total area	27.5%	Yes	A portion of the proposed landscaping is located within the public right-of-way
Landscaping within setback adjoining a street	Not less than 10’	20’	Yes	
Trash Disposal	adequate, screened, accessible	Yes	Yes	3 trash facilities located on site
Parking				
Residential Component	2 spaces/unit + 1 for every 5 units	2 spaces/unit + 1 for every 5 units	Yes	

Commercial Component	1 space/250 sf of floor area	1 space/250 sf of floor area (16 of the required spaces are situated on Lot 1)	**No**	A shared parking agreement would be required as a condition of approval Exception required through Planned Development process
Reduced Parking Stall Dimensions	9' x 20', or 9' x 17' plus a 3' overhang	9' x 17' plus a 3' overhang	Yes	The ramp impacts parking spaces 14-22 and 23-31, approximately eighteen parking stalls, where there will be limited space for the front end of the car to overhang and the sidewalks would feel tight
Off Street Parking - Landscaping	landscaped areas within or adjacent to the parking area shall provide for a minimum of one shade tree for every four parking stalls.		**No**	Exception required through Planned Development process
Private Open Space	100 sf/unit	Ranging from 32sf - 80sf	**No**	Exception required through Planned Development process

*Side setback for interior lot: Where the lot is adjacent to any "R" district, the side yard shall be a minimum of 10'
*Side setback for corner lot: The exterior side yard of a corner lot shall be a minimum of 15'
**Rear yard: If the development abuts an R district, then the rear yard shall be a minimum of 20'

Planning Commission Direction

The following section provides a discussion of issues and concerns raised by the Planning Commission at the June 9, 2022 public hearing and the applicant's response to those issues.

Lot 1

Setbacks of the townhomes/Size of units

As proposed, the project would require a reduced side yard setback at the northwest corner of Building D. The zoning code requires 10', and the project proposes 3'. The Planning Commission expressed concern that the buffer between the land uses was not adequate. The Planning Commission recommended that the applicant consider

reducing the footprint of Building D, in order to meet the setback requirement, and also potentially bring the project into compliance with the site coverage requirement.

The applicant believes that the reduced side yard setback is acceptable at this location because the adjacent lot is an unbuildable steep hillside, the gas station is over 100' feet away and the hillside is dominated by mature trees (refer to Sheet PC-1 Neighborhood Plan). The applicant has expressed concern about reducing the size of the units because they believe the 3-bedroom townhomes satisfies a need for rental housing in the "missing middle" designed for families needing more rooms.

While the applicant believes the proposal is adequate, they have provided an alternative design in response to the Planning Commission concerns (refer to Attachment 5 Alternative Townhome Plans). As shown on Sheets Sheet PC-1A, A5.0 and A5.1, one of the 3 bedroom townhomes could be replaced with a 2 bedroom option which would allow for the required 10' side setback at the northwest corner of Building D, adjacent to the gas station.

Shared Parking

While the Townhome development on Lot 1 meets the multifamily parking requirement set forth in the zoning code, the Planning Commission believes the units would function more like single family homes and recommended that the project include a shared parking agreement that would include a provision to ensure adequate parking for the townhomes.

The applicant believes that the project, as proposed, includes adequate parking and since Lots 1 and 2 would be under one ownership, the property management could establish rules and lease terms to manage the parking. The applicant would agree to a condition of approval which would require a shared parking agreement if either lot is sold separately. Staff has concerns about how this will be enforceable as it is possible that the sale could occur without the knowledge of the City.

Staff recommends that the terms of the shared parking agreement be agreed upon between the City and the applicant prior to City Council consideration of the project. At that time, the parties can enter into an agreement which requires the recordation of a shared parking agreement upon sale or transfer of the parcels. A project condition of approval has been added to the project that requires that the CC&R's include a shared parking agreement to be approved by the City and executed by the property owner prior to approval of the final map. The CC&R's shall be approved by the City Attorney and recorded prior to building permit final.

Lot 2: Commercial and Mixed Use Buildings

Reduced Parking Stall Dimensions and Enhanced Parking Lot Design

The zoning code requires that reduced sized parking stalls may be 17’ in length with a 3’ overhang. While the proposed project meets that requirement, the accessible slope/ramp, situated between Buildings A and B, impacts parking spaces 14-22 and 23-31, approximately eighteen parking stalls, where there will be limited space for the front end of the car to overhang and the sidewalks would feel tight (refer to Sheet 2.0). In these locations, the sidewalks narrow to 5' which creates a less than ideal design. Without a major redesign of the project, the Planning Commission did not identify a solution to remedy this situation but recommended that the proposed project incorporate additional landscaping and amenities in other locations in the project, such as planter boxes and enhanced pedestrian crossings, to break up the design.

The applicant responded that the parking stalls meet the city standard of 17 feet with a 3-foot overhang and, in addition, there is additional width at each of the store front entryways. (refer to Sheet A6.0). To enhance the project design, the applicant would agree to include a condition of approval that would include storefront planting and auto irrigation as appropriate, consistent with retail needs (refer to Sheet A4.1, A6.0 and L1).

Rooftop Private Open space – Building A

Building A provides private open space in the form of patios and balconies. The proposed balconies vary in size, however, about half of them are undersized and do not comply with the zoning code requirements. In addition to the small amount of private space, the proposed project also includes common open space, located on the rooftops of the second and third stories of the proposed development. The Planning Commission expressed concern that proposed balconies may be too small to be functional. In addition, the Planning Commission, as well as, adjacent neighbors expressed concern about the rooftop common areas and potential privacy issues with the adjacent properties.

Despite the representations on the plans, the applicant clarified that the common open space shown on the floor plans (refer to Sheet A3.2) is not active or shared common open space available for recreational use by the residents, but rather passive open space, which serves as a buffer between units. While this may help to alleviate potential privacy issues with neighbors, it is important to note that this also drastically changes the overall square footage of active common open space that is available to the residents of the building. The City regulations require 100 sq. ft. of open space per unit. The project proposes 32 sf - 48 sf balconies for a majority of the units and 80 sf patios for approximately 15 units adjacent to the rooftop passive open space. In addition to the balconies and patios, the mixed use building proposes an approximately 1000 sf common area terrace.

The applicant has not proposed any changes or additions to the private open space configuration. In response to concerns about privacy, the applicant explained that the rooftop area of concern is 25 feet below the roof peak, situated on the floor of the first apartment level, above the parking. The applicant is amenable to adding additional landscaping as an additional buffer (refer to Sheet A3.5, and Sheets A3.2 and A6.1).

Architectural enhancements

The Planning Commission recommended architectural enhancement on prominent elevations, as outlined below.

- Mixed Use Building A - Lot 2: The Planning Commission recommended architectural enhancement on the east and west elevations. The applicant has proposed to install a mural on the east elevation to create visual interest (refer to Sheet A3.5)

- Commercial Building B - Lot 2: The Planning Commission recommended the design include greater architectural detail on the east and west elevations to add visual interest to the highly visible elevations (refer to Sheet A4.1).The applicant did not propose any changes to the architecture of this building because they believe the heavy landscaping screens the elevations from view and provides consistency with the City's urban forest theme.

Circulation

The Planning Commission had concerns about traffic circulation, on and off site. As designed, the project would be accessible by two unsignalized driveways. One would utilize the existing driveway along Glen Canyon Road, just east of Mt. Hermon Road, and the second would be a new driveway along Mt. Hermon Road, just north of Glen Canyon Road. The Planning Commission expressed concern that on site congestion and potential backups that could occur on Mount Hermon Road or Glen Canyon Road as a result of the development on site.

There are several factors that could contribute to the potential circulation problems. Vehicles would drive through the parking lots to reach their destinations, while at the same time, other vehicles would be maneuvering to enter and exit parking stalls. In addition, trucks may be pulling in and out of the designated truck loading zone which could also interrupt the traffic flow.

The truck loading area is a pull out on the western side of Building A. The drive aisle itself is 20' and the pull-out area measures 12' wide. As proposed, trucks would pull into the loading area heading northwest and exit by backing into the 26' drive aisle in the lower parking lot in front of Building A (Refer to Sheet A2.0). Vehicles would then exit northbound to Mt. Hermon Road.

To exacerbate the issue, there is an existing bus pull out on Mount Hermon Road, in close proximity to the proposed Mount Hermon Road driveway. As a part of the

environmental review process, the EIR identified a potential impact with regard to circulation which explains that the project may result in a safety hazard to vehicles as they decelerate to pull into the Mount Hermon Road driveway.

The EIR identified the following mitigation for this impact:

> MM TR-2.1 Mt. Hermon Road Project Site Access: Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.

Implementation of Mitigation Measure MM TR-2.1: Mt. Hermon Road Project Site Access, would reduce the impact to a less-than-significant level.

The applicant asked their engineer to review the plan and confirmed that truck maneuvering is workable. Cars have over 20' road width to pass a parked truck in the loading zone in either direction (refer to Sheet C2.1). Queuing space for several cars is available out of the Mt. Hermon travel lane even with a bus in the pullout area. CEQA mitigation measure will be implemented if and when any transit district potential future use of the bus pullout. The applicant believes any delays due to truck maneuvering would be short lived and not unusual for this type of urban design.

The applicant has not made any changes to the plans.

Trash bin location

The Planning Commission, as well as adjacent neighbors, expressed concern about the location, and potential impacts related to the trash enclosure located to the east of Building A (refer to Sheet A3.5 and PC-1).

The applicant has responded that the trash enclosure is located 46' from the property line and it is separated by a wall and landscaping and there is a substantial grade differential which would also help to alleviate potential impacts to adjacent residences. In addition, the applicant has clarified that there would be a roof over the enclosure to limit exposure and this trash bin location is one of three trash locations on site so it does not accumulate all trash produced on site.

Redwoods behind the buildings

The Planning Commission, as well as adjacent neighbors, expressed concern about how construction on site may affect the root system of the redwoods located to the north of the project site, on the adjacent parcel (refer to Sheet A3.5).

The applicant has responded that minimal grading will occur at that location (+/- 12”). In addition, the proposed new building would be constructed outside of the root zone. The applicant has not yet completed this analysis but proposes to obtain a letter from a certified arborist prior to City Council review.

Parking Garage Venting

The Planning Commission, as well as adjacent neighbors, expressed concern about exhaust fumes related to the parking garage venting and how those fumes could potentially impact the adjacent neighbors.

The applicant has responded that no mechanical venting is anticipated. The project proposes open flow (grated) garage doors and other passive ventilation and the proposed project will comply with all California Building Code requirements.

PUBLIC NOTICE

On August 26, 2022, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law.

CONCLUSION

The Planning Department has identified three options for Planning Commission consideration:

1. If it is determined that the issues associated with the proposed project are adequately addressed the Planning Commission could recommend approval of the proposed project by adopting the attached resolution and conditions of approval.

2. If it is determined that the issues with the proposed project are not adequately addressed, the Planning Commission could modify the project through the conditions of approval and forward a resolution of approval to the City Council.

3. If it is determined that the issues with the proposed project are not adequately addressed, the Planning Commission could direct staff to prepare a resolution of denial to forward to the City Council.

ATTACHMENTS

1. Resolution (Action Item)…..... (Attached)
2. Planning Commission Staff Report (06/09/22)……..... (Attached)
    a. Location Map
    b. Project Plans
    c. Draft Environmental Impact Report https://www.scottsvalley.org/358/Oak-Creek-Park Mixed-Use-Development
    d. Final Environmental Impact Report
    e. Comment Letter (received 6/2/2022)
3. Planning Commission Minutes (06/09/22)…..... (Attached)
4. Project Plans..... (Attached)
5. Alternative Townhome Plans..... (Attached)
    a. Sheet A5.0 Townhome Floor Plans
    b. Sheet A5.1 Townhome Elevations
    c. Sheet PC-1A Site Plan
6. Applicant Response to Comments from 06/09/22 PC hearing..... (Attached)

ATTACHMENT 1

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (EIR19-004), APPROVAL OF A GENERAL PLAN AMENDMENT GPA 18-001), ZONE CHANGE (ZC18-001), MINOR LAND DIVISION MLD18-003, PLANNED DEVELOPMENT PERMIT (PD18-002), DESIGN REVIEW PERMIT (DR18-007), FOR A PROJECT LOCATED AT THE INTERSECTION OF MT. HERMON ROAD AND GLEN CANYON ROAD/APN 022-162-76

WHEREAS, the City of Scotts Valley has received an application from Granum Partners (referred to as the "applicant") for "Oak Creek Park" project to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76; and

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

WHEREAS, the application is a "Project" pursuant to the California Environmental Quality Act ("CEQA"), which requires the preparation and certification of an Environmental Impact Report in accordance with the requirements of CEQA; and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant ("Consultant") to prepare a Draft Environmental Impact Report ("Draft EIR"), paid for by the applicant; and

WHEREAS, the Consultant prepared a DEIR (State Clearinghouse # 2019110250) in accordance with the State CEQA Guidelines and requirements. The DEIR was duly noticed, published, and distributed for a 45-day public review period from October 11, 2021 to November 30, 2021 and was made available for public review at the Planning Department at City Hall; and

WHEREAS, the City's Consultant prepared a duly noticed and published Final Environmental Impact Report (Final EIR) on June 9, 2022, that was made available at City Hall, Planning Department, the City's website, and upon request at the Planning Department; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on June 9, 2022, and September 8, 2022, to review and consider the Final EIR and the requested General Plan and Zoning changes, hear public testimony, and provide comments and recommendations to the City Council.

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

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

SECTION 2: That the FEIR represents the independent judgement and analysis of the City.

SECTION 3: That the City Council certify the Final EIR and approve the recommended mitigation contained in the Conditions of Approval attached hereto (Exhibit A) and incorporated herein by this reference based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15091.

1. ***Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.*** The Final EIR meets the requirement of this finding in that mitigation has been identified that would reduce impacts to less than significant levels. All mitigation measures in the Final EIR shall be included in any future resolutions approving the Project, made fully enforceable as future planning permit conditions of approval, and are incorporated herein in their entirety by this reference.

2. ***The City has prepared a program to report on and monitor changes made to the Project in order to mitigate or avoid significant effects on the environment.*** The Final EIR meets the requirement of this finding in that the Conditions of Approval (Exhibit A) attached hereto and incorporated herein include all of the mitigation measures and identifies the parties responsible to monitor and report/track compliance of the mitigation measures.

3. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** The Final EIR meets the requirement of this finding in that documents and other material constituting the record of the proceedings upon which the City's decision and findings are located at the Planning Department of the City of Scotts Valley, One Civic Center Drive, Scotts Valley, CA, 95066, in the custody of the Community Development Director as part of the public record.

SECTION 4: That the City Council approve General Plan Amendment based on the following findings:

4. ***The change in the General Plan land use designations are consistent with the General Plan.*** The Project meets the requirements of this finding in that the City's 2015 – 2023 Housing Element identified the project site as one of six "Opportunity Sites" that have zoning and development standards, infrastructure and public facilities in place to accommodate the construction of new housing. This criterion allows high-density residential as part of a mixed-use project.

5. ***That the density is compatible with adjacent uses and densities.*** The Project meets the requirements of this finding in that the residential density will be 7.7 units per acre, which is within the allowed range of 5 to 9 units/acre in the Medium-High Residential zone and is compatible with the housing development project to the northwest of the Project site. The property is slightly more dense that the residential uses to the northwest of the Project site, but the proposed residences are more than 100 feet from those residential uses and are screened by landscaping.

SECTION 5: Approve Zone Change ZC18-001 based on the following findings:

6. ***The change in the zoning districts are consistent with the General Plan and the densities are compatible with adjacent uses and densities.*** The Project meets the requirements of this finding, because the Project will change the existing Service Commercial (C-S) zone to Medium High Residential (R-M-6). As with the General Plan Amendment, this zoning density is compatible with the housing development project to the northwest of the Project site. The property is slightly more dense the residential uses, but the proposed residences are more than 100 feet from those residential uses and are screened by landscaping.

SECTION 6: Approve the Planned Development Overlay PD18-002 as shown on the plans as submitted to the Planning Commission, based on the following findings, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein.

7. ***The proposed Planned Development and Planned Development Permit is consistent with the underlying zoning designation of the City of Scotts Valley General Plan.*** The proposed project is consistent with the land uses prescribed in the Commercial Service and Medium High Density Residential categories of the General Plan. The project is consistent with the purpose and intent of the Commercial Service and R-M-6 land use designation, which allow residential and mixed-use development. The proposed zoning would be R-M-6/Planned Development (R-M-6/PD) for Lot 1 and Service Commercial/Planned Development (C-S/PD) for Lot 2.

SECTION 7: Approve the Minor Land Division MLD18-003 as shown on the plans as submitted to the Planning Commission, based on the following findings, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein.

8. ***That the locations of the commercial uses are in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The mixed use development on Lot 2 meets the requirements of this finding in that one of the purposes of the Commercial-Service (C-S) zoning district is to provide appropriately located areas for retail stores, offices, and service establishments to meet the needs of the community. The residential development on Lot 1 meets the requirements of this finding in that it expands and improve the City's housing supply by developing high-quality housing on a City-designated "opportunity site." The project will provide affordable and market-rate housing consistent with the City of Scotts Valley General Plan Housing Element goals and policies.

9. ***That the proposed tentative map / minor land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the design of the minor land division and its related property improvements are consistent with many goals and objectives of the General Plan, including LP-3 The City shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element goals and environmental constraints; LA-5 The City shall re-designate, as appropriate, non-residential land uses for residential use to meet the identified housing demand if the report of the Planning Director so justifies it; LP-28 The City shall promote availability of commercial sites to accommodate a mix of professional office, service commercial, and shopping center developments consistent with the environmental, service, and economics goals of the City; LP-33 Commercial developments shall be designed and screened in an attractive manner and thereafter maintained so as to integrate the entire development visually with the overall natural beauty of the Planning Area; LO-37 Ensure compatibility between commercial developments and surrounding land uses; and LP-45 Commercial land uses should be concentrated along the urban core of the City.

10. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 3.6 - acre site contains sufficient spatial area for commercial building A and mixed-use building B, located on Lot 1, 8 townhouses located on Lot 2, and associated parking, landscaping, and related site improvements for the development. Public services are available, and utilities are of adequate capacity to accommodate the project.

11. ***That the design of the minor land division or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the EIR includes mitigation that would reduce any impact to fish, wildlife or habitat to a less than significant level.

12. ***That the design of the minor land division or the type of improvements is not likely to cause serious public health problems.*** The project meets the requirement of this finding in that the project will not generate hazardous emissions nor store hazardous/combustible materials. The Oak Creek Park EIR concluded that the project is not expected to cause serious public health problems.

13. ***That the design of the minor land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that the project will provide reciprocal access easements to adjacent parcels to integrate access from one parcel to another. The Scotts Valley Fire Protection District has reviewed the project and recommends approval subject to conditions.

SECTION 8: Approve the Planned Development Permit PD18-002 as shown on the plans as submitted to the Planning Commission, based on the following findings, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein.

14. ***The planned development permit as issued furthers the policies of the General Plan).*** The project meets the requirements of this finding in that the project site will accommodate a mix of commercial and residential uses consistent with the housing and economic goals of the City, as called for in General Plan Land Use Element Policy LA-5 which allows the City to re-designate nonresidential land uses for residential use to meet the identified housing demand; and LA-11 which allows residential mixed-use as long as the projects that are compatible with the residential use.

15. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The project meets the requirements of this finding in that approval of the PD Permit will allow development consistent with the planned development zoning.

16. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the siting and size of the residential, mixed use and commercial buildings will be compatible within the project. Lot 1 includes eight townhome style, 3-bedroom apartments housed within two separate buildings (Buildings C and D). Lot 2 includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2. Surface parking and 12' wide sidewalks would separate Buildings A and B, creating a "main street" commercial core. The residential units are located to the rear of the project site, on the third and fourth floors of Building A, above the commercial space.

17. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the City has prepared an EIR in accordance with CEQA. The project will not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed in the EIR;

SECTION 9: Approve the Design Review Permit DR18-007 as shown on the plans as submitted to the Planning Commission, based on the following findings, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein.

18. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirement of this finding in that the proposed townhomes on Lot 1 and commercial building (Building B) on Lot 2 are proposed to be set back a minimum of 20 feet from Mt. Hermon Road and Glen Canyon Road and includes landscaping to help soften their appearance. Building B fronts Mt. Hermon Road and is consistent in scale and height with the one-story office building to the east. The parking lot (located between Buildings A and B) will have landscaping and most of the parking spaces will be screened by buildings or will be set back from Mt. Hermon Road to minimize street views of parked cars. Building A, situated behind Building B on the project site, is proposed to be a mixed-use building with two residential levels over two levels of parking/commercial uses. To help reduce mass and height, the existing hillside would be graded so that a portion of the parking structure would be below grade.

19. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the building architecture includes sloped rooflines, articulated with varied forms, patterns, and massing. Building materials would consist of painted wood, stucco, exposed concrete, stone veneer, standing seam metal roofs, and aluminum and fiberglass windows, all of which are compatible in appearance with surrounding structures.

20. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project meets the requirements of this finding in that the project proposes irrigated landscaping interspersed throughout the site including a variety of ground covers, vines, and medium height bushes. Planting areas surround the residential buildings and the perimeter of the site, and two bioretention swales would be located on both sides of the driveway from Mount Hermon Road. In addition, three sycamore trees growing at the perimeter of the site, near the intersection of Mount Hermon and Glen Canyon Roads would be preserved and incorporated into the landscape plan for the project. A condition of approval has been included requiring the uniform maintenance of landscaping along Mt. Hermon Road to create a pleasing entrance to the City of Scotts Valley.

21. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that the proposed project complies with the zoning code requirements and has been designed to accommodate 208 parking spaces. The townhomes on Lot 1 have in-unit garages on the first floor that provide two parking spaces per unit, for a total of 16 spaces. Building

A includes 21 commercial and 101 residential parking spaces, three of which will be handicap accessible, 58 spaces are provided in the surface lot between Buildings A and B and the 18 spaces on Lot 1 are proposed to be shared, which would necessitate a shared parking arrangement.

22. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirements of this finding in that the Oak Creek Park EIR studied ingress, egress, and internal traffic circulation. The plan reflects the City's and Scotts Valley Fire Protection District requirements. The project will provide reciprocal access easements to adjacent properties to ensure adequate pedestrian and emergency vehicle access The existing reciprocal easement located on APN 22-162-72 and a portion of APN 22-162-68 shall remain in place. If it needs to be modified, it shall be reviewed and approved by the City prior to recordation of the final map.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference**,** the Planning Commission of the City of Scotts Valley recommends City Council approve the Oak Creek Park Environmental Impact Report EIR19-004, General Plan Amendment GPA18-001, Zone Change ZC18-001, Planned Development Permit PD18-002, Minor Land Division MLD18-003, and Design Review Permit DR18-007, for the "Oak Creek Park" project subject to the conditions of approval, for a 3.6 acre site to: 1) subdivide the existing 155,350 sf parcel into two lots to allow a mixed-use commercial and residential development which includes 24,973 sf. of commercial, eight townhomes, and 44 apartments; 2) change the existing General Plan land use designation on Lot 1 from Service Commercial to Medium High Residential; 3) change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6); 4) add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial/Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project; and 5) approve Planned Development/ Design Review Permits to evaluate the architecture and related site improvements, on the subject site, located at the intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76 subject to the Conditions of Approval (Exhibit A) which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 8th day of September 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Lori Gentile
Planning Commission Chair

Attest: _____
Taylor Bateman
Community Development Director

EXHIBIT A

STANDARD

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

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.

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

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

PLANNING DEPARTMENT

Design

5. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

6. All mechanical equipment shall be screened from public view.

7. The outdoor storage of material is prohibited.

Landscaping

8. Landscape irrigation shall connect to the recycled water distribution system as prescribed by the Scotts Valley Water District.

9. The landscaping improvements shall be permanently maintained and irrigated. The landscaping along Mt. Hermon Road on Lots 1 and 2 shall be uniformly landscaped and maintained. Such requirement shall be included in the project CC&Rs.

10. Landscaping Requirement. Applicant shall provide irrigated planters on the sidewalk in front of the tenant spaces on the south side of Mixed Use Building A and the north side of Commercial Building B.

11. Applicant shall provide a revised landscape plan to the Community Development Director for review and approval showing the exact location of the joint trench prior to obtaining building permits. If the location of the joint trench results in loss of landscaping, the applicant shall be required to take measures to improve the landscaping subject to the approval of the Community Development Director.

12. Applicant shall enter into a landscaping maintenance agreement with the City of Scotts Valley for the landscaping in the public right of way adjacent to Mount Hermon Road and Glen Canyon Road, prior to the issuance of building permits.

Signs

13. Signage shall be consistent with the sign program included in the plan set titled "Oak Creek Park," dated October 2016, revised June 1, 2020.

14. Sign lighting shall be positioned to minimize light leakage beyond the sign perimeter and to minimize ambient light pollution. The light source shall not be directly visible.

Lighting

15. The lighting plan shall be reviewed and approved by the Community Development Director prior to issuance of building permit.

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

17. Parking lot lighting shall utilize technology to minimize light spill when the parking lot is not in use.

Trees

18. Prior to obtaining building permits, applicant shall submit a report to the Planning Director, written by a certified arborist, addressing potential construction impacts to the redwoods located to the north of the project site and implement all recommendations included in the report.

19. All recommendations in the Tree Resource Evaluation prepared by Maureen Hamb Consulting Services dated July 2018, are incorporated as conditions of project approval.

20. The three sycamore trees growing at the perimeter of the site, near the intersection of Mount Hermon and Glen Canyon Roads shall be preserved and incorporated into the landscape plan for the project.

21. Tree removal shall not occur until a grading or building permit has been issued for the project.

22. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

23. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.

24. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

25. The project arborist shall routinely inspect the development site through the term of the project.

26. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.

27. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

<u>CC&R’s</u>

28. CC&R's for the on-going management and maintenance of the site shall be approved by the City and executed by the property owner prior to approval of the final map. The CC&R's shall be approved by the City Attorney and recorded prior to building permit final. The property owner shall pay for all recording costs. The CC&Rs shall include provisions for the following:

    a. Uniform standards for maintenance and upkeep of exterior buildings and grounds.

    b. Utility maintenance provisions addressing commonly owned infrastructure

including, but not limited to, landscaping water lines and bioretention facilities.

c. An enforcement mechanism for the City in case of failure to maintain the on-going maintenance and management of the parcels.

d. Maintenance of the drainage improvements, landscaping, including the landscaping located in the public right-of-way along Mt. Hermon Road.

e. Shared parking for Lots 1 and 2.

f. The emergency vehicle access gate shall be reviewed and approved by the City and other emergency responders, as necessary, prior to issuance of building permits. If required, the gate shall be modified to meet emergency services requirements.

Grading

29. All recommendations in the "Updated Geotechnical Investigation for the Oak Creek Par Project," prepared by Haro, Kasunich and Associates, Inc., dated January 2018, are incorporated as conditions of project approval. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

Archaeology

30. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50 feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.

31. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

32. 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.

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

Air Quality

34. Reduce Fugitive Dust

To reduce fugitive dust emissions, and the applicant shall require the following measures to be included as part of construction grading and building plans:

a. Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.

b. Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.

c. Prohibit all grading activities during periods of high wind (more than 15 mph).

d. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

e. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.

f. Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.

g. Plant vegetative ground cover in disturbed areas as soon as possible.

h. Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;

i. Spray dirt stock pile areas daily as needed.

j. Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.

k. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

l. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

m. Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.

n. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.

o. Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Biological Resources

35. Focused Plant Surveys

Within one year prior to issuance of grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that outlines provides preservation, salvage, or

presents other compensation for the impact, such that impacts are reduced to a less than significant level.

36. Avoid Nesting Birds

The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid disturbance or destruction of active bird nests, if any are present.

Geology and Soils

37. Implement geotechnical report recommendations.

The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.

Noise and Vibration

38. Construction Noise Reduction

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

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

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

Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.

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

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

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

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

Transportation

39. Mt. Hermon Road Project Site Access

    Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.

40. Applicant shall comply with all VMT requirements as discussed in EIR.

Affordable Housing

41. 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.

42. The developer shall enter into an Affordable Housing Agreement with the City of Scotts Valley prior to Final Map recordation.

Construction Phasing

43. Prior to the issuance of a Certificate of Occupancy for any of the units on Lot 1, the following improvements to Building A and the commercial component of Building B shall be permitted, completed and approved by the City's Building Official and all applicable fees shall be paid : full standard interior wall finishes, heating & air ventilation systems, water service meter connections, and sewer connections. In addition, all applicable fees shall be paid. Before any grading or building permit issuance for either Lot 1 or Lot 2, the developer shall prepare a draft phasing plan agreement of the proposed construction phasing of the commercial component of the project, for review and approval by the City which memorializes this requirement. The purpose of the agreement is to provide "turn-key" commercial buildings.

Building Department

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

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

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

47. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

48. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.

49. Applicant shall remove all references to "apartments" on the electrical sheets in the plan set and revise to read "townhomes" prior to City Council consideration.

50. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.

51. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

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

53. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which require various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

54. Structural calculations shall be submitted and wet-signed by the Engineer of record.

55. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.

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

57. 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.

58. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.

59. 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.

60. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

61. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

62. The project shall comply with all California Building Code Accessibility requirements and show the required features as they apply to this project.

63. If grading in the rainy season (October 15th to April 15$^{th)}$ is necessary, approvals from the Building Department shall be obtained.

64. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.

City Public Works Department

65. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.

66. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)

67. Engineered Improvement Plans shall be submitted for all on-site and off-site work and 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.

68. Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.

69. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.

70. 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.

71. 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.

72. All signing and striping shall be approved and completed as required by the Public

Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".

73. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned. Grease interceptors to be added to the system pursuant to the requirements of City of Scotts Valley Municipal Code 13.04.055.

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

75. 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.

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

77. Applicant shall submit electric files for all civil plans (.dwg and .pdf) for review and As-Builts (.dwg and .pdf) when project is completed.

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

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

80. Pursuant to City Council action on March 3, 2010, the Applicant shall conduct a Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees prior to tentative map approval

81. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of 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.

82. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

83. Prior to issuance of building permit, provide letter from City's hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family.)

Stormwater Management Plan:

84. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

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

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

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

Dedication of land for Park and Recreational Purposes:

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

88. 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.

89. 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.

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

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

92. 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.

93. Pursuant to City Council action on March 3, 2010, the Applicant shall modify the Traffic Impact Study to address the Mount Hermon Road/Scotts Valley Drive and Mount Hermon Road /La Madrona Drive intersections to determine the additional peak hour trips through the intersections. Specifically AM and PM peak hour trips for Mount Hermon Road /Scotts Valley Drive and PM only peak hour trips for Mount Hermon Road /La Madrona Drive. The study will also determine if the additional trips will degrade the Level of Service (LOS) of the intersections. The findings of the study will determine the amount owed for the Mount Hermon Road traffic mitigations fair share contribution. The Applicant shall conclude this study and pay any associated fees at the time of tentative map submittal.

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

95. Full frontage of Glen Canyon Road and NW lanes of Mount Hermon Road that front the project need full slurry and striping prior to permit sign off, including all bike lanes fronting project need to be updated to latest bike lane and symbols will be thermal plastic treatments approved by DPW.

96. Prior to issuance of building permit, provide letter from City’s hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste. Ensure adequate space for cart service (residential) and trash enclosure space (commercial/multi-family).

Scotts Valley Fire Protection District

97. All structures shall be protected by a fire sprinkler system. Systems shall be appropriately designed in accordance with Chapter 9 of the California Fire Code and the National Fire Protection Association (NFPA) Standards. The standard will be dependent upon which building is to be protected.

98. All structures shall be protected by an automatic manual fire alarm system designed and installed in accordance with Chapter 9 of the California Fire Code and NFPA 72.

99. All residential units shall also have low frequency audible devices installed for annunciation of any general alarm.

100. Each commercial suite shall have at minimum 1 (one) manual pull station installed.

101. All residential units designated as ADA Compliant shall also have audio/visual notification for occupants upon annunciation of an y general alarm.

102. Buildings obtaining commercial suites may also be subject to the installation of an Emergency Responder Radio Coverage system in accordance with section 510 of the California Fire Code This requirement will be dependent on type(s) of construction.

Scotts Valley Water District (SVWD)

103. The Scotts Valley Water District shall review a detailed landscape irrigation plan prior to the issuance of a building permit from the City of Scotts Valley.

Agenda Item No. 2
June 9, 2022

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	June 9, 2022
Applicant / Property Owner:	Charlie Eadie/Granum Partners
Applications:	Environmental Impact Report EIR19-004 General Plan Amendment GPA18-001 Zone Change ZC18-001 Planned Development PD18-002 Minor Land Division MLD18-003 Design Review DR18-007
Location:	Intersection of Mt. Hermon Road and Glen Canyon Road/APN 022-162-76
General Plan / Zoning:	Service Commercial / C-S
Environmental Status:	Environmental Impact Report (EIR) was circulated for public review October 11- November 30, 2021, in accordance with the California Environmental Quality Act (CEQA)
Request:	Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments.
Staff Planner:	Susie Pineda, Consulting Planner, (408) 331-7987 spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing and provide comment and direction on the proposed project.

BACKGROUND

The project site (APN: 022-162-76) is located at the northeast intersection of Glen Canyon Road and Mt. Hermon Road (Attachment 1 - Location Map).

The project site was previously approved for a three-lot subdivision to build three commercial buildings in 1991, however, the project was never constructed. In 1997, the City approved the Oak Creek Park Business Center to create three lots and build three commercial buildings (two 2-story buildings and one 1-story building). The one-story building was built at 3600 Glen Canyon Road. The approved two 2-story buildings (approx. 48,000 square feet) were not built.

In 2008, the Planning Commission recommended to the City Council for approval the Oak Creek Mixed-Use Planned Development project for two one-story commercial buildings (24,500 sf.) and a three-story, 10-unit townhouse building. However, due to a potential legal challenge, the public hearing was continued to a date uncertain and the City Council did not consider the proposed development.

PROJECT DESCRIPTION

The subject site is an approximately 3.6-acre, vacant lot, located at the intersection of Mt. Hermon and Glen Canyon Roads (see Location Map, attached). The site slopes upward to the northeast to the rear yards of single-family homes on Lucia Lane. The site is currently vacant and supports annual grassland, a small patch of coastal prairie, coast live oak tree groves, a poison oak thicket, and non-native tree groves. An overhead electrical transmission line extends generally east to west over the southern portion of the site and includes a steel monopole adjacent to Mt. Hermon Road.

The project fronts on Mt. Hermon Road which is one of the busiest commercial corridors in Santa Cruz County. Across Mt. Hermon Road are commercial uses comprised of small businesses, such as a coffee shop, restaurant, yoga studio, salon, gas station and laboratory equipment suppliers. North of the project site are 19 residential residences known as The Terrace Planned Development. Northeast of the site are single-family residences. Southeast of the project site is a one-story commercial building.

The project is a mixed-use commercial and residential development. Project land uses include 24,973 sf. of commercial (e.g. retail and office), eight townhomes, and 44 apartments.

The project proposes to subdivide the existing 155,350 sf parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style, 3-bedroom apartments housed within two separate buildings (Buildings C and D). The proposed density is 7.7 units per acre, which conforms to the City's density standard of 6-9 units per acre for the R-M-6 Medium High Density residential zoning district. Façade treatments for both buildings include a sloped standing seam metal roof, painted

gutters, wood balcony railings, painted shingle siding, painted fiberglass windows and doors and painted stucco chimneys.

Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and Building A includes 14,931 sf of ground floor commercial space, for a total of 24,973 sf of commercial use on Lot 2. Surface parking and 12' wide sidewalks would separate Buildings A and B, creating a "main street" commercial core. The residential units are located to the rear of the project site, on the third and fourth floors of Building A, above the commercial space. The proposed residential uses include a mix of apartments (4 studios, 18 one bedroom, and 22 two bedrooms) for a total of 44 units located on two levels. The studio and one bedroom apartments range in size from 712 sf- 906 sf, and the two- and three- bedroom units range in size from 1,184 sf to 2,172 sf. Façade treatments for both Buildings A and B include painted wood and sheet metal parapet, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof.

Pursuant to the Scotts Valley Municipal Code the project is required to designate 15% of the housing units as affordable. Of the proposed 52 units, the project is required to provide seven affordable units and pay in-lieu fees of 0.80 of a unit. The income-levels of the units requires review and recommendation by the City Council affordable Housing Subcommittee. Before City Council review, the applicant will submit proposed income-levels for review by the City Council Affordable Housing Subcommittee for recommendation to the City Council.

The following objectives have been identified by the project applicant for the project:

1. Provide a balanced mix of residential and commercial uses that integrate into the existing urban setting and provide a safe and attractive environment for living and working.
2. Create a high-quality mixed-use development that is visually and aesthetically compatible with adjacent land uses.
3. Expand and improve the City's housing supply by developing high-quality housing on a City-designated "opportunity site."
4. Provide affordable and market-rate housing consistent with the City of Scotts Valley General Plan Housing Element goals and policies.
5. Provide a mix of residential and commercial uses that achieves a financially feasible project.
6. Provide commercial uses that provide net financial benefits to the City of Scotts Valley.
7. Provide a project that balances housing with job-creating uses.
8. Develop a project that supports the success of the commercial uses through careful site planning and infrastructure design.
9. Develop vacant and underutilized land in an urban area.
10. Locate commercial and residential uses where such uses can take advantage of existing infrastructure and utilities.

11. Provide and improve pedestrian connections within the project and across adjacent arterial streets to facilitate pedestrian activity between neighborhoods and within the development.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Environmental Impact Report Certification – to address environmental impacts per the California Environmental Quality Act (CEQA)

2. General Plan Amendment – to change the existing land use designation on Lot 1 from Service Commercial to Medium High Residential

3. Zone Change – to change the zoning on Lot 1 from Service Commercial (C-S) to Medium High Residential (R-M-6)

4. Planned Development Zoning – to add a zoning overlay on Lot 1 Medium High Residential/Planned Development (R-M-6/PD) and Lot 2 Service Commercial /Planned Development (C-S/PD) to allow for exceptions to the zoning regulations and to allow tailored development standards to fit the needs of the project

5. Minor Land Division – to create two lots

6. Planned Development permit / Design Review – to evaluate the architecture and related site improvements

The following sections provides a discussion of the relevant planning, entitlement and environmental issues associated with the proposed project.

General Plan

General Plan Amendment

The project site is designated as Service Commercial under the City of Scotts Valley General Plan. As defined in the City's General Plan, the Service Commercial designation is intended for commercial and service-related land uses. Land uses permitted under the Service Commercial designation allow retail stores and shops, food and motel/hotel establishments, services such as printing shops and electrical repair shops, heating and ventilating shops. Very high density mixed use residential uses at a density range of 15.1 to 20 units/acre are also permitted, providing adjacent uses are compatible and the residential is secondary to the retail use.

The proposed project includes a General Plan Amendment to re-designate Lot 1 from Service Commercial to Medium High Residential which allows for a density range of 5 to 9 units per acre. Lot 1 is approximately 45,250 sf, resulting in a maximum allowable

density of nine dwelling units per acre. Eight townhomes are proposed for Lot 1 and the resulting density would be 7.7 DU/acre.

Lot 2 would remain Service Commercial and be 110,100 sf. in area and be comprised of 24,973 net sf. of commercial and 55,055 sf. of residential. The residential density would be 17.4 DU/acre. The total average density on the entire project site would be 15.1 dwelling units per acre.

When considering a General Plan Amendment, the City must find that the project is in the public interest.

General Plan Consistency

Per the General Plan, Service Commercial land use requirements allow mixed use residential provided that adjacent uses are compatible and the residential use is secondary to the retail use. As proposed the development plan for Lot 1 is not consistent with this requirement as shown on the following table.

Mixed Use Ratio Consistent with Zoning Code Total Square Footage Lot 2 = 80,028 sf		
Use	Square Footage	Ratio
Commercial	24,973 sf	24,973 sf/80,028 sf = 31.2%
Residential	55,055 sf	55,055 sf/80,028 sf = 68.8%

As illustrated in the table above, the residential land use comprises nearly 70% of the land use, which is not consistent with the General Plan. The purpose of the secondary requirement is to ensure that the commercial function of the property is retained.

In the City of Scotts Valley, floor area ratio is calculated as the total horizontal area, in square feet, on each floor within the exterior walls of a structure, but not including the area of inner courts, shaft enclosures or exterior walls. This was confirmed by the Planning Commission at an appeal hearing in December 2017. At that time, the Commission affirmed that commercial uses should be the primary use and that this method is an important way for the City to implement, promote, and protect the availability of its commercial zones, as called for in General Plan Land Use Element Policy LP-28. This is even more important due to the location of the project on one of the busiest commercial corridors in Santa Cruz County.

On Sheet A1.1 of the plan set, the applicant shows several calculations for mixed-use ratios based not only on this method, but also a variety of alternate calculations that create substantial confusion about the actual percentages. For clarity purposes, the Planning Department requested that the alternate calculations be removed from the plans and be in included as a separate attachment, but the applicant did not comply. Projects proposed in Scotts Valley are required to comply

with City requirements and the only Mixed-Use Ratio calculation that is consistent with these requirements is Alternative 2, labelled 'Mixed Use Ratio (Based on Area By Function)' as summarized in the table above.

In response to conversations with the Planning Department about the secondary requirement, the applicant felt that the project as proposed was preferred based on the following reasoning:

> *If the site did not include housing, or included fewer units, all parking would be located in surface lots because commercial development alone would not support the cost of a parking structure. In that case, the amount of commercial space would be nearly identical (25,000 square feet) but the housing opportunity would be almost entirely lost. The housing does not compromise the commercial opportunity, in fact, it provides a base of residents to support the commercial uses on the site.*

Despite the applicant's preferences, the City's General Plan and Zoning Code are clear about the parameters under which residential uses can be located within the Service Commercial areas in order to preserve the commercial base of the City.

General Plan Housing Element

While reviewing the project the Planning Department identified an additional way to process the application that would not require adherence to the secondary requirement. This method would be at the discretion of the Planning Commission and City Council.

In the City's 2015 – 2023 Housing Element, the subject site is identified as one of six Opportunity Sites that have zoning and development standards, infrastructure, and public facilities in place to accommodate the construction of new housing. These criteria allow high-density residential as part of a mixed-use project and this site was estimated to accommodate 10 units, two low income affordable units and eight market units.

The Planning Commission and City Council could interpret the Opportunity Site designation as an indicator that additional residential area would be an acceptable method of implementing the goals and objectives of the General Plan provided development standards, infrastructure and public facilities can accommodate the development. The Opportunity Site designation would allow for greater flexibility regarding the commercial/residential area ratio and could also be an opportunity to require additional affordable units. A decision to interpret the General Plan in this way would be unique to this property, as other properties with this designation in the Housing Element have already been developed.

By interpreting the "Opportunity Site" designation in this way the Planning Commission and City Council could allow the residential area of the site to exceed the secondary requirement and still be in compliance with the General Plan.

General Plan Circulation Element

The Scotts Valley General Plan Transportation Element Action CA-149 has established a threshold of LOS D for Mt. Hermon Road / Scotts Valley Drive and Granite Greek Road / Scotts Valley Drive. All other signalized intersections are required to maintain a LOS of C or better, per CA-150.

As stated in the City of Scotts Valley Guide for the Preparation of Traffic Impact Studies (2003), the City of Scotts Valley considers intersections with LOS C or better under "Existing Conditions" to be operating at an acceptable level. For intersections operating at LOS C or better under "Cumulative Conditions," a project would cause a deficiency if it would result in intersection operations of LOS D. This criteria is applied to signalized intersections within the City's jurisdiction, as well as Caltrans intersections.

The proposed project is expected to generate 1,678 net new daily trips, with 206 net new trips (130 in and 76 out) occurring during the AM peak hour and 126 net new trips (60 in and 66 out) occurring during the PM peak hour. Please see the "Transportation" section of the Draft Environmental Impact Report for a complete discussion of traffic related elements of the project (https://www.scottsvalley.org/358/Oak-Creek-Park---Mixed-Use-Development).

The Traffic Impact Study for the project identified several impacts associated with the project. Below is a summary of the issues and how they could be addressed. The Planning Commission and City Council will need to make a determination that the project is in the public interest and that the benefits outweigh the identified traffic impacts.

Mt. Hermon Road / Scotts Valley Drive (Existing + Project Conditions)

The Traffic Impact Study concluded that all intersections operate at acceptable levels of service under the "Existing + Project Conditions" during the weekday AM and PM peak hours with the exception of the Mt. Hermon Road / Scotts Valley Drive intersection. It Would degrade from acceptable LOS D to and unacceptable **LOS E** during the AM Peak. The addition of project traffic to the intersection to Scotts Valley Drive / Mt. Hermon Road would result in an average delay from 54.7 to 56.7 seconds (a two second increase).

Given the fact that the existing right-of-way is fully utilized, future constructed improvements at this intersection are limited without acquiring additional land and making major modifications to the infrastructure, which would be prohibitively expensive. Payment by the applicant of their fair-share traffic impact mitigation fee and other City improvements would help fund other improvements such as traffic signal controllers, which would improve the LOS. Implementation of the recommended signal timing devices from Mt. Hermon Road/Lockewood Lane west to the Mt. Hermon Road / La Madrona Drive / SR 17 Southbound off-ramp intersection would improve operations

to LOS D or better in AM and PM peak hours at the intersection of Mt. Hermon Road / Scotts Valley Drive.

Mt. Hermon Road / La Madrona Road / SR 17 Southbound Off-Ramp - Cumulative + Project Conditions:

The Traffic Impact Study concluded that all study intersections operate at acceptable levels of service under the Cumulative + Project Conditions during the weekday AM and PM peak hours except for:

Mt. Hermon Road / Scotts Valley Drive (Intersection #2)
- Would continue to operate at LOS E during AM Peak

Mt. Hermon Road/ La Madrona Drive-Hwy 17 SB Ramps (Intersection #4)
- Would continue to operate at LOS D during AM Peak
- Would continue to operate at LOS D during PM Peak

Mt. Hermon Road / Project Driveway (Intersection #7)
- Would operate at LOS D during AM Peak

The addition of project traffic to the intersection to Mt. Hermon Road / La Madrona Road / SR 17 Southbound Off-Ramp would cause slight increases in delay (less than 5 seconds) during the AM and PM peak hours. Improvements to signal timing would improve the condition from LOS D to C during the AM peak hour. However, the LOS would remain at LOS D during the PM peak hour due to ramp delays, which is not consistent with Caltrans which endeavors to maintain a target LOS at signalized intersections at the transition between C and D.

The Scotts Valley Town Center Specific Plan EIR identified a second westbound right-turn lane on the SR 17 off-ramp as mitigation for deficient operations at Mt. Hermon Road / La Madrona Road / Hwy 17 Ramps (Mitigation Measure T-1). However, as noted in the Draft EIR, even with this improvement, the intersection would continue to operate at LOS D, which is not sufficient to meet Caltrans LOS C/D standard.

Because no further feasible mitigation could be identified to avoid the future cumulative delays, the Scotts Valley Town Center Specific Plan EIR determined that this impact would remain significant and unavoidable.

The intersection of Mt. Hermon Road / Project Driveway is expected to operate at LOS D during the PM peak hour; however, this intersection does not satisfy signal warrant and is located to close to the Mt. Hermon Road / Glen Canyon Road intersection, and therefore no improvement is recommended.

The Planning Commission and City Council would need to determine that the proposed improvements are feasible, that the project is in the public interest and that the benefits outweigh the identified traffic impacts.

Zone Change and Planned Development Zoning

The proposed project includes a zone change for Lot 1 from Service Commercial (C-S) to Medium High Residential/Planned Development (R-M-6/PD). The R-M-6 classification is intended to provide areas for single-family subdivisions and multi-family developments.

Planned Development zoning is proposed for both Lots 1 and 2. According to the General Plan, the purpose of Planned Development Zoning is to provide the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district, which reflects the General Plan designation are tailored as part of a planned development. Tailored zoning regulations include, but are not limited to, lot size and shape, intensity, coverage and appearance of structures.

As proposed the project requires various exceptions from the R-M-6 and C-S Zoning district regulations. The requested exceptions and analysis are discussed in various sections below.

Minor Land Division

The project includes the subdivision of the existing 155,350 square foot parcel into two lots. Proposed Lot 1 is approximately 45,250 sf and would include eight townhome style (Buildings C and D).

Proposed Lot 2 is approximately 110,100 sf and also includes two buildings, Building A and Building B. Building B would consist of 9,910 sf of commercial use which fronts Glen Canyon Road, and 14,931 sf of ground floor commercial space within Building A, for a total of 24,841 sf of commercial use on Lot 2.

As designed the project requires shared amenities like access roads and parking between the commercial and residential portions of the project. Since the project spans two lots, it is possible that they could be sold separately. The only way to ensure that the shared amenities are managed and maintained in perpetuity is through a legal agreement. Such an arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements. The applicant has not provided a proposal for this aspect of the project.

Planned Development Permit/Design Review

The project is required to obtain both Planned Development Permit and Design Review approvals. The development regulations in the zoning code provide the framework for evaluating the proposed project. The following development standards, as defined in the zoning code, apply to the project:

Lot 1 - Multiple Residential Zoning District Regulations (R-M-6)	
Land Use Designation	R-M-6
Primary Uses	Multi- and single- family dwellings
Front setback	20’
Side setback	10% lot width, max of 6’
Rear setback	15’
Building Height	Max = 35’
Building coverage	Max = 55%
Parking	2 spaces per unit, plus one additional space for every five units

Lot 2 – Service Commercial Zoning District Regulations (C-S)	
Land Use Designation	C-S
Primary Uses	Retail, business, personal service establishments, medical, professional and general business offices
Front setback	20’
Side setback	0’
Rear setback	20’ when abutting a Residential district
Building Height	Max = 35’
Building coverage	Max = 45%
Parking	1 space per 250 sf of floor area

The existing C-S zoning district designation allows very high-density mixed use residential uses at a density range of 15.1 to 20 units/acre, provided adjacent uses are compatible, the multiple family dwellings are located either above the ground level commercial use or at ground level at the rear of a commercial space.

Additionally, the Mount Hermon Road Design Guidelines and Commercial and Industrial Design Guidelines are applied by the City through the design review process. The design review process includes project review by City Staff, Planning Commission, and City Council. This review serves as a basis for evaluating proposals for quality of design. The City’s review process is designed to encourage the highest level of design quality, while at the same time provide the flexibility necessary to encourage creativity on the part of the project designers. The overall objective is to ensure that the intent and spirit of the guidelines are followed.

The project site is located in an existing urban setting along Mount Hermon Road and serves as a gateway that breaks up a long commercial corridor. With thoughtful and intentional design, development on this parcel can serve as an important gateway to the City’s commercial core area, which invites shoppers, protects the natural and man-made features which distinguish Scotts Valley and accentuates the urban forest theme.

With this goal in mind, the following sections of the staff report include a discussion of

the proposed exceptions, as well as several design issues that the Planning Department identified during the design review process and the applicant chose not to incorporate for a variety of reasons.

The applicant's rationale is included as a part of the discussion. The Planning Department is requesting Planning Commission input and direction on the following exceptions and design issues.

Site Design

Existing development along Mt. Hermon Road is generally set back from the street frontage and includes a variety of one- and two-story commercial buildings, surface parking lots, vacant lots and landscaping. Further north on Mt. Hermon Road (past Scotts Valley Drive), the built form is more developed with paved parking lots and one-story commercial buildings, typical of a suburban streetscape.

The proposed townhomes on Lot 1 and commercial building (Building B) on Lot 2 are proposed to be set back a minimum of 20 feet from Mt. Hermon Road and Glen Canyon Road and includes landscaping to help soften their appearance. Building B fronts Mt. Hermon Road and is consistent in scale and height with the one-story office building to the east. The parking lot (located between Buildings A and B) will have landscaping and most of the parking spaces will be screened by buildings or will be set back from Mt. Hermon Road to minimize street views of parked cars.

Building A, situated behind Building B on the project site, is proposed to be a mixed-use building with two residential levels over two levels of parking/commercial uses. To help reduce mass and height, the existing hillside would be graded so that a portion of the parking structure would be below grade. The building architecture includes sloped rooflines, articulated with varied forms, patterns, and massing. Building materials would consist of painted wood, stucco, exposed concrete, stone veneer, standing seam metal roofs, and aluminum and fiberglass windows.

The proposed project would require a number of exceptions which will be discussed in further detail below. As a general rule, if an exception is proposed, the result should be a superior project. The Planning Department requests Planning Commission input and direction on the following site design issues:

Location of Townhomes –Lot 1: The proposed multi-family dwellings may not be appropriate fronting a busy commercial corridor, and, in addition, if the multi-family dwellings are moved away from Mt. Hermon Road, it may negatively impact the residents on Lucia.

The applicant believes that the placement of the townhouses on Lot 1 is a superior design because it works with the site topography. In contrast, the previous proposal required several retaining walls and extensive grading which consequently reduced landscaping opportunities.

While the current design does work with the site topography, the Planning Department believes the larger issue is whether or not residential use is appropriate at this site at all. Planning Staff has concerns about the residential interface with the existing gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive, and the additional traffic that would be generated by the proposed mixed-use portion of the project. Mount Hermon Road is one of the busiest commercial corridors in Santa Cruz County. Residential use situated this close to these land uses will create a loud and busy living experience for the residents.

If the residential uses are setback on the project site, the project could impact residents on Lucia Lane. During the design review process, Planning Staff requested that the applicant provide photo simulations to help assess the impacts (Refer to Sheet A1.3). While they are helpful, it is important to note that they do not accurately represent the impacts to 107 Lucia Lane, which is situated much closer to the rear property line of the proposed development (please refer to the building footprints shown on Sheet C0.1, specifically APN 022-162-64,

The Planning Department believes that the site is better suited for commercial use because the residential use is incompatible with the adjacent gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive., and the additional traffic that would be generated by the proposed mixed-use portion of the project. Since this parcel is located along a busy, highly visible commercial corridor, it has potential to create a number of successful business opportunities.

Setback Exception – Townhomes Lot 1: The hillside development standards are required to be met for the residential use on Lot 1, with a slope greater than 10%. Pursuant to SVMC Section 17.40.060(6)), one foot shall be added to each side yard for each one foot of height above which the top plate line exceeds fifteen feet in height.

As proposed, the west elevation, shown on Sheet A5.1 of the plan set shows the top plate measures 19-feet, therefore an additional four feet would be required, resulting in a 14-foot side setback in between Buildings C and D.

The Planning Department believes the setback exception could be acceptable, as proposed, at 10’ as long as it is not further reduced.

Side setback exception – Townhomes Lot 1: The hillside development standards are required to be met for the residential use on Lot 1, with a slope greater than 10%. Pursuant to SVMC Section 17.40.060(6)), one foot shall be added to each side yard for each one foot of height above which the top plate line exceeds fifteen feet in height.

As proposed, the project would require a reduced side yard setback at the northwest corner of Building D. The zoning code requires 10’, and the project proposes 3’.

The applicant believes that the reduced side yard setback is acceptable at this location because the adjacent lot is an unbuildable steep hillside. The gas station is 100' away and the hillside is dominated by mature trees.

The Planning Department does not support an exception to the setback requirement at this location because the setback creates an important buffer between the residential use and the gas station.

Height Exception – Townhomes Lot 1: The R-M-6 zoning district allows a maximum height of 35' and the proposed height for the townhouses (Buildings C and D) is shown as 41 feet on the west elevation, and 35.5 feet on the east elevation. (Refer to Sheet A5.1). The zoning code defines height as the vertical distance from the highest point of a structure to either the natural grade or the finished grade of the structure pad, whichever distance is greater, excluding basements or crawl spaces around the structure which are below grade and not created by a fill, provided, however that for the purposes of measuring height, chimneys, flagpoles and radio and television aerials shall not be considered part of the structure.

The applicant has shown height on the plans, not only based on the zoning code definition, but also based on an alternate height calculation, set forth in the Uniform Building Code. For clarity purposes, the Planning Department requested that the alternate method for calculating height be removed from the plans, but the applicant did not comply. Proposing a building code standard is not interchangeable with a zoning code development standard for a planning project. In order to approve this project, as proposed, a height exception would be required.

The Planning Department could support the exception provided the townhomes are located in the right context. As previously discussed, the Planning Staff has concerns about the residential interface with the existing gas station, the high traffic volumes on Mount Hermon Road, the busy intersection at Mount Hermon Road and Scotts Valley Drive, and the additional traffic that would be generated by the proposed mixed-use portion of the project.

Site Coverage Exception -Townhome Development – Lot 1

Pursuant to SVMC Section 17.12.040(C), the maximum allowable site coverage in the R-M-6 zoning district is 55%. The zoning code defines site coverage as the percentage of site area covered by impervious surfaces, including all structures, open or enclosed or projections of structures.

The total site coverage for Lot 1 is calculated by adding all impervious areas and dividing by the overall square footage of the lot. Using the information provided in the project data table on Sheet A1.1, the total site coverage is approximately 60%. As proposed, the project would require an exception.

The Planning Department recommends incorporating more permeable surfaces to meet the requirement.

Height Exception- Mixed Use Development Lot 2: Development standards in the C-S zoning district allow for a maximum building height of 35' and the height of Building A is approximately 45'-4". In order to approve this project, as proposed, a height exception would be required. As a part of the design review process, the Planning Department requested site sections to study the relationship between the proposed new development and the existing adjacent residences (Refer to Sheet A6.1). While the sections are helpful, it is important to note that using 115 Lucia Lane as a point of reference is misleading because it is situated above the townhouses, not Building B/the apartments, which are taller.

The applicant believes that the increased height only affects the internal commercial street and creates a town center feel allowing for additional floor to ceiling heights in the ground floor commercial space.

The Planning Department is not opposed to a height exception at this location, provided the proposed project includes high quality architectural finishes, the massing is broken appropriately and it works in the overall context of the project.

Front Yard Setback Exception - Mixed Use Development Lot 2: Pursuant to SVMC Section 17.20.040(F)(1), the mixed-use development on Lot 2 requires a 20' front yard setback. As proposed, the southwest corner of Commercial Building B, encroaches approximately 1' into the required setback area.

The applicant believes that the encroachment is trivial and should not require an exception.

Planning Department acknowledges that the encroachment is minimal however, in order to be built, an exception must be granted.

Restaurant Seating Area - Mixed Use Development - Lot 2: The proposed project includes an on-grade terrace situated in front of Building B, at the corner of Mount Hermon Road and Glen Canyon Road. The Planning Department has recommended relocating this terrace to the interior of the project site, between Buildings A and B to protect customers from the traffic noise generated by the busy streets and contribute to the vitality of the streetscape within the project.

The applicant believes that the most public place within the development is the corner of Glen Canyon and Mount Hermon Roads and situating the gathering space on this corner helps to create an active, welcoming environment.

The Planning Department agrees gathering spaces enliven a project and for this reason, Staff believes it would be better located on the south side of Building B, between the two commercial buildings. The life and vibrance that the gathering space

would bring to the project would have more of an impact on the shoppers than it would on the vehicles travelling down the busy corridors. In addition, this location would provide shelter from the traffic at the intersection of Mount Hermon and Glen Canyon Roads, creating a more pleasant experience.

Pedestrian Amenities - Mixed Use Development Lot - 2: The Mount Hermon Design Guidelines encourage site design, access and circulation that are pedestrian friendly and incorporate gathering and resting area throughout the project site. This should include amenities such as water features to reduce noise, wood trellises to provide shade and enhanced paving materials on paths and driveways.

The applicant believes they have satisfied the requirements of the design guidelines by providing an on-grade terrace fronting Glen Canyon Road and Mount Hermon Road and that if the tenants within the commercial buildings wanted additional seating, they could arrange seating areas on the sidewalks in front of their business, The applicant believes that permanent fixed seating throughout the project would attract behavior problems and is only beneficial in an enclosed location. The applicant has also explained that they do not want to include textured paving materials because they believe they are uncomfortable for people with disabilities and they prefer not to use colored paving materials because they are difficult to repair and match over time.

While the proposed project includes an on-grade terrace, the Planning Department recommends adding additional seating throughout the project. Relying on individual businesses to provide seating on the sidewalks is not good practice because there is no way to ensure it would be provided, and the sidewalks are not wide enough to accommodate these amenities in many places. The Planning Department also recommends incorporating enhanced paving materials, or decorative pavers to connect Buildings A and B, at the entry driveways, and to differentiate crosswalks within the parking lot. Enhanced paving materials are commonly used in projects without issue. This attention to detail helps create a stronger sense of place and an enhanced pedestrian experience.

Architecture

Building, site design, landscaping and signage are required to be consistent with the Mt. Hermon Road Design Guidelines, the Commercial and Industrial Design Guidelines and the Residential Design Guidelines. The Guidelines recommend that new projects include architectural/design elements consistent with the urban forest theme, utilizing large post and beam design with open beam overhangs and interiors to give structures the appearance of stability and break up monotony.

The Façade treatments for both commercial Buildings A and B do not utilize large post and beam design encouraged in the Design Guidelines, rather the proposed architecture includes painted wood and sheet metal parapets, painted stucco siding, aluminum storefront windows and doors and a sloped standing seam metal roof. The Planning Department has the following concerns/recommendations as described in the

following sections.

Architectural Enhancement - Mixed Use Building A - Lot 2 : The Design Guidelines recommend building materials with an urban forest theme, preferably with large post and beam design. The proposed project includes horizontal siding on the north, east and west elevations. The design guidelines recommend a consistent architectural treatment with character, variety and interest on all elevations. Walls longer than thirty feet should have 3-dimensional architectural relief giving the appearance of depth through the use of trellis, dormers, bay windows, awnings, etc., in addition to changes in materials.

The applicant believes that the architecture for the proposed project is adequate because, in addition to the horizontal siding, the design incorporates wood trim around the doors and windows, wood balconies with steel railings, metal gutters and roofs and cement plaster walls at the base of the walls on the east, west and north elevations.

The Planning Department recommends the applicant incorporate additional design features and further architectural enhancement for added visual interest.

Architectural Enhancement - Commercial Building B - Lot 2: The Design Guidelines encourage a prominent main building within a commercial development. Since the project site is an important gateway to the City's commercial core area, the Planning Department recommends that the center of Commercial Building "B" be an area of visual interest for this prominent corner.

The applicant believes that the proposed design includes an important focal point because the center of Building B is the tallest element which features a stone wall and umbrellas, and the landscaping frames the dominant building shapes.

The Planning Department recognizes that the proposed project includes a focal point however staff recommends that the applicant incorporate additional design features and architectural enhancement to create more visual interest.

Architectural Enhancement - Commercial Building B - Lot 2: The Planning Department recommends the design include greater architectural detail on the east and west elevations to add visual interest to the highly visible elevations (refer to Sheet A4.1). The design guidelines recommend a consistent architectural treatment with character, variety and interest on all elevations. Walls longer than thirty feet should have 3-dimensional architectural relief giving the appearance of depth through the use of trellis, dormers, bay windows, awnings, etc., in addition to changes in materials.

The applicant believes that the elevations are richly varied, as designed, and do not warrant further detail.

The Planning Department recommends the applicant incorporate additional design features and further architectural enhancement for added visual interest.

Circulation

Vehicular access to the project site would be from a new driveway on Mt. Hermon Road (right in/right out only) and existing driveway on Glen Canyon Road. Pedestrian access to the project site is available along Glen Canyon Road and Mt. Hermon Road. Sidewalks are proposed to be constructed on the project site and would connect with the existing sidewalks along Glen Canyon Road and Mt. Hermon Rd.

On-Site Circulation – Mixed Use Development - Lot 2: The Planning Department is concerned about traffic circulation on site. As designed, vehicles would be driving through the parking lots to reach their destinations. Staff is concerned about overall congestion on the site as vehicles maneuver to enter and exit parking stalls and the ensuing congestion that it will create, potentially creating backups on Mount Hermon Road or Glen Canyon Road.

The applicant responded with a letter from their project traffic engineer which concluded that with five vehicles of storage capacity and a low entering vehicle volume, it is unlikely that drivers leaving the existing parking area would spill back onto Glen Canyon Road.

While the Planning Department appreciates the additional information provided by the applicant, staff is concerned about overall congestion that would result from the project, not only on the major streets but within the project site. The Planning Department has not identified a solution to this problem. Addressing it would require a redesign of the project, which may suggest that the proposed development is too intensive for this site.

Truck Loading Area – Mixed Use Development - Lot 2: The truck loading area is a pull out on the western side of Building A. The drive aisle itself is 20’ and the pull-out area measures 12’ wide. While it is accommodated on site, the Planning Department is concerned about how it would function and how the trucks would maneuver on site. As proposed, the trucks would pull into the loading area heading northwest and exit by backing into the 26’ drive aisle in the lower parking lot in front of Buidling A (Refer to Sheet A2.0). Vehicles would then exit northbound to Mt. Hermon Road.

Good planning practices would prefer that the loading area be a dedicated, separate area, or at least an area with lower traffic volumes. The Planning Department has not identified a solution to this problem. Addressing it would require a redesign of the project, which may suggest that the proposed development is too intensive for this site.

Parking

The proposed project has been designed to accommodate 208 parking spaces. Buildings C and D (townhomes) have in-unit garages on the first floor that provide two parking spaces per unit, for a total of 16 spaces. Building A includes 21 commercial and 101 residential parking spaces, three of which will be handicap accessible, 58 spaces are provided in the surface lot between Buildings A and B and the 18 spaces in the

upper lot are proposed to be shared, which would necessitate a shared parking agreement, and will be discussed in greater detail below.

Townhome Development – Lot 1:

The total parking demand for the townhouses is calculated as 8 units x 2 spaces per unit for a total of 16 spaces, plus 1 space for every five units to accommodate guest parking. Buildings C and D have in unit garages on the first floor that accommodate 2 spaces per unit, and an additional 18 spaces are provided in the parking lot, two of which are required for guest parking. (Please note that there is an error in the parking data table on Sheet A1.1. The table indicates that each townhouse garage would provide only 1 space per unit, but as designed, each townhouse garage will provide two parking spaces per unit.)

While the multifamily parking requirement has been applied to Lot 1, it is important to note that the proposed townhomes will function more like single family dwellings, despite the current ownership proposal where they cannot be individually sold.

While it is not required, the Planning Department believes it would make sense to consider additional parking on Lot 1 for the townhomes, or have a plan for shared parking with Lot 2 to accommodate future parking needs. A future shared parking arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements.

Exception to Interior Garage Dimensions: Pursuant to SVMC Section 17.44.030(B), a standard interior garage is required to provide 22’ x 22’ of unobstructed space. As proposed, the townhouse garage unobstructed interior dimensions are 19.5’ wide by 21” deep.

The applicant has responded that each garage parking space will have net dimensions of 9’9”x 21’-0” which is slightly smaller than the City’s standard but significantly larger than the published professional standards of 8’-9” x 17’-6” for a large parking space.

The Planning Department recommends that the garage interiors meet the standard set forth in the zoning code because these dimensions have been devised to accommodate larger vehicles with larger maneuvering requirements, which are typical within the City.

Shared Parking: Since a portion of the required commercial parking would be situated on Lot 1, a shared parking agreement is required.

The applicant does not agree that a shared parking agreement would be necessary as the owner would continue to own and manage both properties.

Since the project spans two lots, it is possible that each lot could be sold separately and the only way to ensure that the shared parking would continue into the future is to

require an agreement. A shared parking arrangement would need to be reviewed and approved by the City, ideally in conjunction with these project entitlements.

Reduced Parking Stall Dimensions - Mixed Use development- Lot 2: Pursuant to SVMC Section 17.44.030(G)(1), each full-sized parking space shall not be less than twenty feet in length and nine feet in width, exclusive of aisles and access drives. When an overhang is provided, the parking stall shall be seventeen feet, plus a three-foot overhang area, which shall be paved, rock lined, concrete or landscaped with low growing plants or ground covers. The overhang area shall be edged with continuous cubing of six inches in height. No light standards or fixed objects are allowed in this overhang area. A three-foot overhang and a four-foot-wide sidewalk is required if the parking space is adjacent to a building.

The proposed project does not meet this standard on either side of the parking lot situated between Buildings A and B where the accessible slope/ramp is located, (refer to Sheet A2.0). The ramp impacts parking spaces 14-22 and 23-31, approximately eighteen parking stalls, where there will be limited space for the front end of the car to overhang and the sidewalks would feel tight.

The applicant responded that the sidewalks along the storefronts at Buildings A & B have an average width of 11' beyond the 3' parked car overhang. This width is reduced to accommodate the accessible ramps at the east end. In these locations, the sidewalks narrow to 5' for some short portions. However, the average sidewalk width for building A is over 6' and for Building B it is over 7'.

The sidewalks within the project will be heavily used and the Planning Department recommends they be as functional as possible. Since the site is so constrained, staff has not identified a viable solution to maintain sidewalk width while including the accessible ramps. This may suggest that the proposed development is too intensive for the site. While a solution has not been identified, to offset the narrow sidewalks and create a better pedestrian experience in the parking lot, the Planning Department recommends additional landscaping and pedestrian amenities, such as planter boxes and enhanced pedestrian crossings.

Commercial Off-Street Parking requirement exception – Mixed Use development– Lot 2: Pursuant to SVMC Section 17.44.030(G)(7), landscaped areas within or adjacent to the parking area shall provide for a minimum of one shade tree for every four parking stalls. Depending on the parking dimensions, layout type and size of shade tree, this requirement may be modified by the Planning Director.

The applicant does not believe an exception is necessary because while the parking lot does not include one shade tree for every four parking stalls, they believe the project incorporates ample landscaping in the overall project, which compensates for the deficiency.

The Planning Department does not support this exception and believes that trees are an important part of parking lot design. They create shade and provide relief from the glare and harshness that result from large expanses of concrete.

Landscaping

Mixed – Use Development (Lot 2):

Pursuant to SVMC Section 17.20.040(I), not less than 10% of the total site area in the C-S zoning district shall be landscaped and permanently maintained.

The project proposes irrigated landscaping interspersed throughout the site including a variety of ground covers, vines, and medium height bushes. Planting areas surround the residential buildings and along the perimeter of the site. Many of these landscape areas are narrow, in the range of three to five feet. Planter edges along parking stalls are also used as vehicle overhangs, which reduce the possibility of these areas for shrubs or screening. Two bioretention swales would be located on both sides of the driveway from Scotts Valley Drive. The project proposes approximately 27.5% of the site to be covered with landscaping. While the proposed project meets the minimum landscaping requirement, the Planning Department has additional concerns, which are described in the following sections.

Parking Lot located between Buildings A and B (Lot 2): While the proposed development meets the overall landscaping requirement for the site, the Planning Department is concerned that the parking lot located between commercial Buildings A and B is not adequately landscaped, as evidenced by the Off-Street Parking requirement and Reduced Parking Stall dimension exceptions that were both requested and have been discussed in the Parking section above. The Planning Department recommends that the project include additional landscaping and pedestrian amenities within the parking lot, such as planter boxes, enhanced pedestrian crossings and additional landscaping to soften the hardscape.

Irrigation – Mixed Use Development (Lot 2): The Landscape Plan includes a Retail Pedestrian Street note that states the lightweight portable planters will be hand watered by the building tenants. The Planning Department does not recommend hand watering, as it is not reliable. The planters should be tied into the overall irrigation system on the project site.

Joint Trench – Mixed Use Development (Lot 2). A joint trench is a trench that is shared by a number of utility providers and runs underground through a project site. It should be designed during the project planning phase because trenching requires adequate space and separation and, if it is not considered early in the process, it could result in the loss of trees and/or landscaping.

The Planning Department recommends the applicant submit a detailed plan that shows the joint trench in relation to the landscape plan so we can determine how the utility

trench may impact the landscaping. Any loss of landscaping would be a negative impact for the project.

Open Space

Private open space would be comprised of townhouse decks on Lot 1 (776 sf total; 97 sf/unit) and apartment patios and balconies on Lot 2 (2,976 sf total; 72 sf/unit). Lot 2 would also include common open space in the form of terraces and roof top common areas (5,478 sf total; 105 sf/unit).

Private Open Space Exception for Townhomes (Lot 1): Pursuant to Section 17.09.040(F), each dwelling shall have private, usable outdoor space, i.e. decks, balconies, yards, or patios of one hundred square feet per residential unit. If the design is not suitable for private open space, useable common open space may be provided at two hundred square feet per residential unit, if approved by the Planning Commission.

The proposed project includes a 97sf deck for each unit, which does not meet the minimum requirement.

The Planning Department believes that applying the minimum outdoor private open space requirement to the townhomes is not adequate. These units will function more like single family homes and the outdoor space should be functional. The proposed deck area faces Mount Hermon Road and the units front on a parking lot. Planning Staff has not identified a viable solution to this problem, rather it would require a redesign of the project and, as discussed previously, raises the question of whether or not residential use is appropriate on this site.

Private Open Space Exception for Mixed Use Development (Lot 2, Building A): Pursuant to SVMC Section 17.20.045(C), each dwelling shall have private, usable outdoor space i.e. decks, balconies, yards or patios of 100-square feet per residential unit. The Planning Commission may determine that the required private outdoor space is not appropriate in a particular building design and allow the required outdoor space to be common open space for all residential units.

The proposed balconies vary in size, however, about half of them are undersized. As shown on Sheet A3.2, the balcony interior dimensions for some of the units only measure 4-feet deep by 8-feet wide (32 sf) and staff is concerned that they may be too small to be functional.

The applicant has responded that a 4' x 8' balcony can accommodate active use with a table and chairs and plants, and that the common areas and landscaping provide additional open space for the residents. The applicant believes their design is superior because the mixed-use apartment building is based on an integration of shared and private open spaces.

The Planning Department strongly encourages that the applicant increases the size of all balconies where feasible. The Planning Department also requests additional clarity in regard to how the roof top common open space would function, and how amenities in these areas could be maximized.

Public Art

Per the Scotts Valley General Plan commercial and residential projects should include public art. Commercial development should incorporate artistic elements and/or treatments into the architecture, landscape design, and infrastructure where appropriate and residential development should incorporate artistic elements and/or treatments into structures, landscaping, common space areas, or open space that are consistent with the City's urban forest concept.

In response to this requirement, the applicant has identified the stone walls as the public art contribution for the project. The applicant feels that the stone walls uniquely incorporate artistic elements of handcrafted stonework into locations that enhance the architecture, the landscape and place-making intended by the Guidelines. The stone walls form the setting for the urban forest theme. Details of the proposed rock wall are shown on Sheet A3.6.

Typically, site improvement like retaining walls are not considered public art. Given the scale and density of the project the Planning Commission should consider additional opportunities to meet the public art requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Environmental Impact Report was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. No significant project related environmental impacts were found to be present that were not reduced to less than significant levels. The Draft EIR was circulated from October 11, 2021 through November 30, 2021. Based on those comments, a Final EIR was prepared and attached is for consideration. The following written comments were received and addressed as a part of the Final EIR:

1. State of California, Department of Transportation, CalTrans District 5
2. State of California, Department of Fish and Wildlife
3. Pacific Gas and Electric
4. Email from Scotts Valley resident

PUBLIC NOTICE

On May 27, 2022, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. The Planning Department has received one letter in support of the project.

CONCLUSION

In summary, the Planning Department is requesting Planning Commission input and direction on the requested entitlements. This report does not include a resolution or request for action.

The Planning Department has identified three options for Planning Commission consideration:

1. Direct the project applicant to address Planning Commission identified issues associated with the project and return with an amended project.

2. If it is determined that the issues associated with the proposed project are adequately addressed the Planning Commission could direct staff to prepare a resolution recommending approval for consideration at a future Planning Commission meeting. The final recommendation would then be forwarded to the City Council for consideration.

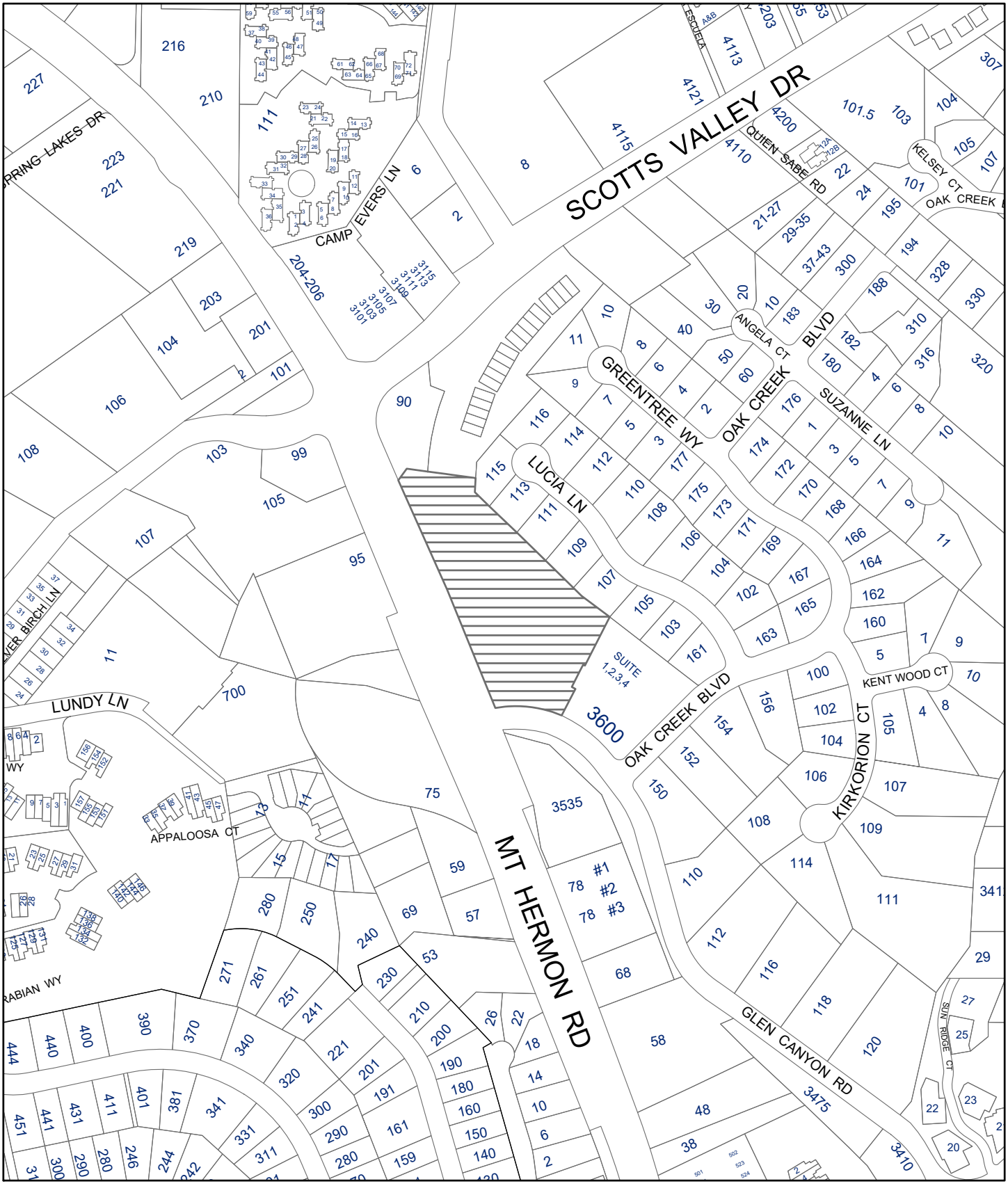
3. If it is determined that the issues associated with the proposed project are not adequately addressed or that it is not consistent with the General Plan the Planning Commission could direct staff to prepare a recommendation of denial for consideration at a future Planning Commission meeting. The final recommendation would then be forwarded to the City Council for consideration.

ATTACHMENTS

1. Location Map .....(Attached)
2. Project Plans .....(Attached)
3. Draft Environmental Impact Report .....
   https://www.scottsvalley.org/358/Oak-Creek-Park---Mixed-Use-Development
4. Final Environmental Impact Report .....(Attached)
5. Comment Letter (received 6/2/2022) .....(Attached)

Project Site

Oak Creek Park / 3640 Glen Canyon Road / APN 022-162-76



OAK CREEK PARK

PROJECT DATA

PROJECT ADDRESS: MOUNT HERMON ROAD AT GLEN CANYON ROAD SCOTTS VALLEY, CA

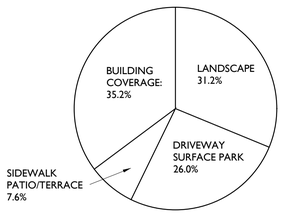
PROJECT APN: 022-162-76

ZONING: CS- COMMERCIAL SERVICE

GENERAL PLAN: SERVICE COMMERCIAL

AREA	TOTAL	LOT 1	LOT 2
LOT AREA:	155,350 SF	45,250 SF	110,100 SF
LAND USE			
DRIVEWAY/SURFACE PARK:	40,470 SF	13,426 SF	27,044 SF
% LOT AREA:	26.0%	29.7%	24.6%
BUILDING COVERAGE:	54,685 SF	11,430 SF	43,255 SF
% LOT AREA:*	35.2%	25.2%	39.3%
LANDSCAPE:	48,436 SF	18,095 SF	30,341 SF
%LOT AREA:	31.2%	40.0%	27.5%
SIDEWALK & PATIO/TERRACE:	11,759 SF	2,299 SF	9,460 SF
%LOT AREA:	7.6%	5.1%	8.6%

*C-S ZONE DISTRICT MAXIMUM COVERAGE: 45%



AERIAL VIEW

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APPROVAL AGENCIES

PLANNING & BUILDING:	CITY OF SCOTTS VALLEY
FIRE:	SCOTTS VALLEY FIRE DEPT.
WATER:	SCOTTS VALLEY WATER DEPT.
SANITATION:	SCOTTS VALLEY SANITATION

PROJECT TEAM

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PROJECT DESCRIPTION

This project is a mixed use commercial and residential development proposal on a 3.56 acre site at the intersection of Glen Canyon and Mt. Hermon Rd. The project involves a minor land division, general plan amendment, and zoning change (for Lot 1) in order to avoid issues with City concerns related to the proportionality of commercial and residential mixed use projects in a CS zone. Lot 2 will remain in CS zoning. A planned development also is requested to allow minor modifications to City standards.

The primary use on Lot 2 is commercial, which consists of 24,841 square feet. The commercial is located on the street frontage and on the ground floor on proposed Lot 2.
The secondary use on Lot 2 is residential and includes a mix of apartments (4 studios, 18 one bedroom, 22 two bedrooms totaling 44 units. Lot 2 land area will be 110,100 s.f.

The rezoned Lot 1 will contain 8 townhome style 3 bedroom apartments and is proposed for re-designation of zoning and general plan designations from CS to medium high residential density of 6-9 units/acre. Lot 1 will be slightly more than 1 acre (45,250 s.f.) and therefore will conform to the residential density standard.

The entire project will provide a mix of apartment options and sizes: studio and 1 bedroom apartment sizes range from 712sf to 906 sf, and the 2 and 3 bedroom units range from 1184 sf to 2172 sf.

The C-S zoning for Lot 2 allows mixed use commercial/residential by right (principal permitted use) per 17.20.020 (H) with a specified density in the Land Use Element (Table LU-1) of 15-20 units/acre. The density for Lot 2 is 17 units/acre.

The project further conforms to the requirements established in 17.20.020(H) which calls for the secondary multifamily dwellings to be "located either above the ground-level commercial or at ground level at the rear of a commercial space on sites designated in the Housing Element." Specifically:

- The primary commercial use and signature building in this design fronts the Glen Canyon/Mt. Hermon Rd. intersection, with additional commercial space included at ground level on the main drive aisle through the site. The residential units are located above the ground floor commercial on the back side of the main drive aisle (44 units.)

- This site is specifically identified for high density mixed use residential in the City's Housing Element which discusses the Glen Canyon site and states that the City "rezoned the property to C-S with high density residential permitted as part of a mixed use project".

The combination of the site's topography and high density zoning lends itself to the mixed use concept by making it physically and economically feasible to have structured parking partially underground. This makes it possible to provide 208 parking spaces while minimizing the visibility and lot coverage devoted to parking.

Notably, if the site had no or little housing, all parking would have to be at surface because commercial alone would not support the cost of a parking structure. In that scenario, the amount of commercial space would be nearly identical (25,000 sf) but the housing opportunity would be almost entirely lost. In other words, the housing does not compromise the commercial opportunity, and in fact provides a base of residents to support the commercial uses on the site.

The rear-of-site residential on Lot 2 also provides a transition and buffer from the primary commercial use to the residential neighborhood above the site. The scale and height is consistent with the neighboring homes. Using Average Grade as per California Building Code and measuring to highest point of roof, the height of the building facing the neighbors is 29 feet with the lowest grade at building to highest point of roof measuring 34 feet.

The buildings are articulated with varied forms, patterns, and massing to provide not only more desirable living spaces for residents, but also a more interesting visual image, especially as compared to the back side of a commercial only project.

The 8 residential townhome style apartments on Lot 1 will provide a transition to and continuity with the proposed residential project to the north.

The project will meet the City's inclusionary housing requirements for affordable housing. Per Municipal code section 14.01.040.C.2 (a), fifteen percent of the units will be designated for affordable housing. Specific details will be negotiated with the affordable housing subcommittee per the process established in Municipal Code section 14.01.040.E.2.

Planned development modifications are proposed as follows:

- *Height – Use the California Building Code method of calculating height. Under this standard, which averages the heights of the sides of the building, the project height is 35.5 feet, which nearly conforms to the 35 foot height limit allowed by the zoning.*

  Why this is superior: Use of the building code standard better accounts for the uniqueness of the site topography and the architectural design response to the site. The project design makes best use of the topography by burying parking into the hillside to minimize grading and avoid use of exposed massive retaining walls. It also creates an internal shopping street with a small town sense of identity and intimacy as opposed to suburban strip mall concept.

  The height adjacent to the neighborhood is within the existing City standard, and the over-height component only affects the internal commercial street. The internal building height relative to street width creates an interesting and comfortable town center feel which is beneficial to commercial interests and residents alike.

  Moreover, this variation allows for additional floor-to-ceiling heights in the ground floor commercial space along the internal streetscape. Greater floor-ceiling heights in commercial occupancies are an important component for successful retail and add light and interest to the streetscape for an enhanced pedestrian experience.

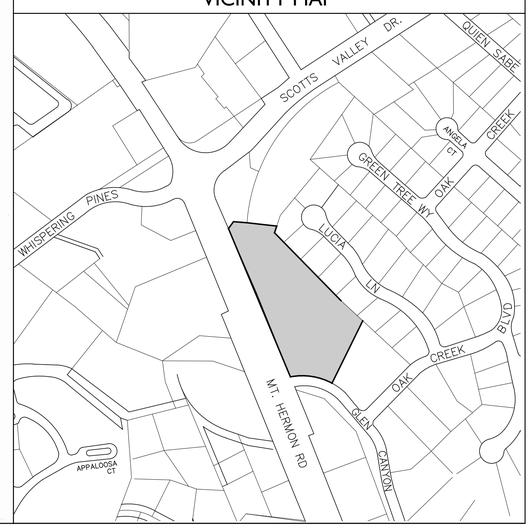
- *Private Open Space – Allow a reduction from 100 to 72 square feet of private open space.*

  Why this is superior: The design of the mixed use apartment building is based on an integration of shared and private open spaces, typical for this type of housing. The Scotts Valley standard for CS mixed use projects is 100 s.f. of private open space per unit; however, the ordinance does allow for variation per 17.20.040.C. This is a design where the variation is warranted. There is ample private open space (72 s.f. per unit) plus over 105 s.f. of common open space per unit, resulting in 177.5 s.f of total open space per unit. The community focus of this design facilitates investment in higher quality common areas than what would be typical of a suburban low rise apartment. This also allows for a greater mix of apartment sizes.

- *Side Yard Setback in RH Zone – Allow a reduction in the side yard setback for the townhouse apartments, from 10 ft. to 3.5 ft. at one corner of one of the buildings.*

  Why this is superior: The design of the townhouse units would be unnecessarily compromised by a strict adherence to the side yard requirement. In this case, there is no downside to the reduction since the adjacent use is open area, with no likelihood of negative impacts now or in the future. (Note that the setback is 5 feet at the NW building corner and increases to 20 feet at the SW corner. The average setback is 11.5 feet.)

VICINITY MAP



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OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

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GRANUM 16.SD

REVISIONS		
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No.	PLAN CK	7/15/19
No.	PLAN CK	6/01/20

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C 12725
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NET AREAS BY LEVEL

AREA	TOTAL	LOT 1	LOT 2
FIRST LEVEL GROSS:	54,685 SF	11,456 SF	43,229 SF
NET RESIDENTIAL:	7,616 SF	7,616 SF	0
%	13.9%	66.5%	0
NET COMMERCIAL:	19,691 SF	0	19,691 SF
%	36.0%	0	45.5%
NET PARKING GARAGE:	25,222 SF	3,840 SF	21,382 SF
%	46.1%	33.5%	49.5%
COMMON AREA:	2,156 SF	0	2,156 SF
%	4.0%	0	5.0%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
SECOND LEVEL GROSS:	39,644 SF	9,992 SF	29,652 SF
NET RESIDENTIAL:	9,992 SF	9,992 SF	0
%	25.2%	100%	0
NET COMMERCIAL:	3,938 SF	0	3,938 SF
%	9.9%	0	13.3%
NET PARKING GARAGE:	24,123 SF	0	24,123 SF
%	60.9%	0	81.4%
COMMON AREA:	1,591 SF	0	1,591
%	4.0%	0	5.3%
NET ASSIGNED OPEN SPACE:	1,164 SF	0	1,164 SF
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
THIRD LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED OPEN SPACE:	4,314 SF	0	4,314 SF
NET PRIVATE OPEN SPACE:	2,088 SF	0	2,088 SF
FOURTH LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	564 SF	0	564 SF

PARKING DATA

PARKING DEMAND

TOTAL COMMERCIAL:	23,629 SF @ 1:250 = 94.5 SPACES
RESIDENTIAL:	52 @ 2.2 / D.U. = 114 SPACES
TOTAL PARKING DEMAND:	208.5 SPACES

PARKING SUPPLY

LOWER LOT:	58 SPACES
UPPER LOT:	18 SPACES
TOWNHOUSE GARAGE:	8 SPACES
COMMERCIAL GARAGE:	21 SPACES
LOWER RESIDENTIAL GARAGE:	41 SPACES
UPPER RESIDENTIAL GARAGE:	60 SPACES
TOTAL PARKING SUPPLY:	206 SPACES

PARKING SPACES BY TYPE

STANDARD SURFACE PARKING:	73 SPACES
STANDARD COVERED PARKING:	127 SPACES
ADA SURFACE PARKING:	3
ADA COVERED PARKING:	3
BICYCLE TENANT STOREROOM BLDG. A:	46
BICYCLE PARKING IN TOWNHOUSE GARAGE:	16
BICYCLE PUBLIC LOCKERS:	8
BICYCLE RACKS:	40
EV CHARGING STATIONS PER CALIF. CODE	TBD
TRUCK LOADING:	1
AUTO PASSENGER LOADING:	1

RESIDENTIAL HOUSING MIX

	#	AVERAGE SIZE
STUDIO:	4	712 SF
1 BEDROOM:	18	906 SF
2 BEDROOM:	22	1,184 SF
TOWNHOUSE:	8	2,172 SF
TOTAL	52	

DENSITY

LOT 1:	45,250 / 8 = 5,656 SF PER D.U. = 7.7 D.U.s PER ACRE
LOT 2:	110,100 / 44 = 2,502 SF PER D.U. = 17.4 D.U.s PER ACRE
TOTAL:	155,350 / 52 = 2,987.5 SF PER D.U. = 15.1 D.U.s PER ACRE

COMMERCIAL DATA

BUILDING A

TYPE 1:	6,786 SF
TYPE 2:	3,975 SF
SUBTOTAL FIRST FLOOR:	10,761 SF
TYPE 3:	2,958 SF
COMMON AREA:	1,344 SF
TOTAL BUILDING A:	15,063 SF

BUILDING B

TYPE 1:	8,930 SF
TYPE 3:	980 SF
TOTAL BUILDING B:	9,910 SF
TOTAL COMMERCIAL LOT 2:	24,973 SF

BUILDING AREAS BY FUNCTION

AREA	TOTAL	LOT 1	LOT 2
GROSS BUILDING AREA:	146,981 SF	21,448 SF	125,533 SF
COMMERCIAL:	24,973 SF	0	24,973 SF
NET:	23,629 SF	0	23,629 SF
COMMON AREA:	1,344 SF	0	1,344 SF
RESIDENTIAL:	72,633 SF	17,608 SF	55,055 SF
NET:	62,808 SF	17,608 SF	45,200 SF
COMMON AREA:	9,855 SF	0	9,855 SF
PARKING GARAGE:	49,345 SF	3,840 SF	45,505 SF
PARKING GARAGE RESIDENTIAL:	42,650 SF	3,840 SF	38,810 SF
PARKING GARAGE COMM:	6,695 SF	0	6,695 SF
GROSS BUILDING AREA:	146,154 SF	21,448 SF	125,533 SF
BASEMENT BUILDING AREA:	45,505 SF	0	45,505 SF
%	31.1%	0	36.5%
NON BASEMENT AREA:	100,649 SF	21,448 SF	79,201 SF
%	68.9%	100%	63.5%
OPEN SPACE USES			
OPEN SPACE TOTAL:	9,230 SF	776 SF	8,454 SF
PER DWELLING:	177.5 SF	97.0 SF	192.1 SF
APARTMENT BALCONY:	1,436 SF	0	1,436 SF
APARTMENT PATIO:	1,540 SF	0	1,540 SF
TOWNHOUSE DECK:	776 SF	776 SF	0
NET PRIVATE OPEN SPACE:	3,752 SF	776 SF	2,976 SF
PER DWELLING:	72.2 SF	97.0 SF	67.6 SF
COMMON APT. TERRACE:	1,164 SF	0	1,164 SF
COMMON APT. ROOF-TOP:	4,314 SF	0	4,314 SF
NET COMMON OPEN SPACE:	5,478 SF	0	5,478 SF
PER DWELLING:	105.3 SF	0	105.3 SF

1. MIXED USE RATIO (BASED ON NET BUILDING AREAS ON LOT 2)

COMMERCIAL	23,629 SF	34.3%
RESIDENTIAL	45,200 SF	65.7%

2. MIXED USE RATIO (BASED ON ZONING CONSISTENCY - 17.20.020 (H))

GROUND FLOOR COMMERCIAL, NET	19,691 SF	100%
GROUND FLOOR RESIDENTIAL, NET	0 SF	0%
ABOVE OR BEHIND COMMERCIAL, NET	3,938 SF	8%
ABOVE OR BEHIND RESIDENTIAL, NET	45,200 SF	92%

3. MIXED USE RATIO (CALIFORNIA BUILDING CODE)

NON-RESIDENTIAL	RESIDENTIAL
A, B, M, S-2 OCCUPANCIES	R-2 OCCUPANCY
70,478 SF = 56.1%	55,055 SF = 43.9%

CALIFORNIA BUILDING CODE:

A OCCUPANCY:	RESTAURANTS, ASSEMBLY AREAS
B OCCUPANCY:	BANKS BUSINESS OFFICES, ETC.
M OCCUPANCY:	STORES, RETAILERS
S-2 OCCUPANCY:	GARAGES
R-2 OCCUPANCY:	MULTI-FAMILY RESIDENTIAL

4. MIXED USE RATIO (BASED ON AREA BY FUNCTION)

NON-RESIDENTIAL	RESIDENTIAL
24,973 SF = 31.2%	55,055 SF = 68.8%

5. MIXED USE RATIO (BASED ON BUILDING COVERAGE)

NON-RESIDENTIAL		RESIDENTIAL
COMMERCIAL:	19,691 SF	RESIDENTIAL PARKING: 14,687 SF = 35.8%
COMMRCIAL PARKING:	6,695 SF	
TOTAL:	26,386 SF = 64.2%	

6. MIXED USE RATIO (ALLOCATION OF BLDG. AREA BY BLDG. COVERAGE RATIO)

NET COMMERCIAL:	23,629 SF x 64.2% COVERAGE =	15,170 SF	48.4%
NET RESIDENTIAL:	45,200 SF x 35.8% COVERAGE =	16,182 SF	51.6%
		31,352 SF	100%

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
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No.	PLAN CK	7/15/19
	PLAN CK	6/01/20

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C 12725
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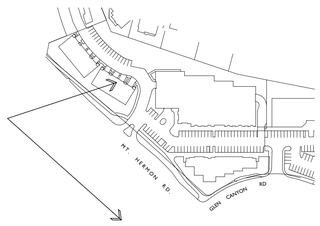
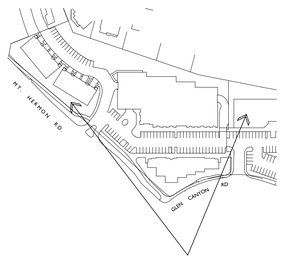


VIEW LOOKING UP MT. HERMON ROAD



VIEW LOOKING TOWARD PROPOSED COMMERCIAL BUILDING

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MOUNTAIN OAK CREEK PARK

MT. HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

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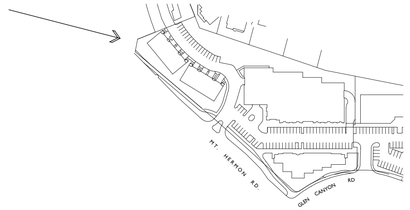
A1.2

VIEW 1



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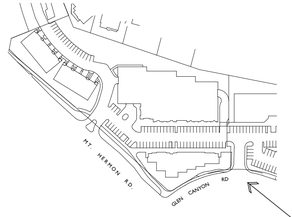

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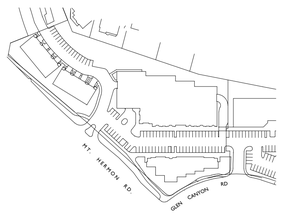
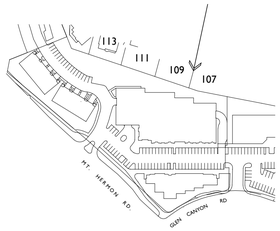


VIEW 4



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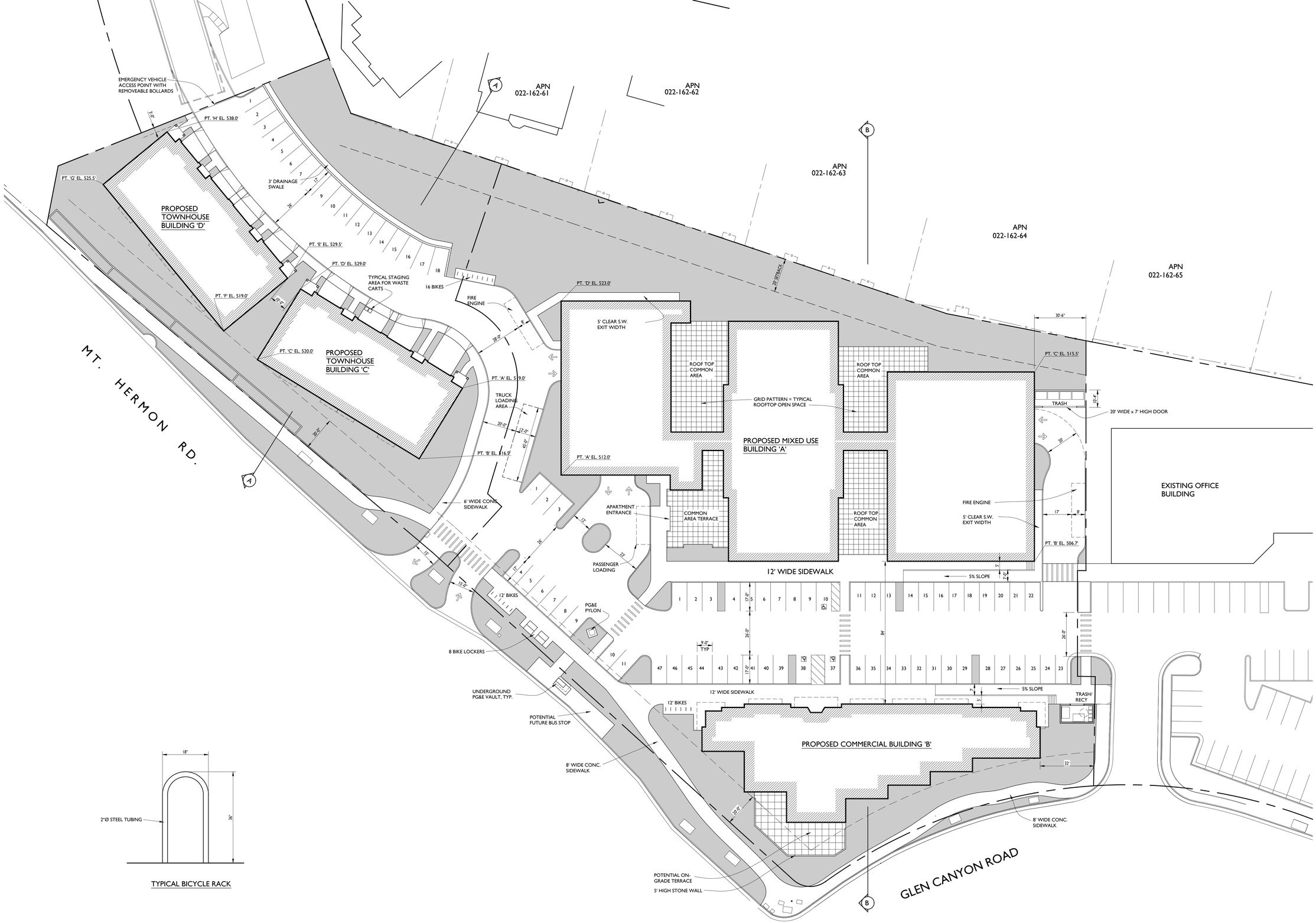

TYPICAL BICYCLE RACK

1 SITE PLAN

SCALE: 1" = 20'-0"

063

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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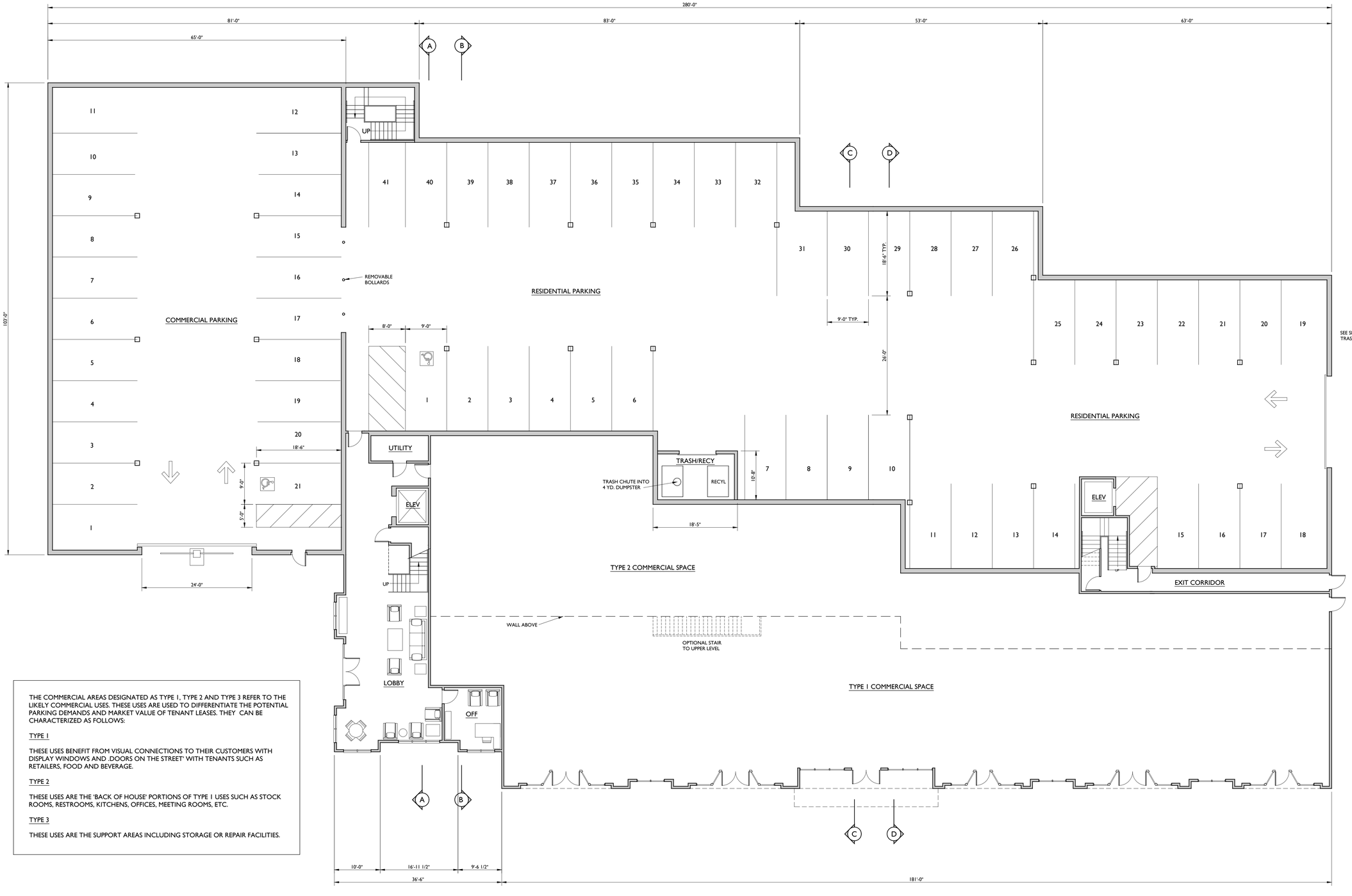
OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA



THE COMMERCIAL AREAS DESIGNATED AS TYPE 1, TYPE 2 AND TYPE 3 REFER TO THE LIKELY COMMERCIAL USES. THESE USES ARE USED TO DIFFERENTIATE THE POTENTIAL PARKING DEMANDS AND MARKET VALUE OF TENANT LEASES. THEY CAN BE CHARACTERIZED AS FOLLOWS:

TYPE 1

THESE USES BENEFIT FROM VISUAL CONNECTIONS TO THEIR CUSTOMERS WITH DISPLAY WINDOWS AND .DOORS ON THE STREET' WITH TENANTS SUCH AS RETAILERS, FOOD AND BEVERAGE.

TYPE 2

THESE USES ARE THE 'BACK OF HOUSE' PORTIONS OF TYPE 1 USES SUCH AS STOCK ROOMS, RESTROOMS, KITCHENS, OFFICES, MEETING ROOMS, ETC.

TYPE 3

THESE USES ARE THE SUPPORT AREAS INCLUDING STORAGE OR REPAIR FACILITIES.

1 FIRST LEVEL (BASEMENT)

SCALE: 1/8"=1'-0"

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
	PLAN CK	6/01/20

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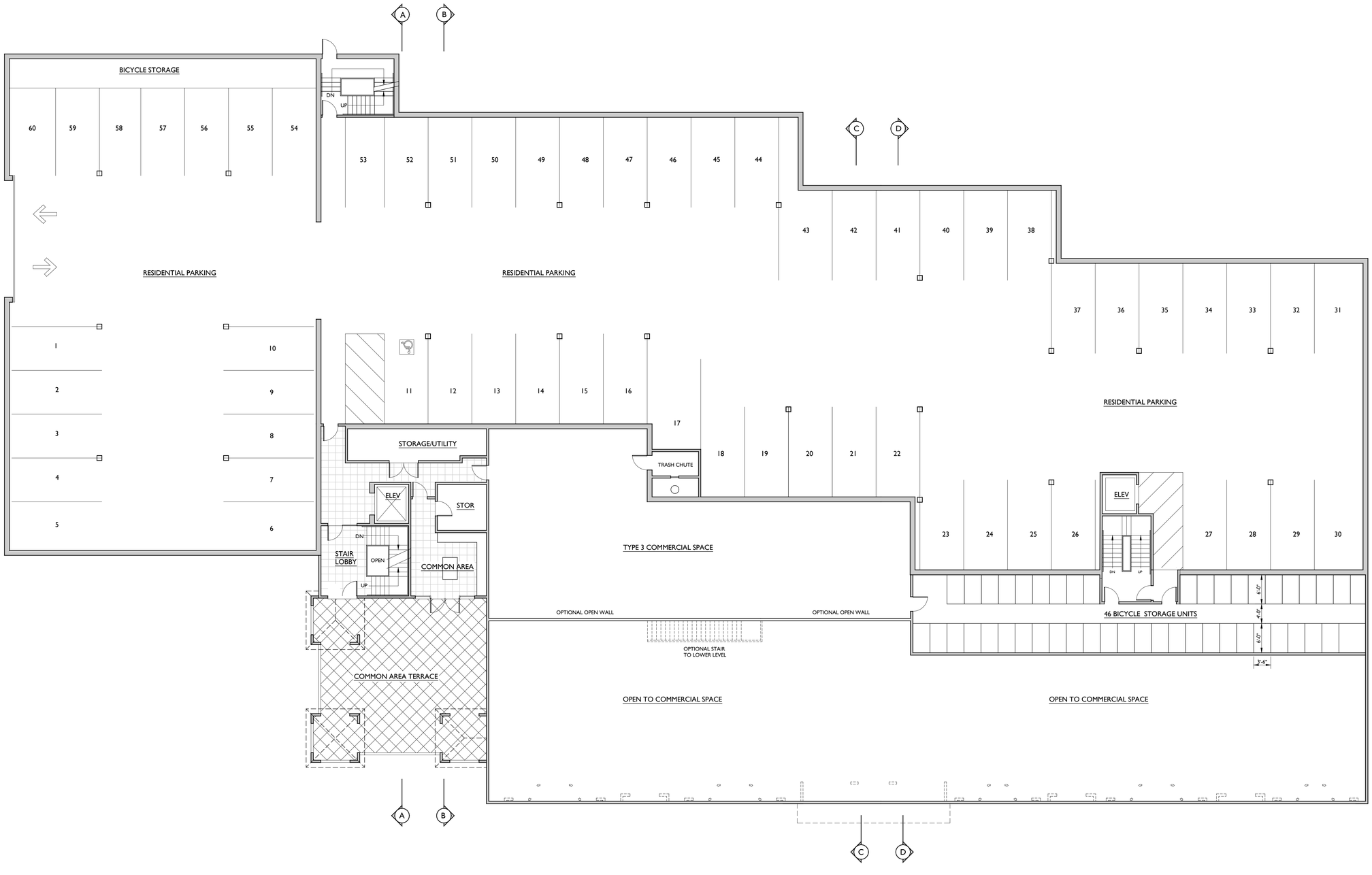

1 SECOND LEVEL (1ST STORY)

SCALE: 1/8"=1'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANJM 16.5D

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
	PLAN CK	6/01/20

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DECEMBER 31, 2023
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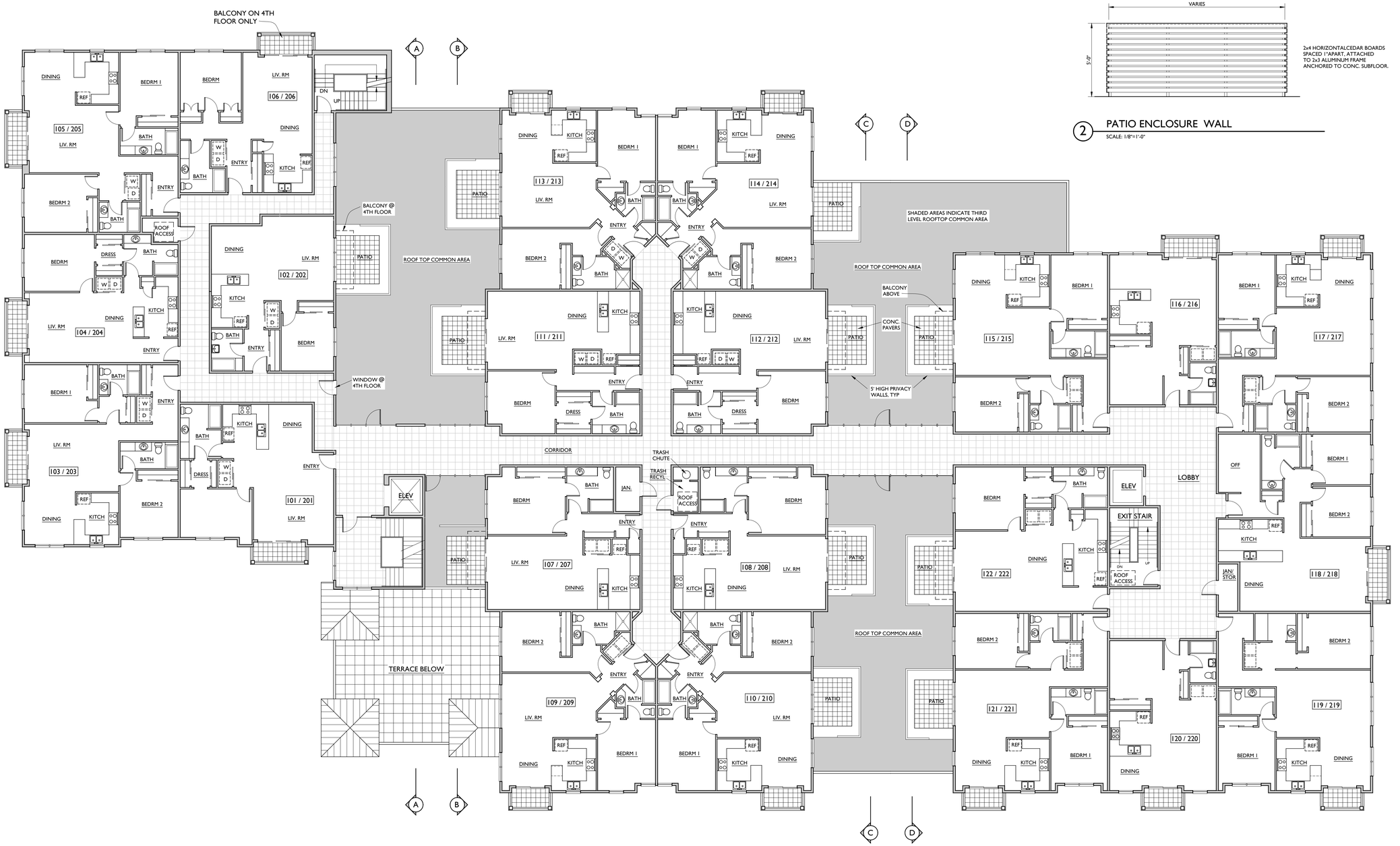
2x4 HORIZONTALCEDAR BOARDS
SPACED 1"APART, ATTACHED
TO 2x3 ALUMINUM FRAME
ANCHORED TO CONC. SUBFLOOR.

2 PATIO ENCLOSURE WALL
SCALE: 1/8"=1'-0"



1 3RD & 4TH LEVELS (2ND AND 3RD STORIES)
SCALE: 1/8"=1'-0"

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

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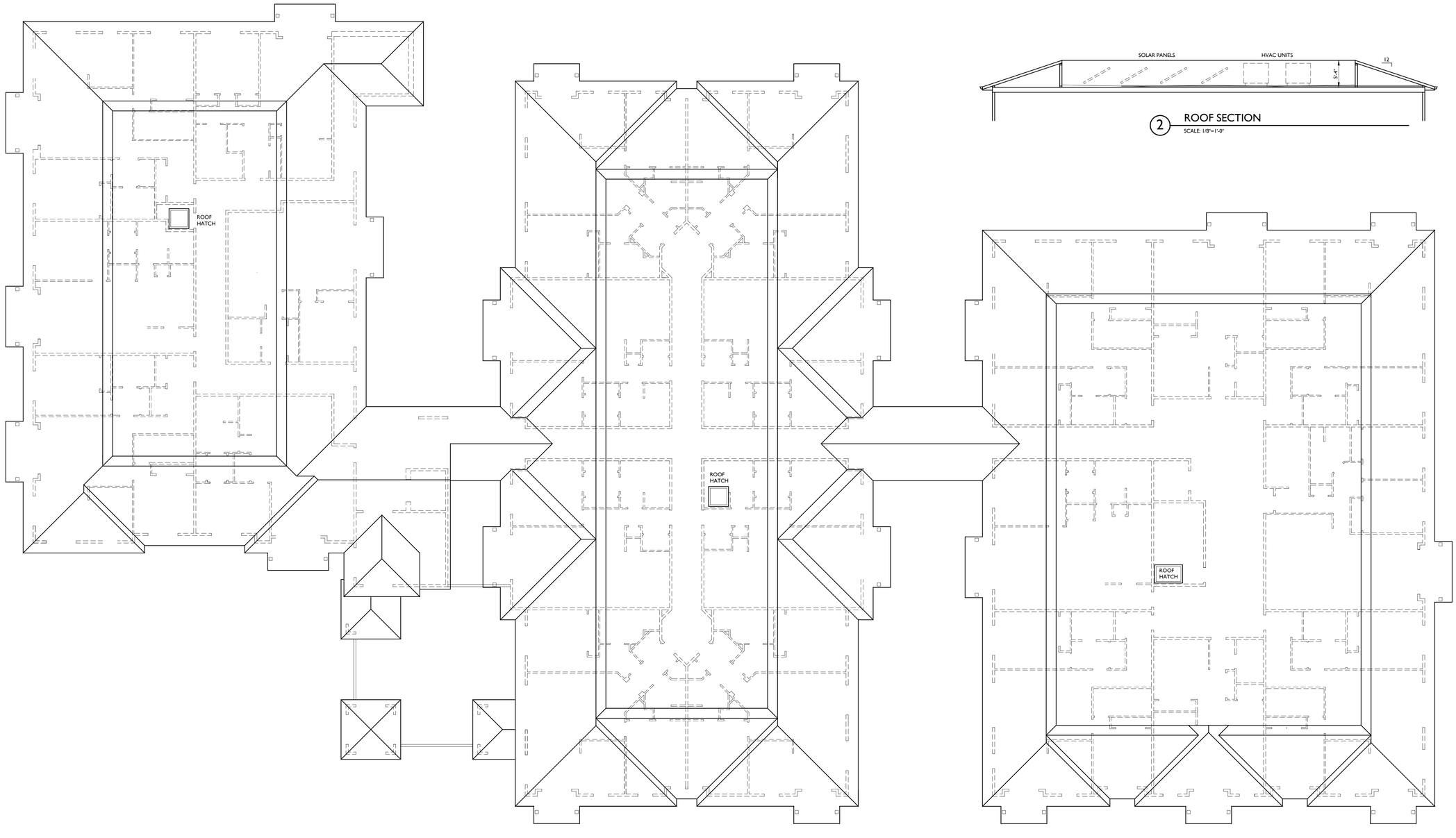

1 ROOF PLAN
SCALE: 1/8"=1'-0"

2 ROOF SECTION
SCALE: 1/8"=1'-0"

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
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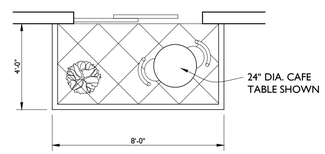
A3.3

1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

2 NORTH ELEVATION

SCALE: 1/8"=1'-0"



3 TYP. BALCONY PLAN

SCALE: 1/8"=1'-0"

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OAK CREEK PARK

ERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

MOUNT H

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
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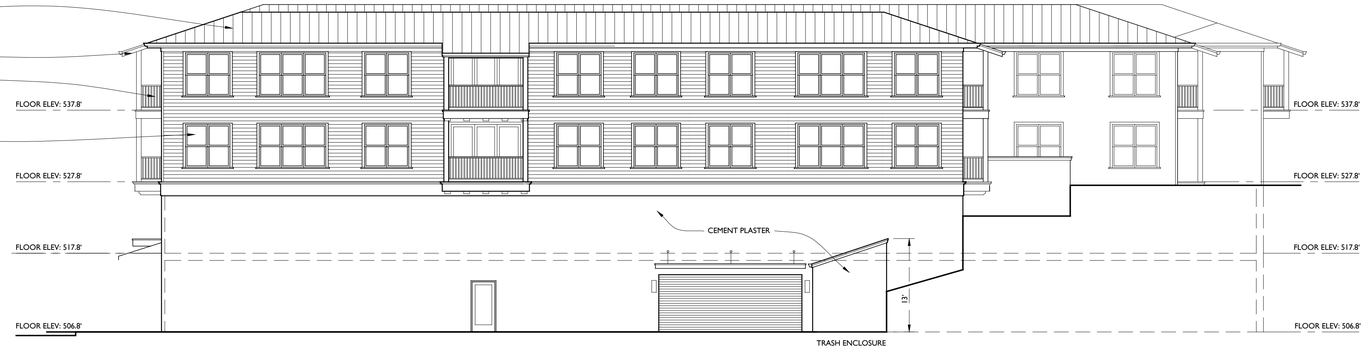
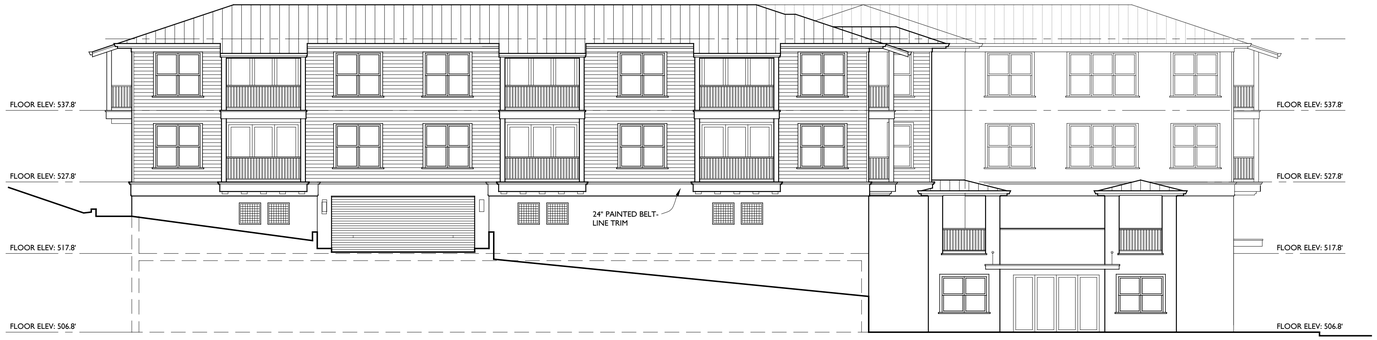
MATERIALS:

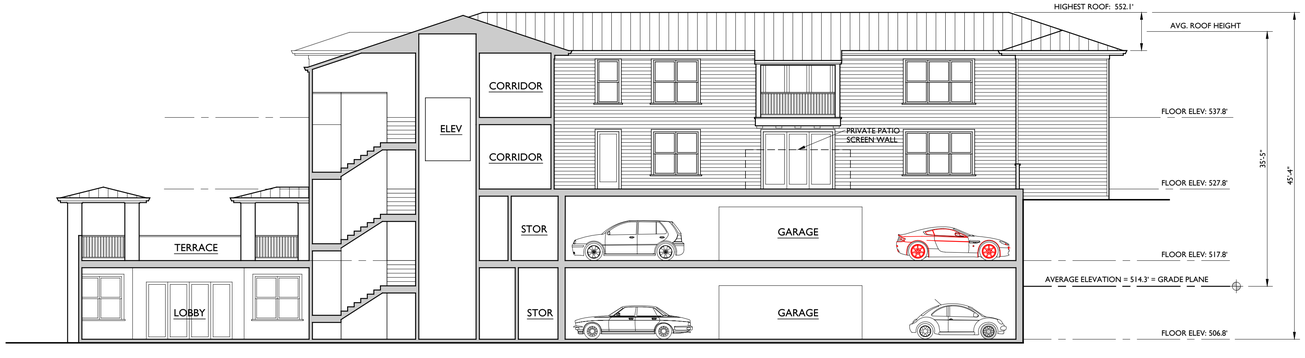
SLOPED ROOF:	STANDING SEAM METAL
EAVES:	PAINTED GUTTER ON PAINTED WOOD FASCIA WITH PAINTED WOOD SOFFIT BOARDS
BALCONY RAILINGS:	WOOD RAILING WITH PAINTED METAL PICKETS
SIDING:	PAINTED STUCCO BELOW BELTLINE TRIM PAINTED HORIZONTAL BEVELED SIDING
WINDOWS/DOORS:	FIBERGLASS DOUBLE HUNG @ RESIDENTIAL ALUM. STOREFRONT @ COMMERCIAL



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION/SECTION 'A'
SCALE: 1/8"=1'-0"

BUILDING 'A' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC. SEC. 502.1
REFER TO BLDG. A SITE PLAN

CORNER A ELEVATION = 512.0'
CORNER B ELEVATION = 506.7'
CORNER C ELEVATION = 515.5'
CORNER D ELEVATION = 523.0'

AVERAGE ELEVATION = 514.3' = GRADE PLANE

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EXTERIOR BUILDING MATERIALS

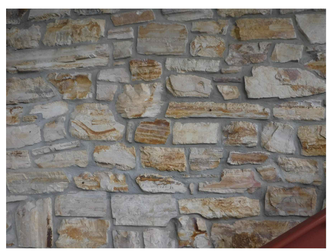
22.

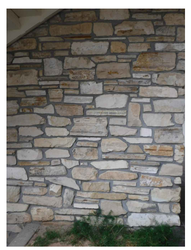
RESPONSE:

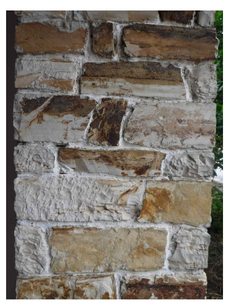
BUILDING A

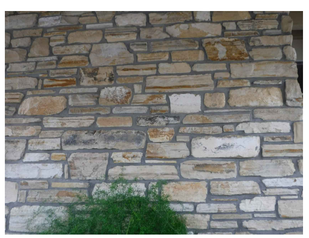
	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
Horizontal Siding	6" Horizontal Beveled Cement Board	Upper Flrs.	Smooth
Trim & Belt line	Painted wood	Trim	Rough sawn
Eaves & Soffits	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee style	Trim	Smooth
Downspouts & Vents	Aluminum	Match wall	Smooth
Windows	Fiberglass	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Garage Doors	Aluminum	Trim	Smooth
Railings	Galv. Steel & Wood	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity

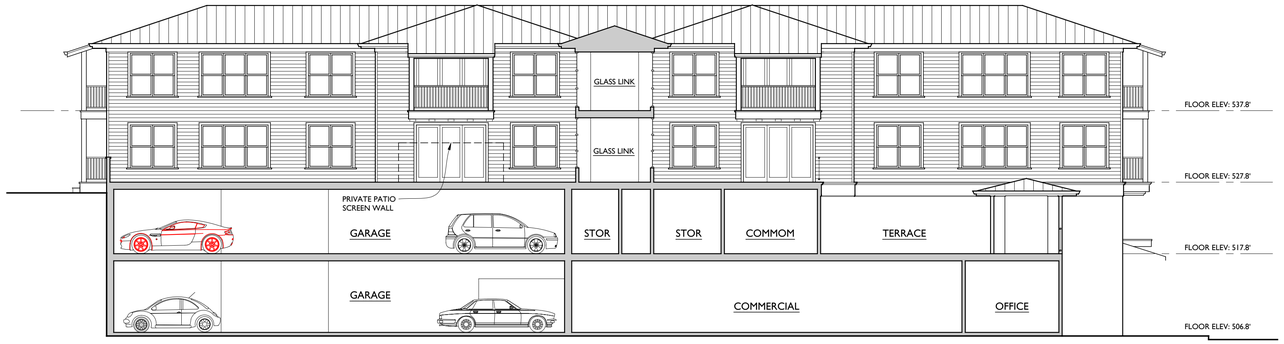




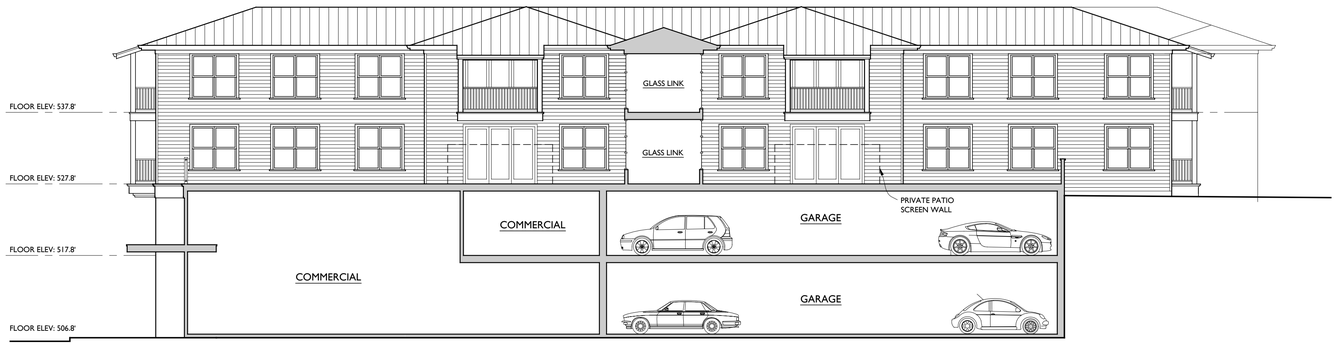




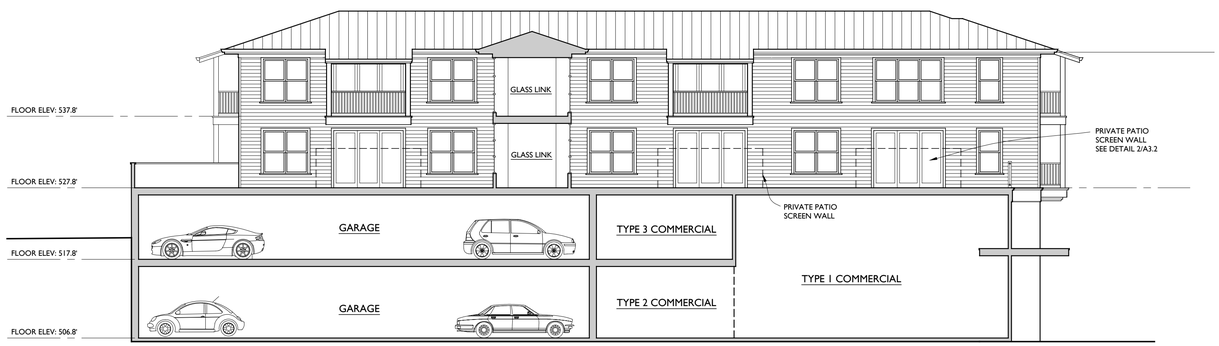
4 CARMEL STONE SAMPLE
SCALE: 1/8"=1'-0"



1 ELEVATION/SECTION 'B'
SCALE: 1/8"=1'-0"



2 ELEVATION/SECTION 'C'
SCALE: 1/8"=1'-0"



3 ELEVATION/SECTION 'D'
SCALE: 1/8"=1'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

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GRANJM 16.SD

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THOMAS THACHER
C 12725
DECEMBER 31, 2023
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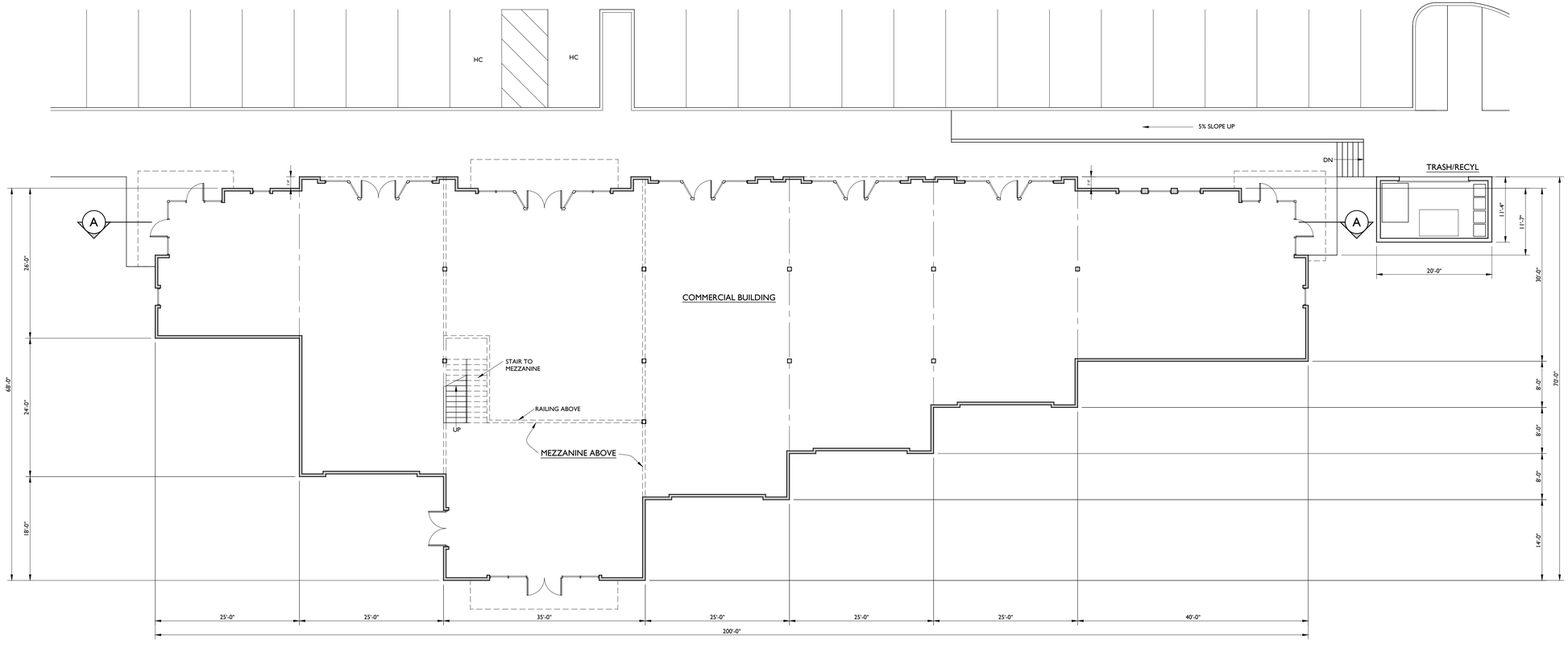
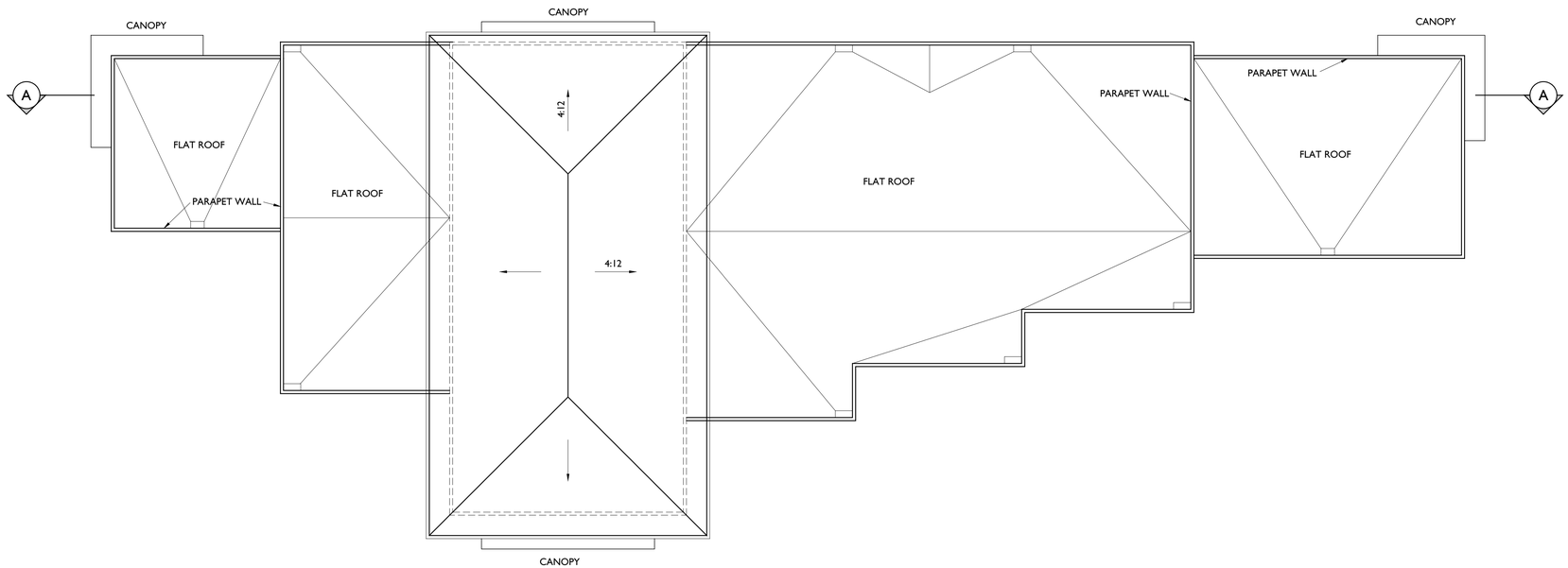


1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"

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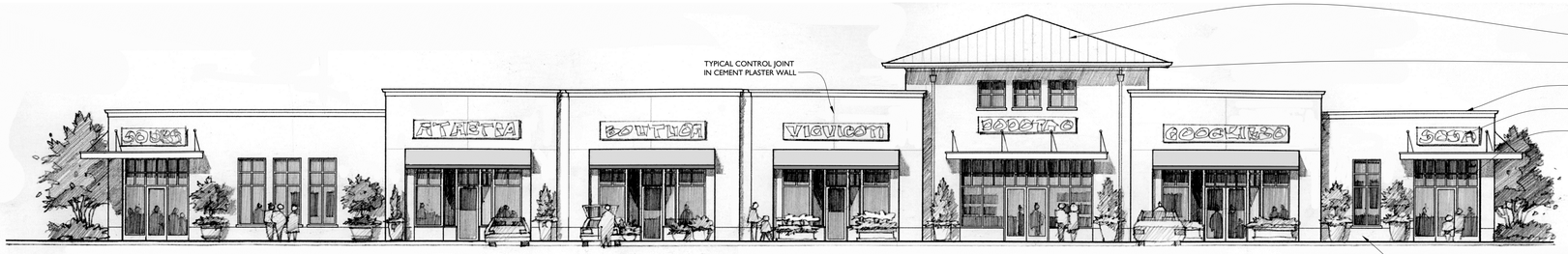
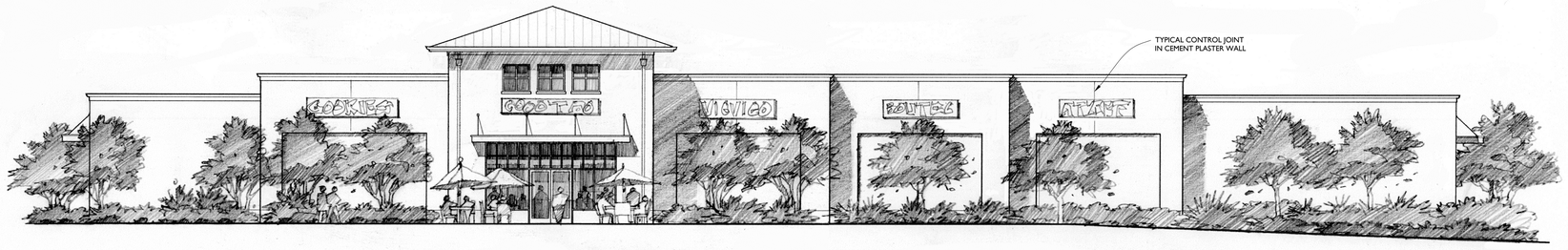


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

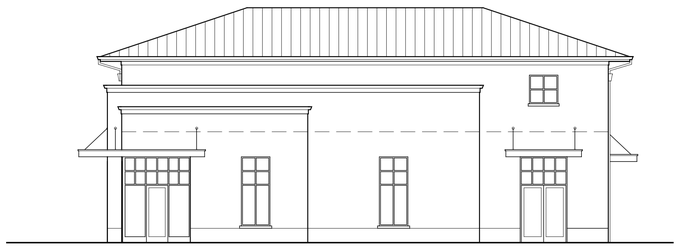
MATERIALS:

SLOPED ROOF:	STANDING SEAM METAL
EAVES: CLOSED SOFFIT:	PAINTED WOOD
PARAPET CORNICE:	PAINTED WOOD AND SHEET METAL
SIDING:	PAINTED STUCCO
WINDOWS/DOORS:	ALUM. STOREFRONT

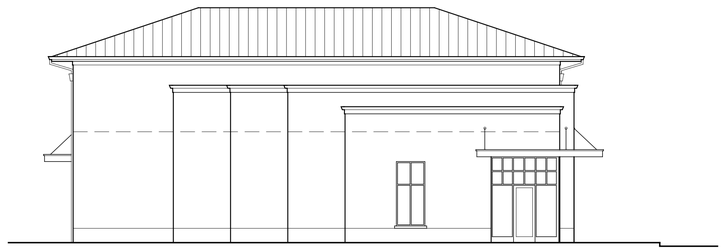
STONE VENEER BELOW THE SILL LINE OF STOREFRONT WINDOWS, TYPICAL NORTH ELEVATION ONLY.



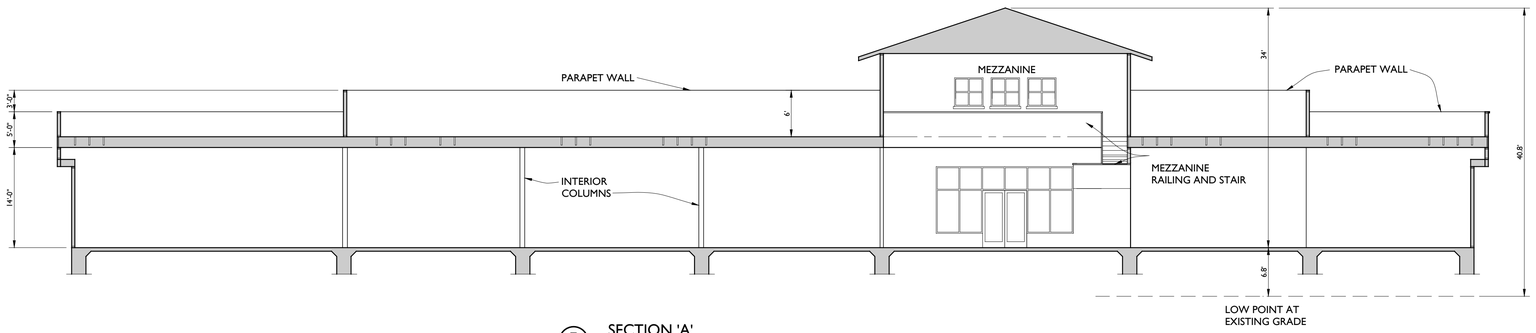
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



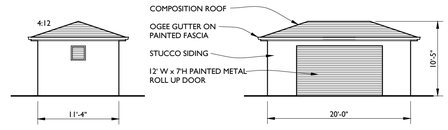
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



5 SECTION 'A'
SCALE: 1/8"=1'-0"



6 TRASH ENCLOSURE
SCALE: 1/8"=1'-0"

EXTERIOR BUILDING MATERIALS

BUILDING B

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
In-set Panels on South side	Cement Plaster	In-Set Panels	Sand float
Eaves, Soffits & Trim	Painted wood	Trim	Rough sawn
Copings & Roof Edge / Cornice	Aluminum & Wood	Trim	Smooth
Windows	Aluminum	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Railings & Canopy Edge	Galv. Steel	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity

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OAK CREEK PARK

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EXPIRATION

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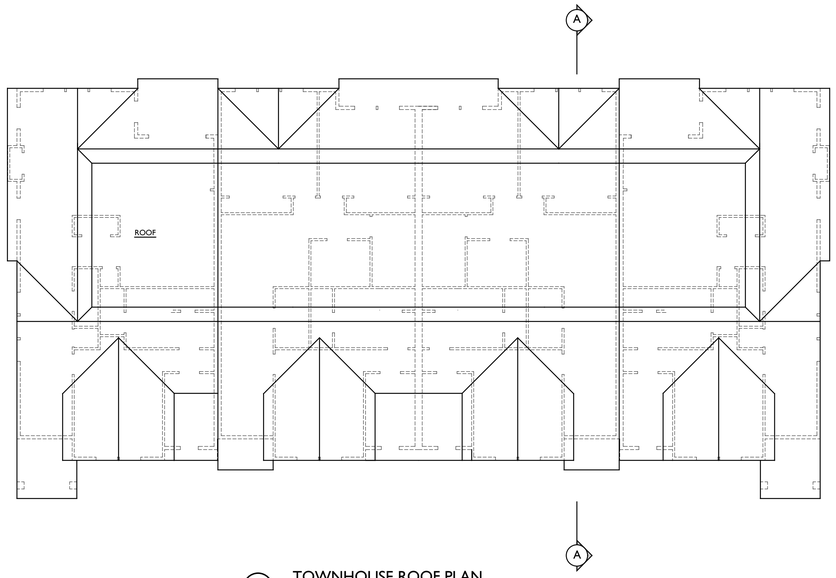
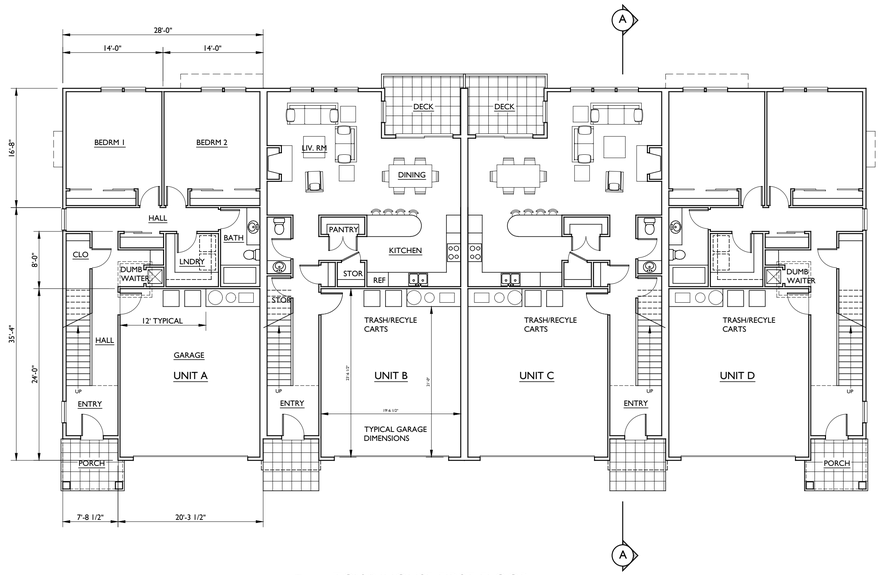
A4.1



1 TOWNHOUSE ROOF PLAN
SCALE: 1/8"=1'-0"

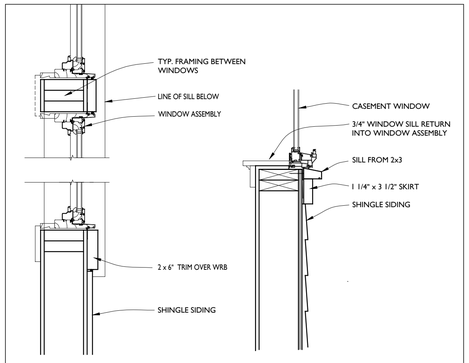


3 TOWNHOUSE FIRST FLOOR
SCALE: 1/8"=1'-0"

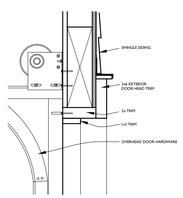
EXTERIOR BUILDING MATERIALS

TOWNHOUSES

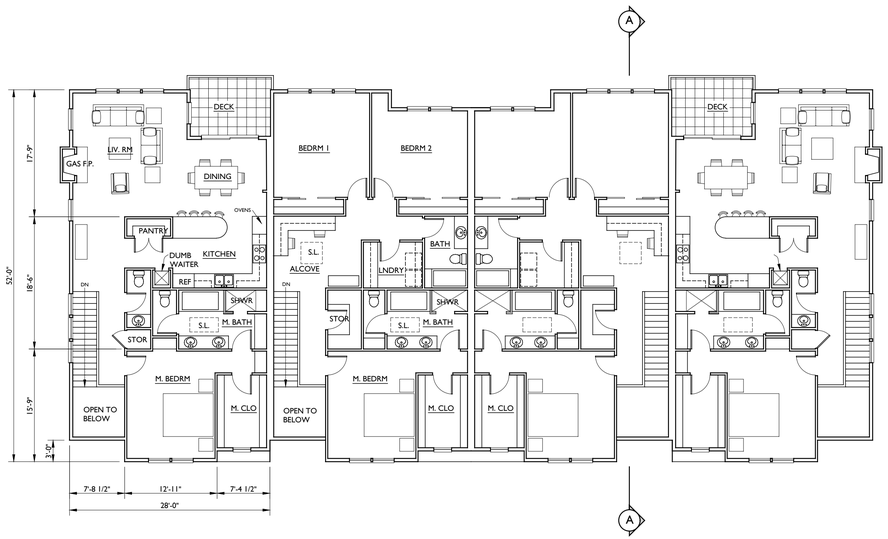
	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Shingle walls	Cedar shingle	Walls	Natural
Chimneys	Cement plaster	Walls	Sand float
Trim	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee Style	Trim	Smooth
Downspouts & Vents	Aluminum	Match walls	Smooth
Eaves & Rafter tails	Wood	Walls	Rough sawn
Windows & SG Doors	Fiberglass	Trim	Smooth
Front doors	Wood / metal	Accent	Smooth
Awnings	None		
Skylights	None		
Garage doors	Aluminum	Trim	Smooth
Railings	Wood / S. Steel	Accent	Smooth



5 WINDOW DETAILS
SCALE: 1/8"=1'-0"



6 GARAGE DOOR HEAD
SCALE: 1/8"=1'-0"



4 TOWNHOUSE SECOND FLOOR
SCALE: 1/8"=1'-0"

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215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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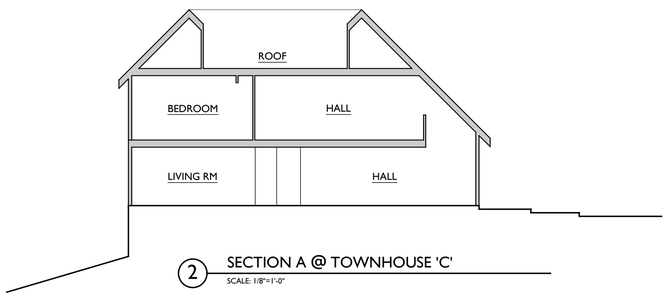
A5.0

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'D'

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C'



2 SECTION A @ TOWNHOUSE 'C'
SCALE: 1/8"=1'-0"

3 EAST ELEVATION
SCALE: 1/8"=1'-0"

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'C' SITE PLAN

CORNER A ELEVATION = 519.0'
CORNER B ELEVATION = 516.5'
CORNER C ELEVATION = 520.0'
CORNER D ELEVATION = 529.0'

AVERAGE ELEVATION = 521.1' = GRADE PLANE

SEE NORTH ELEVATION

TOWNHOUSE BUILDING 'D' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'D' SITE PLAN

CORNER E ELEVATION = 529.5'
CORNER F ELEVATION = 519.0'
CORNER G ELEVATION = 525.5'
CORNER H ELEVATION = 538.0'

AVERAGE ELEVATION = 528.0' = GRADE PLANE

SEE SOUTH ELEVATION

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
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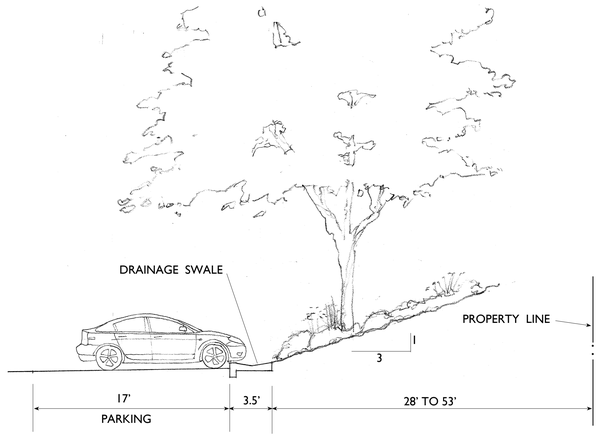
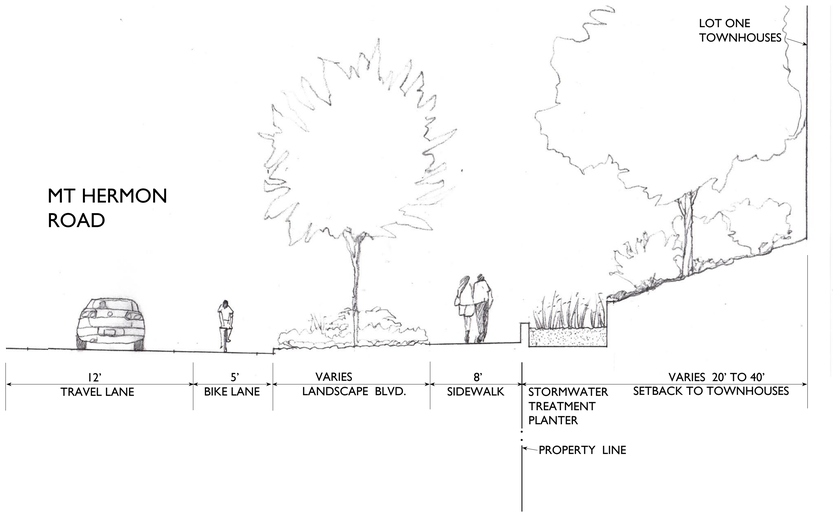
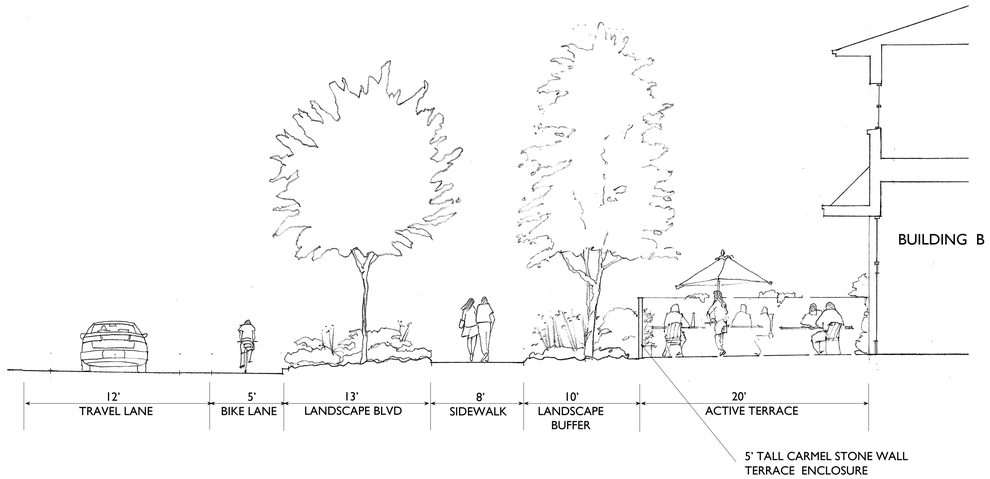
COMMERCIAL STREETSCAPE



LOT ONE UNCOVERED PARKING



TOWNHOUSES AT MT HERMON RD



BUILDING B CORNER TERRACE

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET SUITE 248
SANTA CRUZ, CA 95060
(831) 457-3939 V
(831) 426-7609 F
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MOUNT HERMON OAK CREEK PARK

MT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19

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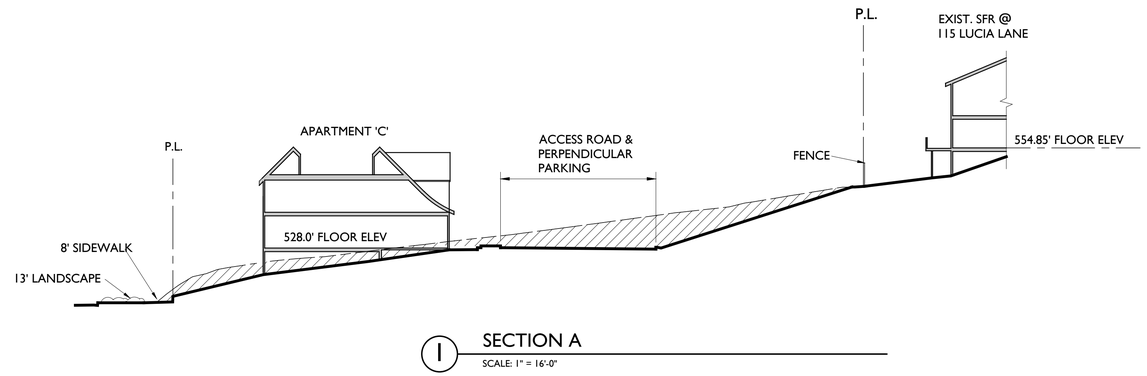
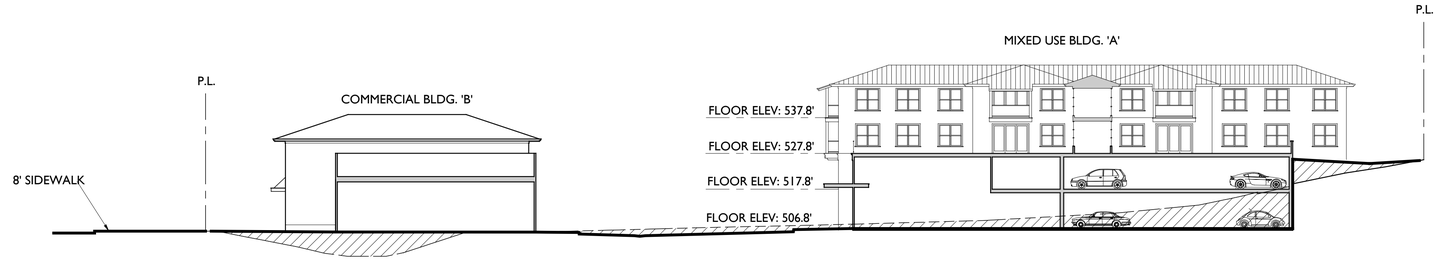


1 SECTION A

SCALE: 1" = 16'-0"



2 SECTION B

SCALE: 1" = 16'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

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GRANUM 16.SD

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DECEMBER 31, 2023
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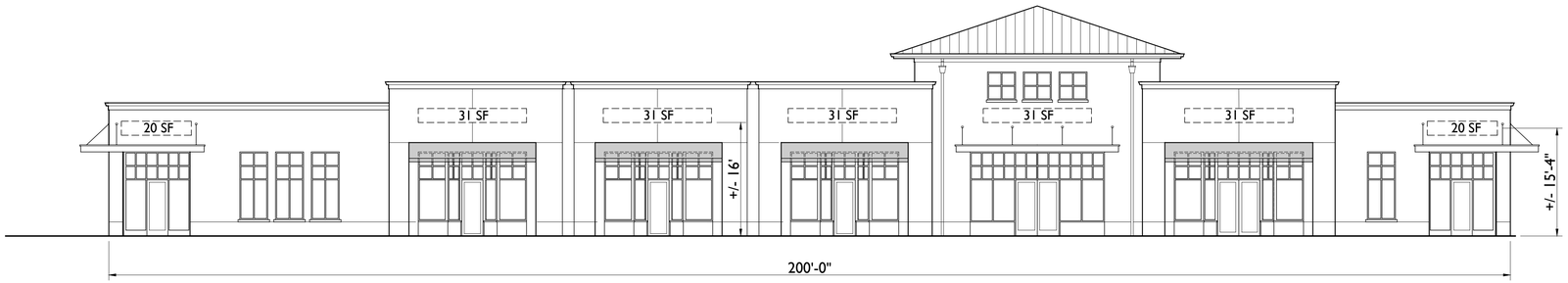
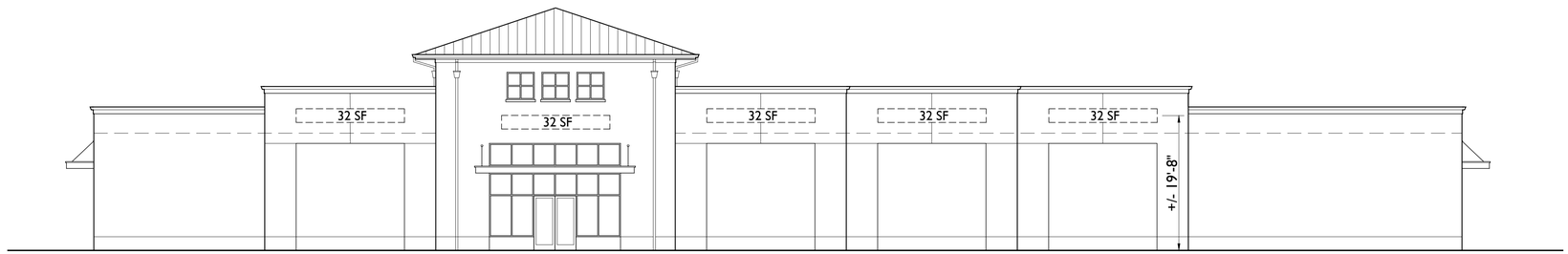
1 BUILDING A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING B NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

SIGN PROGRAM

THE SIGN PROGRAM REFLECTS THE BEST PRACTICES FOR A WALKABLE COMMERCIAL STREET. THE SCALE AND CHARACTER OF THE SIGNS ARE APPROPRIATE FOR THE SIGHT DISTANCES OF AROUND 80' AND THE TRAVEL SPEEDS OF AROUND 5-10 MPH IN CONTRAST TO THE DISTANCES AND SPEEDS FOUND WITH STRIP SHOPPING CENTERS.

PER THE CITY'S SIGN ORDINANCE 17.56.180, THE ALLOWABLE SIGN AREA IS ONE SQ. FT. PER WIDTH OF THE FRONT OF THE BUILDING. ALL PROPOSED SIGNS ARE A MAXIMUM OF 30" TALL. THE APPROXIMATE DISTANCE FROM THE WALKWAY TO THE SIGN IS SHOWN ON THESE ELEVATIONS.

PROPOSED SIGNS ARE THREE DIMENSIONAL LETTERS AND NUMBERS APPLIED DIRECTLY ON THE WALL SURFACE.

SIGNS WILL BE ILLUMINATED BY WALL SCONCES. NO BACK-LIT SIGNS OR CAN SIGNS ARE ALLOWED. MIRROR REFLECTIVE OR IRRIDESCANT SIGNS ARE PROHIBITED EXCEPT AS MAY BE APPROVED BY THE PLANNING COMMISSION.

BUILDING 'A'

TOTAL WIDTH OF BUILDING = 235 FT.
TOTAL ALLOWABLE SIGN AREA = 235 SF
TOTAL PROPOSED SIGN AREA = 192 SF

BUILDING 'B' NORTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 195 SF

BUILDING 'B' SOUTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 160 SF

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

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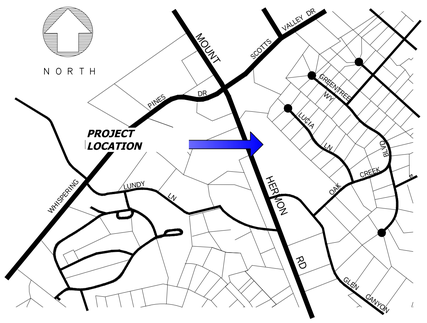
IMPROVEMENT PLANS FOR OAK CREEK PARK

3640 GLEN CANYON ROAD

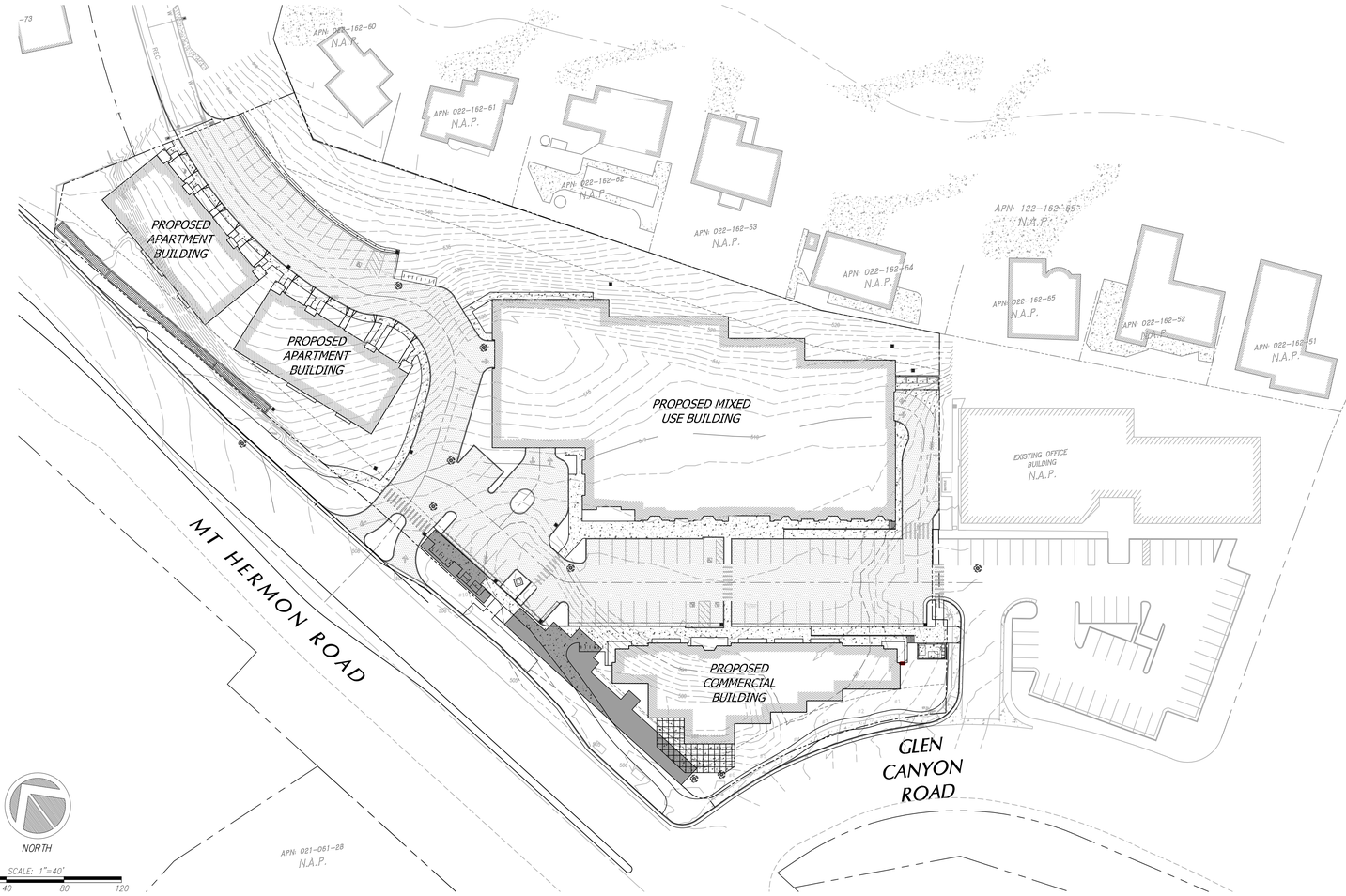
SCOTT'S VALLEY, CALIFORNIA 95066

APN: 022-162-76



VICINITY MAP

SCALE: NTS



CIVIL SHEET INDEX

C0.1 - COVER SHEET
C0.2 - EXISTING SITE
C0.3 - TENTATIVE MAP
C1.1 - TOPO AND DEMOLITION PLAN
C2.1 - HORIZONTAL CONTROL & PAVING PLAN
C3.1 - GRADING PLAN
C3.2 - CUT-FILL PLAN
C4.1 - UTILITY PLAN
C4.2 - STORMWATER CONTROL PLAN
C5.1 - EROSION CONTROL PLAN
C6.1 - SECTIONS

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

ARCHITECT:

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET, SUITE 248
SANTA CRUZ, CA 95060
831.457.3939

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

UTILITIES/NOTIFICATIONS

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

PROJECT DATUM

THE TOPOGRAPHIC SURVEY IS BASED UPON NAVD88.

BENCHMARK : SANITARY SEWER MANHOLE RIM FOUND IN THE CENTER OF LUNDY LANE

ELEV=505.89

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

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

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. STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO CITY OF SCOTTS VALLEY FIG SD-9.
5. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
6. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES , ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
7. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
8. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

CONSTRUCTION SURVEYING / STAKING

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

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

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GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTTS VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. 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.
4. 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.
5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
6. CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B/SS	BOTTOM OF SANITARY SEWER
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
B/STEP	BOTTOM OF STEP
BFW	BOTTOM FACE OF WALL
BW	BACK OF WALL
BFP	BACKFLOW PREVENTER
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
C	AT&T CABLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
G	GAS
GV	GATE VALVE
HYD	HYDRANT
ME	MATCH EXISTING
(N)	NEW
OH	OVERHEAD LINES
P	PAVEMENT
POC	POINT OF CONNECTION
REC	RECLAIMED WATER
PE	POLY ETHYLENE TUBING
SAN	SANITARY
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
T/REC	TOP OF REC WATER LINE
TC	TOP OF CURB
TOW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
		DRAIN/DROP INLET
		AREA DRAIN
SS	SS	SEWER MANHOLE
		GATE VALVE
		UTILITY POLE
SS	SS	SEWER LATERAL
		WATER SERVICE & WATER METER
		FIRE HYDRANT
		CLEAN OUT
		THRUST BLOCK
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
E	E	ELECTRICAL
FS	FS	FIRE SUPPRESSION
JT	JT	JOINT TRENCH
		PROPERTY LINE
		CENTER LINE
457	500	CONTOURS
		OVERLAND RELEASE
		VALLEY GUTTER
		RETAINING WALL

USA NORTH 811 Call 811 Before You Dig

076

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
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Scotts Valley, CA 95066
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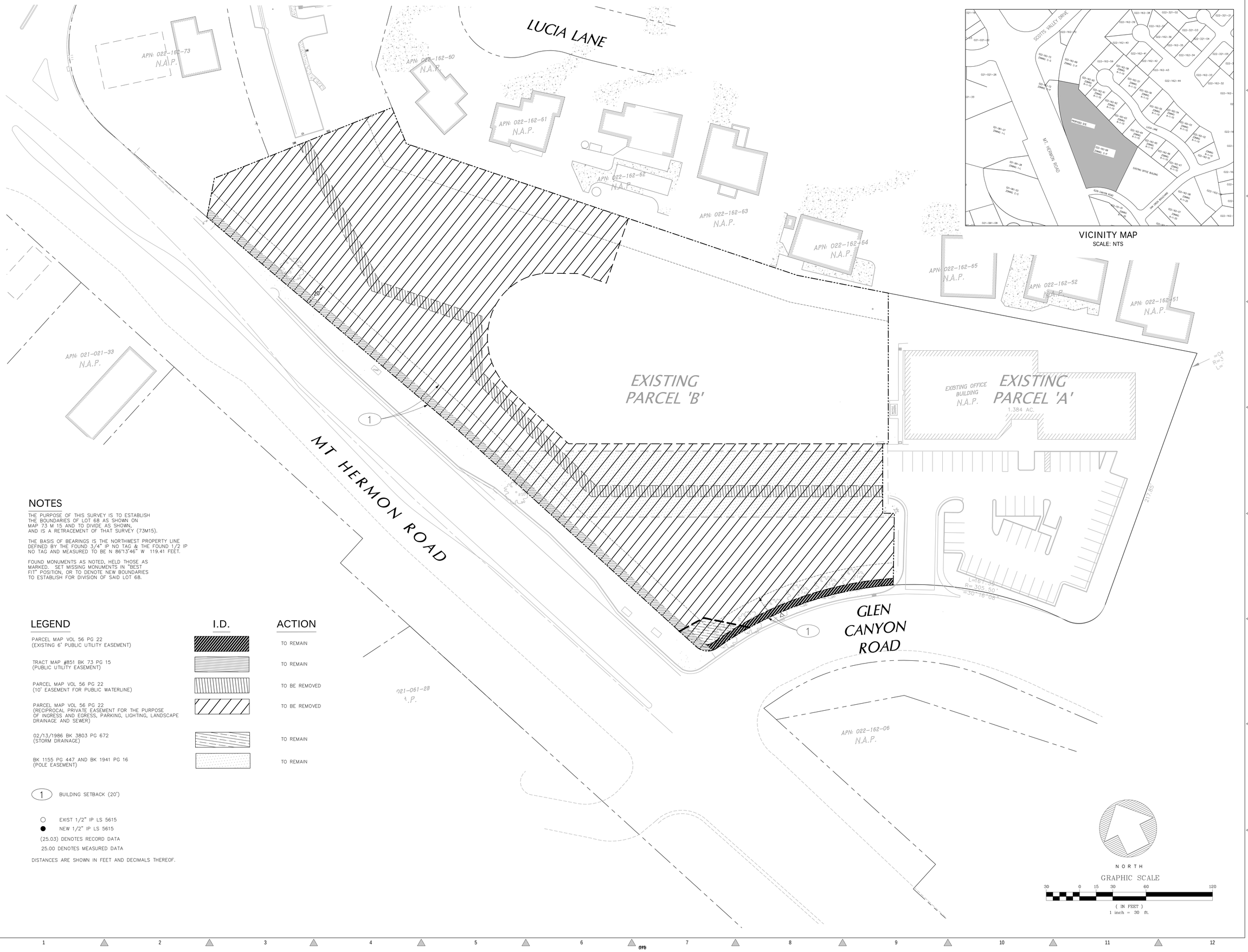
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 40'
Drawn: DD/JB
Job: 318-00
Sheet: C0.1
Of 11 Sheets

Drawing: W:\318-00 Oak Creek Mix\CAD\Models\Sheets\Sections\ Plans\C01 - COVER - 3DVIATAE.dwg Layout: C01 - COVER Last Saved: Mon Dec 02, 2019 - 9:50am Last Plotted: Mon Dec 02, 2019 - 10:34am By: jamie



VICINITY MAP
SCALE: NTS

NOTES

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF LOT 68 AS SHOWN ON MAP 73 M 15 AND TO DIVIDE AS SHOWN, AND IS A RETRACEMENT OF THAT SURVEY (73M15).

THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND	I.D.	ACTION
PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)		TO REMAIN
TRACT MAP #851 BK 73 PG 15 (PUBLIC UTILITY EASEMENT)		TO REMAIN
PARCEL MAP VOL 56 PG 22 (10' EASEMENT FOR PUBLIC WATERLINE)		TO BE REMOVED
PARCEL MAP VOL 56 PG 22 (RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE DRAINAGE AND SEWER)		TO BE REMOVED
02/13/1986 BK 3803 PG 672 (STORM DRAINAGE)		TO REMAIN
BK 1155 PG 447 AND BK 1941 PG 16 (POLE EASEMENT)		TO REMAIN

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615
● NEW 1/2" IP LS 5615
(25.03) DENOTES RECORD DATA
25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

REVISIONS	BY

EXISTING SITE

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 30'
Drawn:	DD/JB
Job:	318-00
Sheet:	C0.2
Of	11 Sheets

Drawing: # 318-00 Oak Creek Mix Use\Models\Sheets\Tentative Plans\C0.2 - EXISTING SITE.dwg Layout: C0.2 - TENTATIVE MAP Last Saved: Wed Sep 04, 2019 - 2:54pm Last Plotted: Mon Dec 02, 2019 - 10:34am By: jbone

LUCIA LANE

MT HERMON ROAD

GLEN CANYON ROAD

APN: 022-162-73 N.A.P.

APN: 022-162-60 N.A.P.

APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

APN: 022-162-65 N.A.P.

APN: 022-162-52 N.A.P.

APN: 022-162-51 N.A.P.

APN: 021-021-33 N.A.P.

APN: 021-061-28 N.A.P.

APN: 022-162-06 N.A.P.

N 86°13'46" W 119.41'

N 86°13'46" W 52.99'

N 16°29'12" E 85.76'

5'

(55.00') 55.00' NO3°46'14" E

(50.49') 49.88'

FOUND 3/4" IP NO TAG

195.55' (195.43')

85.4'

S 45°56'38" E 126.51' (126.08')

83.88'

R=204 Δ=5°57'22"

UNIT #8 1513 SQ.FT.

UNIT #7 1513 SQ.FT.

UNIT #6 1513 SQ.FT.

UNIT #5 1513 SQ.FT.

UNIT #4 1513 SQ.FT.

UNIT #3 1513 SQ.FT.

UNIT #2 1513 SQ.FT.

UNIT #1 1513 SQ.FT.

LOT 1

LOT 2

162.49'

20'

32'

R=204 Δ=5°57'22"

S 65°43'31" E 63.97'

FOUND STANDARD CITY MONUMENT BOX

1

7.2'

7.6'

EXISTING OFFICE BUILDING N.A.P.

EXISTING PARCEL 'A' 1.384 AC.

N 64°33'00" W 5.00'

S 25°29'00" W 136.48'

S 25°29'00" W 62.07'

10.51' S 63°36'51" E

S 25°29'00" W 59.19'

S 45°30'00" W 277.85' 237.29'

S 22°47'00" E 299.92'

R=1170.32' Δ=5°57'22"

R=120.00' Δ=41°52'12"

Lot 2 R=305.50' Δ=30°16'08"

NOTES

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF LOT 68 AS SHOWN ON MAP 73 M 15 AND TO DIVIDE AS SHOWN, AND IS A RETRACEMENT OF THAT SURVEY (73M15).

THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND

EXISTING EASEMENTS TO REMAIN

- PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)
- TRACT MAP #851 BK 73 PG 15 (EXISTING PUBLIC UTILITY EASEMENT)
- 02/13/1986 BK 3803 PG 672 (EXISTING STORM DRAINAGE)
- BK 1155 PG 447 AND BK 1941 PG 16 (EXISTING POLE EASEMENT)

PROPOSED EASEMENTS

- NEW RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE, DRAINAGE, SEWER & WATER
- NEW ACCESS EASEMENT TO BENEFIT LOT 2 FOR COMMERCIAL PARKING

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615

● NEW 1/2" IP LS 5615

(25.03) DENOTES RECORD DATA

25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LOT AREAS

LOT 1 AREA (R-M-6) = 45,250 SQ.FT.
(GENERAL PLAN - MEDIUM HIGH DENSITY = 5-9 DWELLING UNITS/ACRE)
- TOTAL ALLOWABLE UNITS PER GENERAL PLAN = 9 UNITS
- PROPOSED 8 RESIDENTIAL UNITS

LOT 2 AREA = 110,100 SQ.FT.

VICINITY MAP
SCALE: NTS

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	BY

TENTATIVE MAP

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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Scotts Valley, CA 95066
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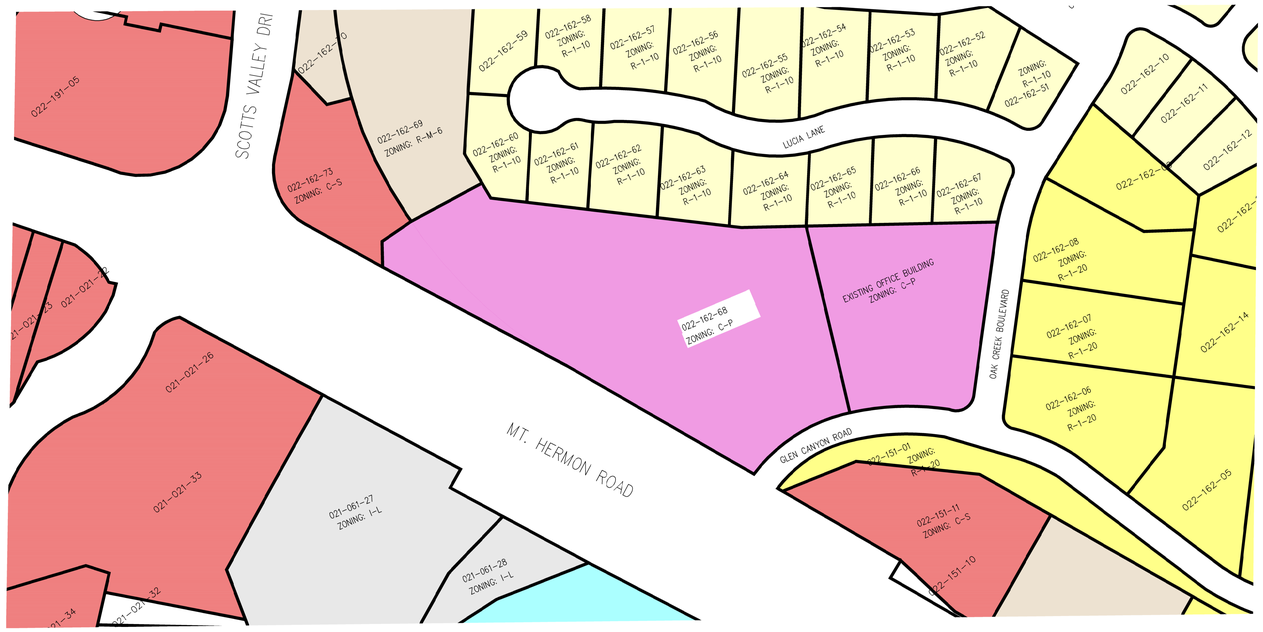
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

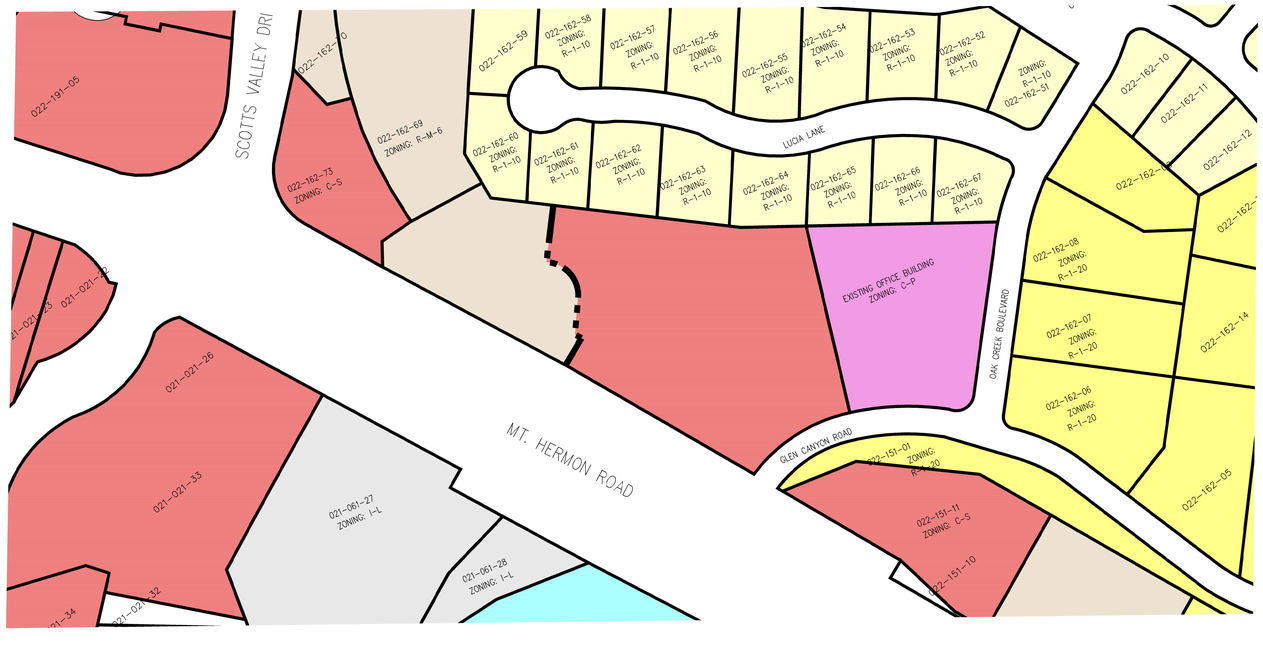
Date:	12.02.19
Scale:	1" = 30'
Drawn:	DD/JB
Job:	318-00
Sheet:	C0.3
Of	11 Sheets

Drawing # 318-00 dwg Plotted by: Jeff Bray on May 28, 2020 - 8:10am Last Saved: on May 28, 2020 - 8:10am Saved: C0.3 - 30X42.dwt xref: Sheet: on May 28, 2020 - 8:10am by: Jeff



NORTH

EXISTING ZONING



NORTH

PROPOSED ZONING

ZONING LEGEND

- *R-M-6: MEDIUM HIGH DENSITY RESIDENTIAL ESTATE 6,000 SQ. FT. MIN. LOT SIZE*
- *R-1-10: MEDIUM DENSITY RESIDENTIAL 10,000 SQFT MIN. LOT SIZE*
- *R-1-20: LOW DENSITY RESIDENTIAL 20,000 SQFT MIN. LOT SIZE*
- *C-S: COMMERCIAL SERVICE 45% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *C-P: COMMERCIAL PROFESSIONAL 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *I-L: INDUSTRIAL LIGHT 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *PUBLIC / QUASI PUBLIC*

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

ZONING MODIFICATION MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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Scotts Valley, CA 95066
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	NTS
Drawn:	DD/JB
Job:	318-00
Sheet:	C0.4
Of	11 Sheets

Drawing: Z:\Drawn\CAD\318-00 Oak Creek Mix\CAD\Arches\Drawings\Tentative Plans\C0.4 - ZONING MAP.dwg Layout: C0.4 - ZONING MAP Last Saved: Tue Mar 01, 2022 - 10:13am Last Plotted: Wed Jun 01, 2022 - 3:23pm By: Dave

SLOPE ANALYSIS TABLE

- 25.01% TO 30%
- 30.01% & GREATER

DEMOLITION KEY NOTES

1. REMOVE (E) UNDERGROUND STORM DRAIN LINES.
2. REMOVE (E) AC PAVEMENT (APPROX. 1,406 FT).
3. REMOVE (E) CONCRETE.
4. (E) SSCO TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION. (SEE IMPROVEMENT PLANS).
5. (E) WATER METER TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION (SEE IMPROVEMENT PLANS).
6. (E) TREE TO BE REMOVED.
7. (E) FENCE TO BE REMOVED.
8. (E) TREE TO REMAIN. PROTECT TREE THROUGHOUT CONSTRUCTION

LEGEND

- PROPERTY LINE
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- SURVEYED TREE DRIP LINE
- EXISTING FENCE
- EXISTING SPOT ELEVATION (×575.00)
- EXISTING CONTOURS (575)
- EXISTING CONCRET REMOVAL
- EXISTING AC REMOVAL
- EXISTING CONCRETE REMAIN
- EXISTING TREE TO BE REMOVED
- TREE NUMBER IDENTIFIED IN PROJECT'S ARBORIST REPORT (#1)

LUCIA LANE

MT HERMON ROAD

GLEN CANYON ROAD

ADJACENT PROPERTY N.A.P.

EXISTING OFFICE BUILDING N.A.P.

APN: 022-162-73 N.A.P.

APN: 022-162-60 N.A.P.

APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

APN: 022-162-65 N.A.P.

APN: 022-162-52 N.A.P.

APN: 022-162-55 N.A.P.

APN: 021-021-27 N.A.P.

APN: 021-021-33 N.A.P.

APN: 021-061-28 N.A.P.

APN: 022-162-06 N.A.P.

TREE GROUP #17

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AVERAGE SLOPE CALCULATION (PER SV HILLSIDE RESIDENTIAL REGULATIONS)

$$S = \frac{0.00229}{A} I L \qquad S = \frac{0.00229}{1.037} (1)(7{,}435)$$

S = AVERAGE SLOPE — S = 16.42%

I = CONTOUR INTERVAL IN FEET — I = 1 FOOT INTERVAL

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL — L = 7,435

A = AREA OF THE PARCEL TO BE SUBDIVIDED (IN ACRES) — A = 1.037 ACRES (LOT 1, SEE C0.3)

Call Two Working Days Before You Dig!
1-800-227-2600

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

EXISTING SITE AND DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 30'
Drawn:	DD/JB
Job:	318-00
Sheet:	C1.1
	Of 11 Sheets

Drawing #: 2018-00 Oak Creek #1\CAD\Working\Sheets\Sectional Plans\C1.1 - DEMO AND DEMO - EXISTING.dwg Layout: C1.1 - 10.30.2020 Last Saved: Fri May 29, 2020 - 8:33am Last Plotted: Fri May 29, 2020 - 8:33am By: Dana

IMPERVIOUS AREA	
PROPOSED	SQFT
BUILDING COVERAGE	54,685
DRIVEWAYS & PARKING	40,470
SIDEWALK	11,759
TOTAL	106,914

PAVEMENT LEGEND

- MAIN DRIVE - ASPHALT SECTION. SEE DETAIL 1 ON C6.4
- CONCRETE DRIVEWAYS AND SIDEWALK
- STORMWATER FLOW-THROUGH TREATMENT PLANTER (1)
- RETAINING WALL

[X] PARKING STALL CALCULATIONS

GUEST AND EMPLOY	=	68 PERPENDICULAR STALLS
ACCESSIBLE SPACES	=	3 ACCESSIBLE STALLS (9' X 18')
EV CHARGING SPACES	=	5 STALLS (9' X 18')
TOTAL	=	***76 PARKING STALLS***

HORIZONTAL CONTROL AND PAVING NOTES

1. TYPE "A" CURB AND GUTTER. SEE DETAIL 5, SHEET C6.4
2. TYPE "B" CURB AND GUTTER (CATCH). SEE DETAIL 5, SHEET C6.4
3. TYPE "C" VERTICAL CURB. SEE DETAIL 5, SHEET C6.4
4. 1' WIDE STOP BAR PAINTED WHITE (TYP)
5. TYPE "B" CURB & GUTTER TO TYPE "A" CURB & GUTTER TRANSITION
6. CONCRETE SIDEWALK
7. 3' WIDE VALLEY GUTTER
8. CONCRETE WEIR
9. 20' SWING GATE - EMERGENCY VEHICLE ACCESS
10. CONCEPTUAL LOCATION FOR NEW TRANSFORMER
11. VAN ACCESSIBLE EV CHARGING SPACE
12. STANDARD ACCESSIBLE EV CHARGING SPACE
13. STANDARD EV CHARGING SPACE

PROPERTY LINE

PROPOSED APARTMENT BUILDING

LOT 1

PROPOSED APARTMENT BUILDING

APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

APN: 022-162-6 N.A.P.

PROPOSED MIXED USE BUILDING

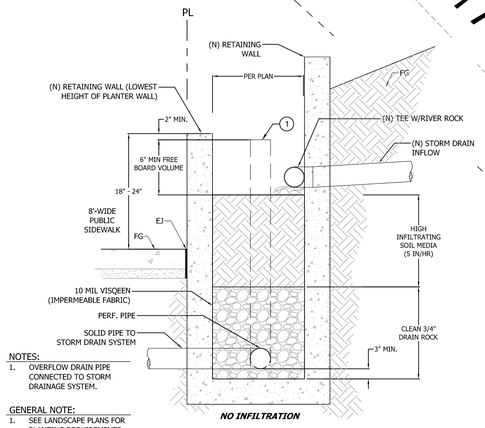
LOT 2

PROPOSED COMMERCIAL BUILDING

MT HERMON ROAD

GLEN CANYON ROAD

EXISTING O… BUILDIN… N.A.P.



NOTES:
1. OVERFLOW DRAIN PIPE CONNECTED TO STORM DRAINAGE SYSTEM.

GENERAL NOTE:
1. SEE LANDSCAPE PLANS FOR PLANTING REQUIREMENTS

NO INFILTRATION

1 FLOW THROUGH PLANTER

Scale: NTS

Call Two Working Days Before You Dig!

1-800-227-2600

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

HORIZONTAL CONTROL AND PAVING 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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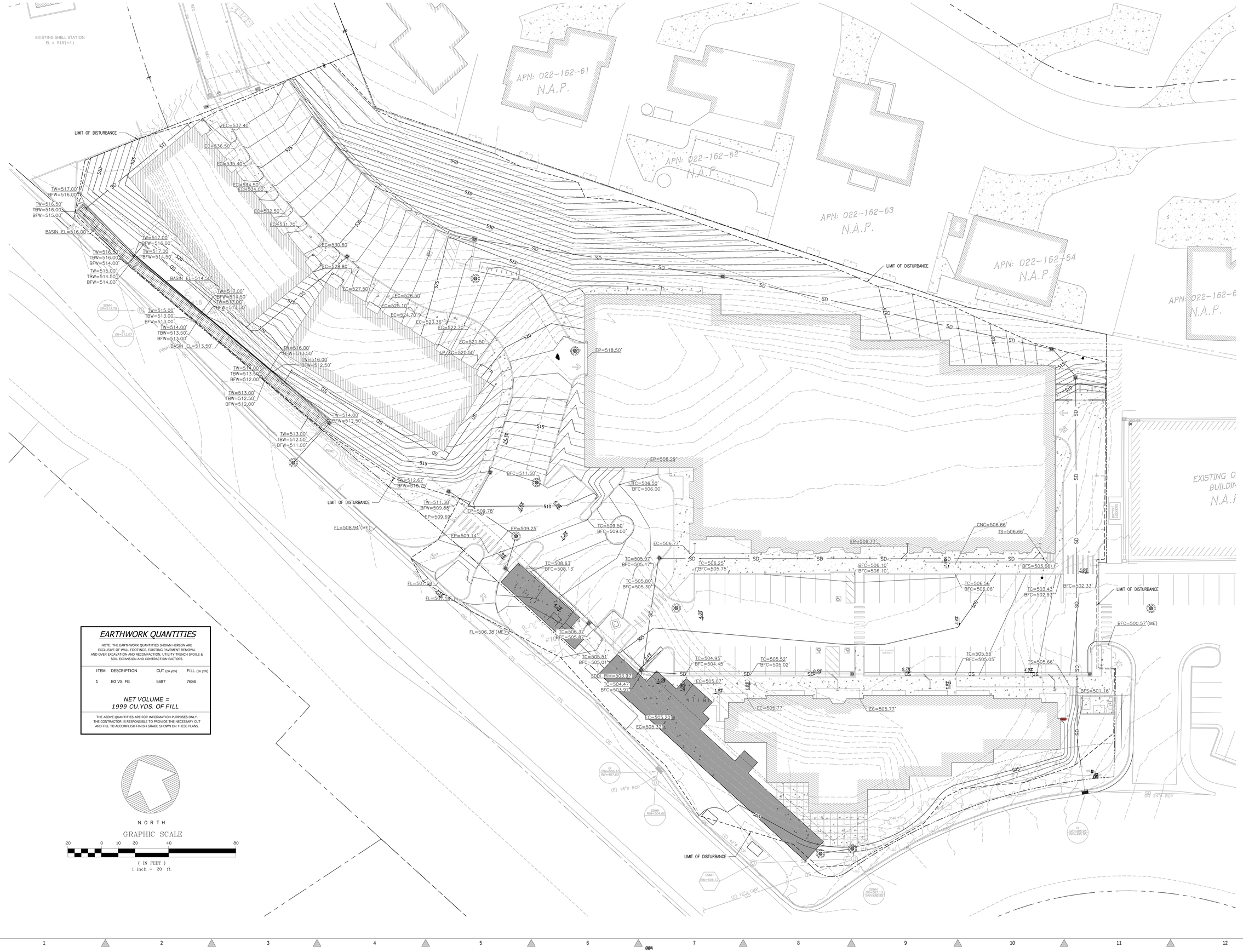
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C2.1
Of	11 Sheets

Drawing: M:\318-00 Oak Creek MU\Civil\Sheets\Tentative Map\C2.1 - HORIZONTAL AND PAVING - DD.DWG Last Saved: Thu, May 28, 2020 - 10:55am Last Plotted: on May 28, 2020 - 8:43am By: Dan


EXISTING SHELL STATION
EL = 518(+/-)
APN: 022-162-61
N.A.P.
APN: 022-162-62
N.A.P.
APN: 022-162-63
N.A.P.
APN: 022-162-64
N.A.P.
APN: 022-162-6
N.A.P.
LIMIT OF DISTURBANCE
EP=518.50'
EP=506.29'
EP=506.77'
EP=509.78'
EP=509.69'
EP=509.14'
EP=509.25'
EP=511.70'
EP/EC=520.50'
EC=537.40'
EC=536.50'
EC=535.40'
EC=534.50'
EC=534.00'
EC=532.50'
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EC=526.50'
EC=525.10'
EC=524.70'
EC=523.36'
EC=522.70'
EC=521.50'
TW=517.00'
BFW=516.00'
TW=516.50'
TBW=516.00'
BFW=515.00'
BASIN EL=516.00'
TW=517.00'
BFW=516.00'
TW=517.00'
BFW=514.50'
TW=516.50'
TBW=516.00'
BFW=514.00'
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TBW=514.50'
BFW=514.00'
BASIN EL=514.50'
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BFW=514.50'
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BFW=513.50'
TW=515.00'
TBW=513.00'
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TBW=513.50'
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BASIN EL=513.50'
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SW=512.67'
BFW=510.75'
TW=511.38'
BFW=509.88'
FL=508.94'(ME)
TC=509.50'
BFC=509.00'
TC=508.63'
BFC=508.13'
FL=507.68'
FL=507.18'
FL=506.38'(ME)
TC=506.37'
BFC=505.87'
TC=505.51'
BFC=505.01'
TC=504.95'
BFC=504.45'
TC=505.52'
BFC=505.02'
SDDI RIM=503.27'
TC=504.47'
BFC=503.97'
EC=505.07'
EC=505.77'
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EC=505.32'
TC=506.50'
BFC=506.00'
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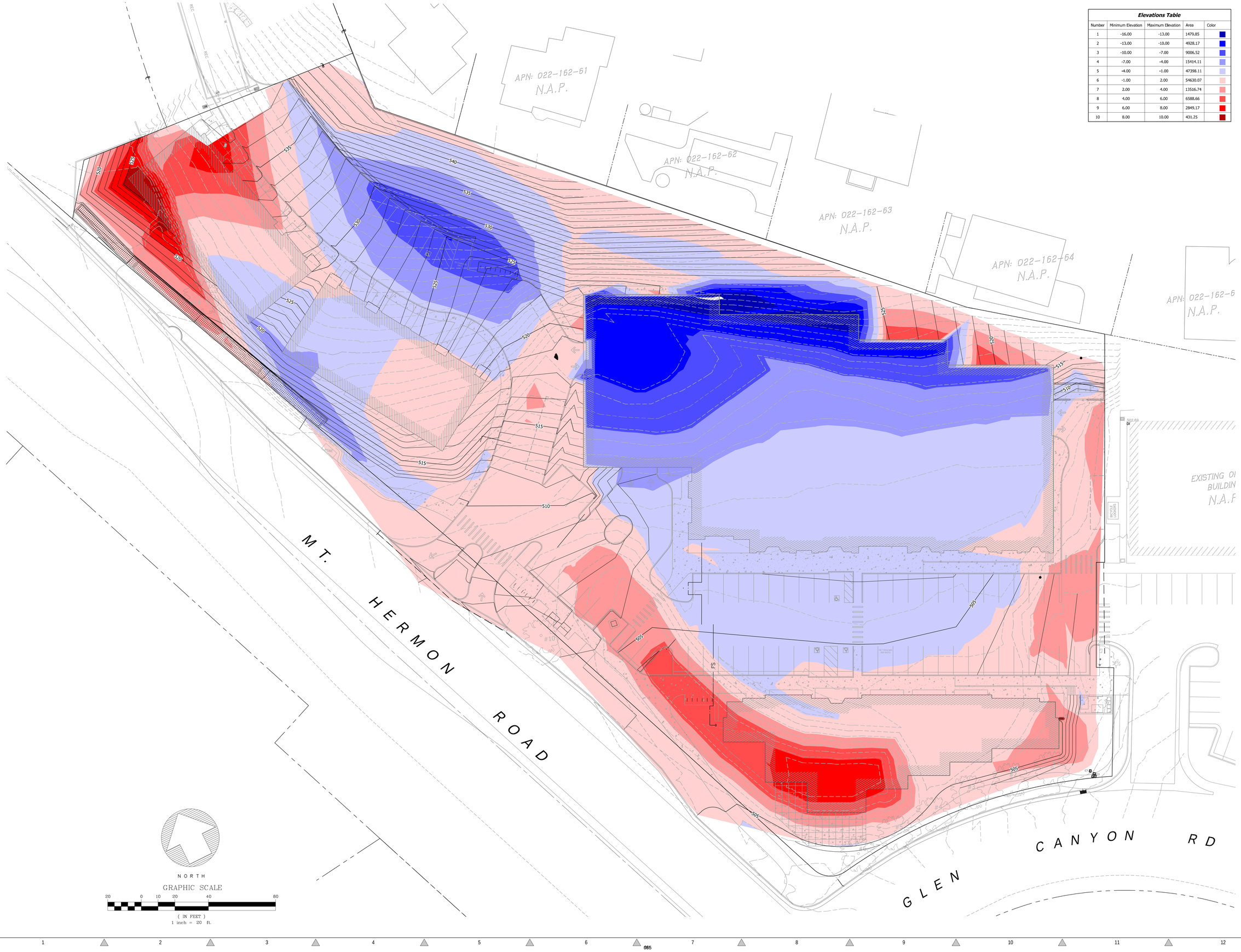
BFC=506.10'
BFC=506.10'
CNC=506.66'
TS=506.66'
TC=506.56'
BFC=506.06'
TC=503.43'
BFC=502.93'
BFS=503.66'
BFC=502.33'
TC=505.56'
BFC=505.05'
TS=505.66'
BFS=501.16'
BFC=500.57'(ME)
(E) 18"ø RCP
(E) 42"ø
(E) 17"ø CMP
(E) 24"ø RCP
SDMH RIM=513.78
SDMH RIM=513.07
SDMH RIM=504.66
SDMH RIM=506.12
SDMH RIM=507.13 INV=499.05
SDMH RIM=504.13 INV=497.63
SD
BICYCLE LOCKER
SD
SD
SD



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-16.00	-13.00	1479.85	
2	-13.00	-10.00	4928.17	
3	-10.00	-7.00	9006.52	
4	-7.00	-4.00	15414.11	
5	-4.00	-1.00	47398.11	
6	-1.00	2.00	54630.07	
7	2.00	4.00	13516.74	
8	4.00	6.00	6588.66	
9	6.00	8.00	2849.17	
10	8.00	10.00	431.25	

REVISIONS	BY

GRADING CUT - FILL PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C3.2
Of	11 Sheets

Drawing: M:\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Plans\C3.2 - GUT-FILL - TENTATIVE.dwg Layout: C3.2 - GUT-FILL Last Saved: Mon Dec 02, 2019 - 9:20am Last Plotted: Mon Dec 02, 2019 - 10:30am By: Jamie

SANITARY SEWER PIPE SCHEDULE (X)

1. 8"ø PVC SDR-35 PIPE
2. 6"ø PVC SDR-35 PIPE
3. 4"ø PVC SDR-35 PIPE

SANITARY SEWER NOTES (X)

1. P.O.C. TO (E) SANITARY SEWER SYSTEM. CONTRACTOR SHALL VERIFY INVERT ELEVATION, LOCATION, MATERIAL & SIZE PRIOR TO THE START OF CONSTRUCTION.
2. (N) 4"ø PVC SDR-35 SEWER LATERAL @ 2.0 MIN SLOPE W/ CLEAN OUT PER THE CITY OF SCOTT'S VALLEY STANDARDS.
3. P.O.C. TO BUILDING SNAITARY SEWER SERVICE. INSTALL CLEANOUT
4. INSTALL CLEANOUT

GENERAL SANITARY SEWER NOTES

1. ALL SANITARY SEWER LATERALS SHALL BE EQUIPPED WITH A (N) CLEAN OUT 5-FT MIN FROM FACE OF BUILDING
2. ALL SANITATION DISTRICT REQUIREMENTS SHALL BE MET AT ALL TIMES

STORM DRAINAGE PIPE SCHEDULE (X)

1. 15" ø HDPE
2. 12" ø HDPE
3. 8" ø HDPE
4. 6" ø HDPE

STORM DRAIN NOTES (X)

1. (N) UNDERGROUND STORAGE CHAMBERS TO MEETING TIER 4 MITIGATION REQUIREMENTS FOUND IN THE SCOTTS VALLEY STORMWATER GUIDANCE MANUAL.
2. P.O.C. TO EXISTING 18" CMP SD PIPE. CONTRACTOR TO VERIFY EXACT SIZE, DEPTH, MATERIAL & LOCATION PRIOR TO CONSTRUCTION
3. P.O.C. TO EXISTING STORM DRAIN INLET

GENERAL STORM DRAIN NOTES

1. REFER TO DETAILS ON GRADING SHEETS FOR MORE STORM DRAINAGE INFORMATION WITHIN BIO-RETENTION AREAS.
2. CONTRACTOR SHALL PROVIDE & INSTALL ALL TRANSITIONS FROM PERF. PIPE TO SOLID PIPE W/ NECESSARY COUPLER FOR DISSIMILAR MATERIAL AND/OR SIZE.
3. ALL NEW STORM DRAIN INLETS AND CATCH BASINS SHOWN IN THESE PLANS SHALL BE EQUIPPED WITH A THERMOPLASTIC STENCILING STATING "NO DUMPING - DRAINS TO BAY", IN BLUE LETTERING, AS SHOWN BELOW. CONTRACTOR MAY SUBSTITUTE STENCILING FOR EMBLEM WITH ENGINEERS APPROVAL.

GENERAL WATER NOTES

1. ALL WATER UTILITY INSTALLATIONS AND ASSOCIATED EQUIPMENT SHALL BE IN ACCORDANCE WITH SVWD APRIL 2011 STANDARD SPECIFICATIONS AND DETAILS
2. WHERE NECESSARY, DEFLECT WATER ONSITE MAINS NOT TO EXCEED 3° FOR EVERY 20-FT OF PIPE.
3. ALL SERVICE LATERAL INSTALLATION SHALL BE PER SVWD DETAIL 14 ON SHEET C6.6.
4. REFER TO SVWD DETAIL 19 FOR ALL THRUST BLOCK REQUIREMENTS.

WATER PIPE SCHEDULE (X)

1. 10"ø PVC C900 DR 14
2. 8"ø PVC C900 DR 14
3. 6"ø PVC C900 DR 14
4. 4"ø PVC C900 DR 14
5. 2"ø TYPE "K" COPPER TUBING
6. 1"ø TYPE "K" COPPER TUBING
7. 6"ø PVC C900 (PURPLE PIPE)

WATER NOTES (X)

1. P.O.C. TO WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
2. (N) FIRE HYDRANT INSTALLATION PER SVWD DETAIL 10.
3. 2"ø DUAL-SERVICE CONNECTION PER SVWD DETAIL 1. TYPICAL OF 8 (1 PER UNIT).
4. P.O.C. TO EXISTING 6" RECYCLED WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
5. BACKFLOW PREVENTION ASSEMBLY PER SVWD DETAIL 8
6. P.O.C. TO BUILDING FIRE SPRINKLER SERVICE.
7. DOMESTIC SERVICE CONNECTION PER SVWD DETAIL 1.
8. CAP AND INSTALL UTILITY IDENTIFICATION MARKER. STUB FOR FUTURE SVWD P.O.C.
9. REMOVE EXISTING BLOW-OFF AND INSTALL ARV AT HIGH POINT OF WATER MAIN PER SVWD DETAILS 24 OR 25.
10. FIRE SERVICE CONNECTION TO BUILDING
11. INSTALL DCDA PER SVWD DETAIL 9
12. IRRIGATION METER
13. REMOVE (E) BLOW OFF ASSEMBLY
14. INSTALL ARV PER SVWD DETAILS 24 OR 25

PROPOSED APARTMENT BUILDING

PROPOSED APARTMENT BUILDING

PROPOSED MIXED USE BUILDING

PROPOSED COMMERCIAL BUILDING

MT HERMON ROAD

GLEN CANYON ROAD

SDDI #1
TYPE: 2KR
RIM= 527
INV= 524

SSMH #5
TYPE: 48ø
RIM= 510.2
INV= 502.5

SSMH #4
TYPE: 48ø
RIM= 508.1
INV= 501.4

SSMH #3
TYPE: 48ø
RIM= 506.8
INV= 499.2

SDDI #2
TYPE: U23
RIM= 510.9
INV= XX

SDDI #3
TYPE: 2KR
RIM= 510.8
INV= XX

SDMH #3
TYPE: 48ø
RIM= 509.8
INV= XX

SDDI #4
TYPE: U23
RIM= 505.5
INV= XX

SSMH #2
TYPE: 48ø
RIM= 504.8
INV= 498.5

SSMH #1
TYPE: 48ø
RIM= 502.5
INV= 497.0

SDMH #2
TYPE: 48ø
RIM= 503.3
INV= XX

SDMH #1
TYPE: 48ø
RIM= 504.7
INV= XX

(E) SS LINE TO BE REMOVED AND REPLACED

INSTALL BLOW-OFF ASSY PER SVWD DETAIL 23

EXISTING OFFICE BUILDING N.A.P.

(E) 18"ø RCP

(E) 12"ø CMP

(E) 24"ø RCP

(E) 10" DIP

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
		CURB INLET
SD	SD	DITCH/DROP INLET
SS	SS	SEWER MANHOLE
SS		GATE VALVE
		UTILITY POLE
		FIRE HYDRANT
		WATER METER
		STORM DRAIN AREA DRAIN
NN		BACKFLOW PREVENTER
		THRUST BLOCK
SS	SS	SEWER LATERAL
		WATER SERVICE
		CLEAN OUT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
		PROPERTY LINE
		CENTER LINE
REC	REC	RECLAIMED WATER

Call Two Working Days Before You Dig!

1-800-227-2600

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
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STATE OF CALIFORNIA

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C4.1
Of	11 Sheets

Drawing #: 1:\Jobs\318-00 Oak Creek MU\CAD\Working\Sheets\ Xrefs\ Plotted: Tue Aug 11, 2020 - 8:55am By: Dave
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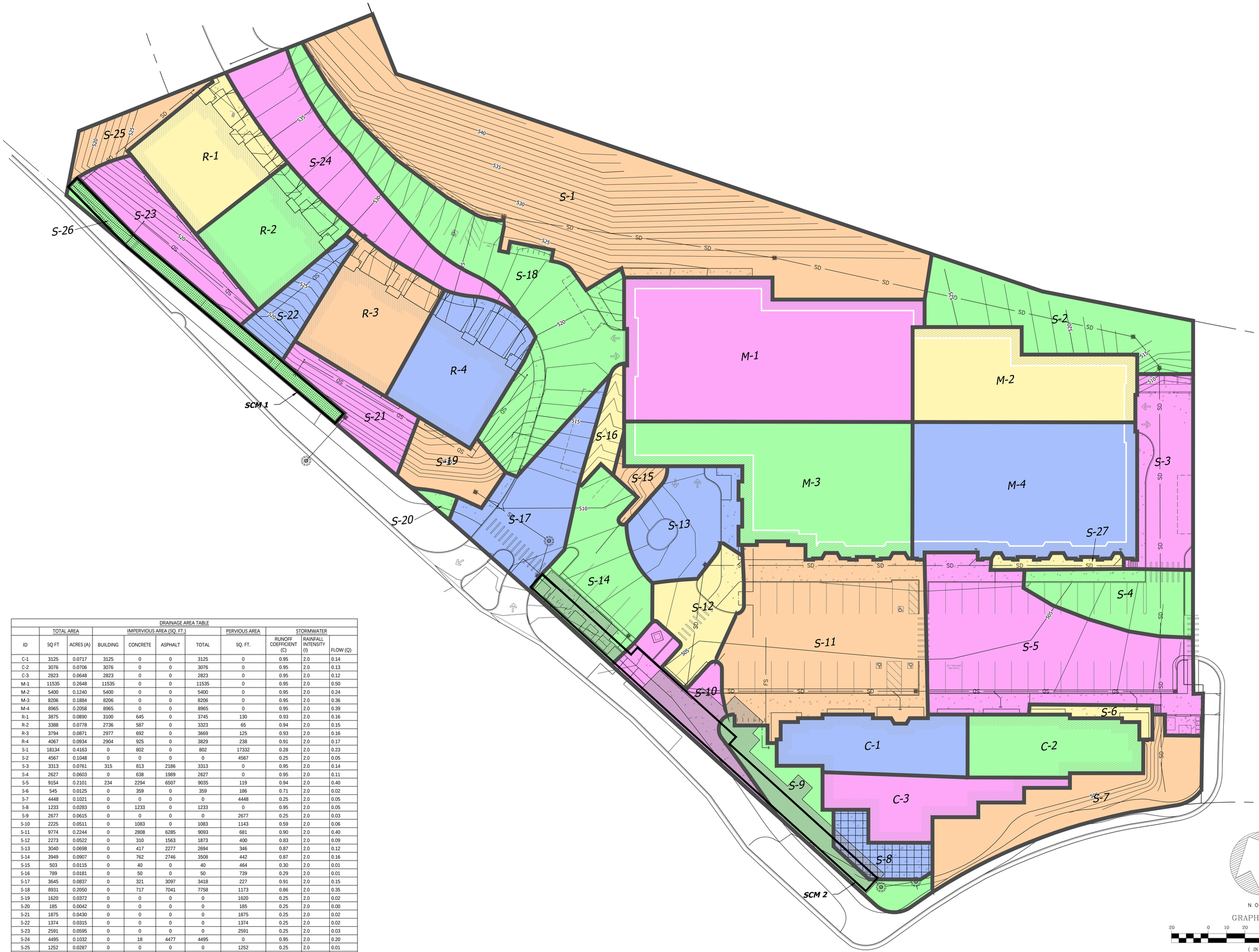
Xrefs: 318-00 Oak Creek MU-BASE.dwg



DRAINAGE AREA TABLE

	TOTAL AREA		IMPERVIOUS AREA (SQ. FT.)				PERVIOUS AREA	STORMWATER		
ID	SQ FT	ACRES (A)	BUILDING	CONCRETE	ASPHALT	TOTAL	SQ. FT.	RUNOFF COEFFICIENT (C)	RAINFALL INTENSITY (I)	FLOW (Q)
C-1	3125	0.0717	3125	0	0	3125	0	0.95	2.0	0.14
C-2	3076	0.0706	3076	0	0	3076	0	0.95	2.0	0.13
C-3	2823	0.0648	2823	0	0	2823	0	0.95	2.0	0.12
M-1	11535	0.2648	11535	0	0	11535	0	0.95	2.0	0.50
M-2	5400	0.1240	5400	0	0	5400	0	0.95	2.0	0.24
M-3	8206	0.1884	8206	0	0	8206	0	0.95	2.0	0.36
M-4	8965	0.2058	8965	0	0	8965	0	0.95	2.0	0.39
R-1	3875	0.0890	3100	645	0	3745	130	0.93	2.0	0.16
R-2	3388	0.0778	2736	587	0	3323	65	0.94	2.0	0.15
R-3	3794	0.0871	2977	692	0	3669	125	0.93	2.0	0.16
R-4	4067	0.0934	2904	925	0	3829	238	0.91	2.0	0.17
S-1	18134	0.4163	0	802	0	802	17332	0.28	2.0	0.23
S-2	4567	0.1048	0	0	0	0	4567	0.25	2.0	0.05
S-3	3313	0.0761	315	813	2186	3313	0	0.95	2.0	0.14
S-4	2627	0.0603	0	638	1989	2627	0	0.95	2.0	0.11
S-5	9154	0.2101	234	2294	6507	9035	119	0.94	2.0	0.40
S-6	545	0.0125	0	359	0	359	186	0.71	2.0	0.02
S-7	4448	0.1021	0	0	0	0	4448	0.25	2.0	0.05
S-8	1233	0.0283	0	1233	0	1233	0	0.95	2.0	0.05
S-9	2677	0.0615	0	0	0	0	2677	0.25	2.0	0.03
S-10	2225	0.0511	0	1083	0	1083	1143	0.59	2.0	0.06
S-11	9774	0.2244	0	2808	6285	9093	681	0.90	2.0	0.40
S-12	2273	0.0522	0	310	1563	1873	400	0.83	2.0	0.09
S-13	3040	0.0698	0	417	2277	2694	346	0.87	2.0	0.12
S-14	3949	0.0907	0	762	2746	3508	442	0.87	2.0	0.16
S-15	503	0.0115	0	40	0	40	464	0.30	2.0	0.01
S-16	789	0.0181	0	50	0	50	739	0.29	2.0	0.01
S-17	3645	0.0837	0	321	3097	3418	227	0.91	2.0	0.15
S-18	8931	0.2050	0	717	7041	7758	1173	0.86	2.0	0.35
S-19	1620	0.0372	0	0	0	0	1620	0.25	2.0	0.02
S-20	185	0.0042	0	0	0	0	185	0.25	2.0	0.00
S-21	1875	0.0430	0	0	0	0	1875	0.25	2.0	0.02
S-22	1374	0.0315	0	0	0	0	1374	0.25	2.0	0.02
S-23	2591	0.0595	0	0	0	0	2591	0.25	2.0	0.03
S-24	4495	0.1032	0	18	4477	4495	0	0.95	2.0	0.20
S-25	1252	0.0287	0	0	0	0	1252	0.25	2.0	0.01
S-26	1530	0.0351	0	1530	0	1530	0	0.95	2.0	0.07
S-27	498	0.0114	0	498	0	498	0	0.95	2.0	0.02

REVISIONS	BY

TENTATIVE
STORMWATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
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No. C 64561
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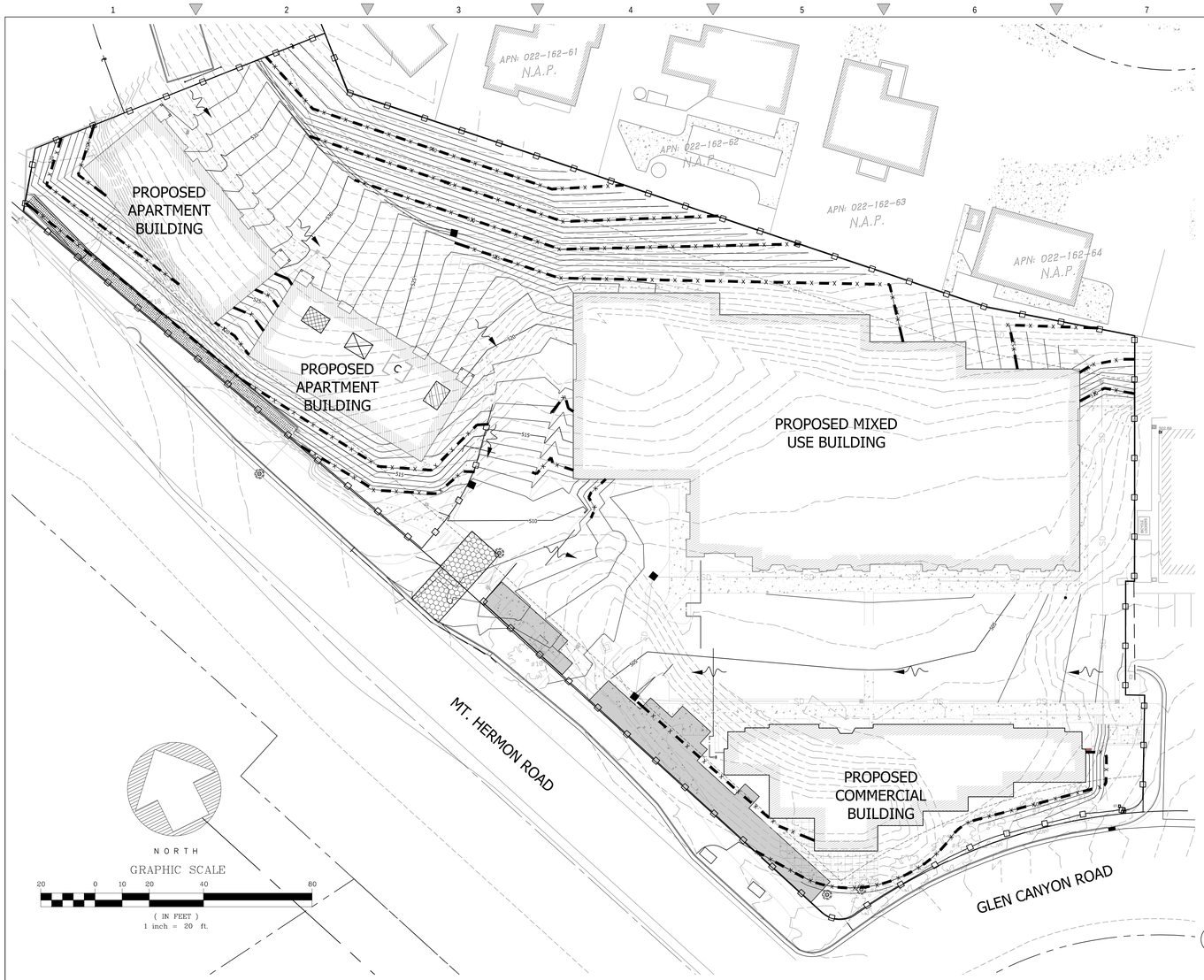
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 20'
Drawn: DD/JB
Job: 318-00
Sheet: C4.2
Of 11 Sheets

Drawing: M:\318-00 Oak Creek MU\CAD\Model Sheets\Tentative Plans\C4.2 - STORMWATER.dwg Layout: C4.2 Last Saved: Tue Nov 26, 2019 - 3:29pm Last Plotted: Mon Dec 02, 2019 - 10:35am By: jamie



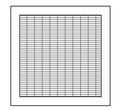
ERTEC® GR8 Guard™ – For drainage inlets with grates in paved areas

Installation Guide

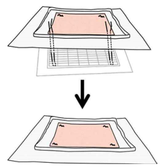
Table 1

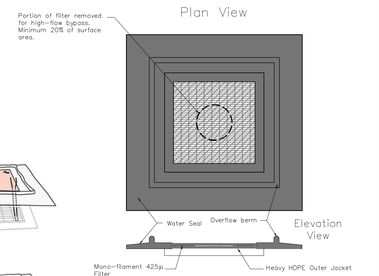
Grates less than	GG size
13"x13"	GG 13"x13"
20"x20"	GG 20"x20"
28"x28"	GG 28"x28"
36"x24"	GG 36"x24"
36"x36"	GG 36"x36"
42"x28"	GG 42"x28"
48"x36"	GG 48"x36"
48"x48"	GG 48"x48"

Custom sizes are available.



Unprotected drainage inlet





ERTEC® GR8™
Protected drainage inlet

Installation Notes

1. **Placement:** Select correct size (Table 1). DO NOT remove grate. Lay GR8 Guard™ on top of grate. GR8 Guard™ shall extend at least 3 inches beyond grate in each direction.
2. **Anchor methods:** **A)** Attach with 16 gauge tie-wire. Cut wire to 18" length. At each corner of GR8 Guard™, feed one end of wire down through GR8 Guard™, around grate bar, and back up thru GR8 Guard™. Above ground, twist wires several times, cut-off excess (Fig 1), or **B)** Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guard™ (Fig 2), or C) Place traffic cone on top of GR8 Guard™(Fig 3).
3. **Clean:** Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
4. **Protect:** In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near GR8 Guard™ to discourage run-overs.
   GR8 Guard™ works well with periodic run-overs, but does not survive long in constant stop and start traffic.

Fig 1

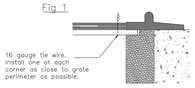
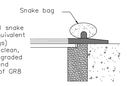
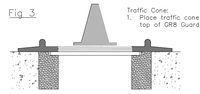


Fig 2



Snake Bag:
1. Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guard™

Fig 3



Traffic Cone:
1. Place traffic cone on top of GR8 Guard™.

Maintenance: Perform maintenance as required. Inspect following rainfall events and at least daily during prolonged rainfall. Maintain to provide an adequate sediment holding capacity. Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 50% of the barrier height. Removed sediment shall be incorporated in the project at designated locations.

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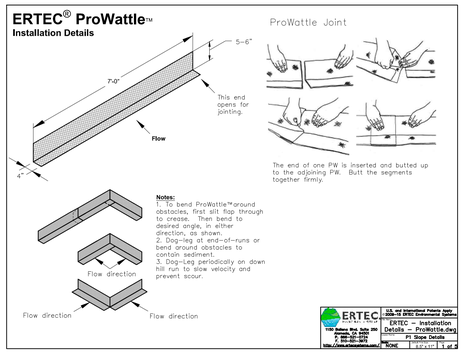
ERTEC — Installation Guide GR8 Guard.dwg
P1 Details
NONE
1 of 1

2 GR8 GUARD DETAIL

Scale: NTS

ERTEC® ProWattle™

Installation Details



Notes:
1. To bend ProWattle™around obstacles, first slit flap through to crease. Then bend to desired angle, in either direction, as shown.
2. Dog-leg at end-of-runs or bend around obstacles to contain sediment.
3. Dog-Leg periodically on down hill run to slow velocity and prevent scour.

ERTEC — Installation Details — ProWattle.dwg
P1 Slope Details
NONE
1 of 2

3 PRO WATTLE DETAIL

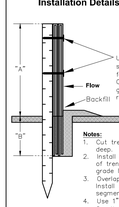
Scale: NTS

ERTEC® S-Fence™

Installation Details

8", 10" or 14", SF08, SF10 or SF14

S-Fence	"A"	"B"
8"	5"	3"
10"	7"	3"
14"	11"	3"
20"	16"	4"

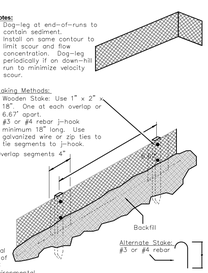


Use 1" Dry Wall screws: 2 screws for 8" or 10", 3 screws for 14".
Or alternately 16 gauge galvanized wire or 8" Black UV rated cable ties.

Notes:
1. Cut trench 2" to 4" wide, 3" to 4" deep.
2. Install in slot against downstream side of trench wall, backfill the trench to grade level.
3. Overlap segments by at least 3". Install stakes on downstream side of segment overlaps.
4. Use 1" Dry Wall screws: 2 or 3 places. Or alternately 16 gauge tie-wire or 8" Black UV rated staple cable ties (zip ties) to tie segments together.

Notes:
1. Dog-leg at end-of-runs to contain sediment.
2. Install on same contour to limit scour and flow concentration. Dog-leg periodically if on down-hill run to minimize velocity scour.

Staking Methods:
1. Wooden Stake: Use 1" x 2" x 18" . One at each overlap or 6.67' apart.
2. #3 or #4 rebar j-hook minimum 18" long. Use galvanized wire or zip ties to tie segments to j-hook. Overlap segments 4"



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ERTEC — Installation Details — S Fence.dwg
P1 Details
NONE
2 of 2

4 S FENCE DETAIL

Scale: NTS

EROSION CONTROL LEGEND

- DIRECTION OF DRAINAGE
- PRO WATTLE (SEE DETAIL 3)
- S-FENCE (SEE DETAIL 4)
- ROCKED CONSTRUCTION ENTRANCE (SEE DETAILS 1)
- INLET PROTECTION (SEE DETAIL 2)
- PROPOSED STORM WATER SAMPLING LOCATION
- C — CONCRETE WASHOUT AREA (SEE DETAIL 5)
- SANITARY FACILITY
- MATERIALS & EQUIPMENT STORAGE AREA
- VEHICLE MAINTENANCE/FUELING AREA

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).

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

1. DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
2. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
3. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
4. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
5. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
6. MINIMIZE CUTS AND FILLS.
7. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
8. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
9. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF SCOTTS VALLEY.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

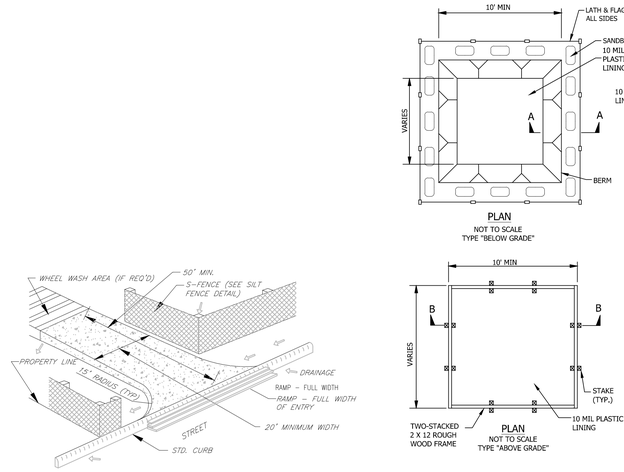
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.



1 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS

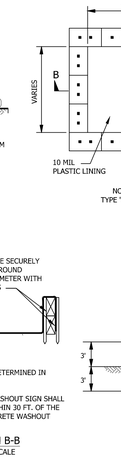
PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A-A
NOT TO SCALE

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

5 CONCRETE WASH DETAIL

Scale: NTS



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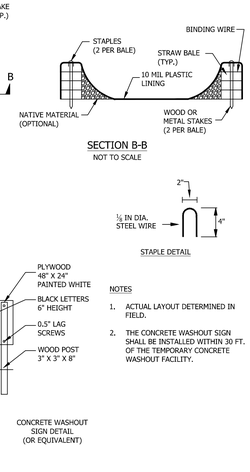
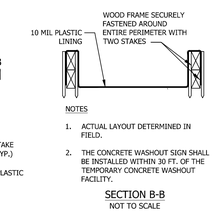


SECTION B-B
NOT TO SCALE

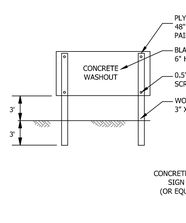
STAPLE DETAIL



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SECTION B-B
NOT TO SCALE



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

REVISIONS | BY

EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER — TODD R. GREMMER — No. C 64561 Exp. 6/30/21 — CIVIL — STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
5444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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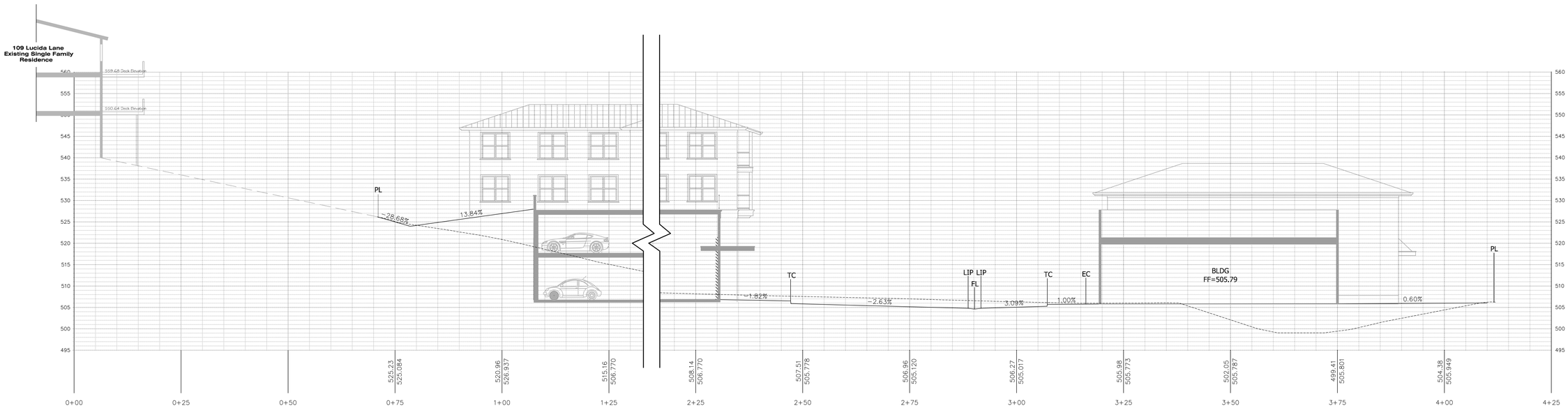
OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
Scale: 1" = 20'
Drawn: DD/JB
Job: 318-00
Sheet: C5.1
Of 11 Sheets

Drawing: M:\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Maps\C5.1 - EC - 20x14.dwg Layout: C5.1 - EC Last Saved: Tue Nov 26, 2019 - 3:25pm Last Plotted: Mon Dec 02, 2019 - 10:30am By: jamie



1 SECTION A

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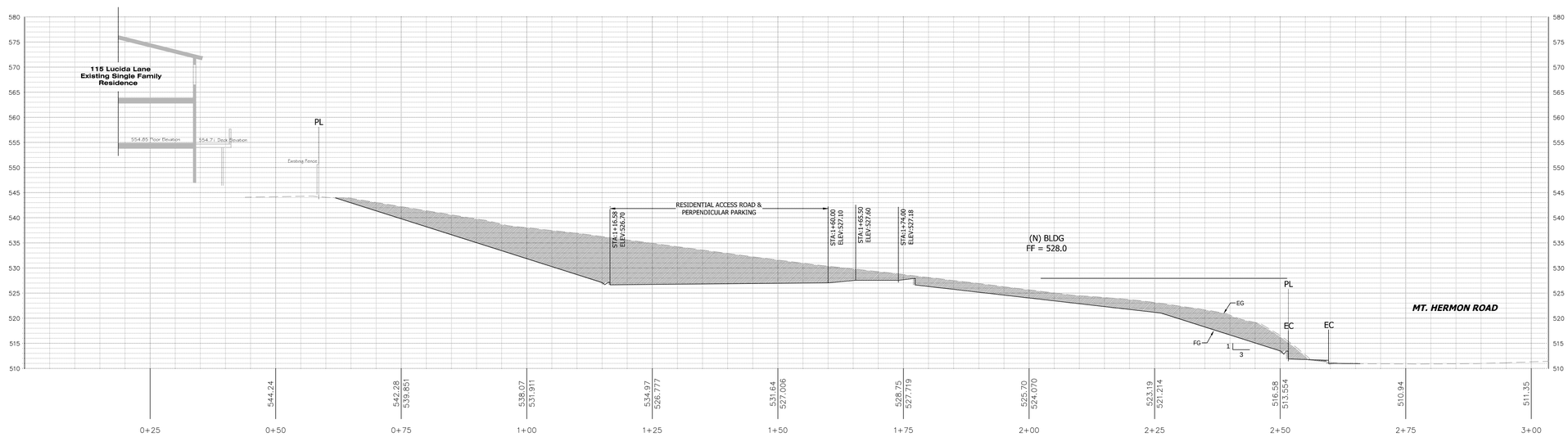

1 SECTION B

Scale: 1"=10'

REVISIONS	BY

SECTIONS

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMBECKI
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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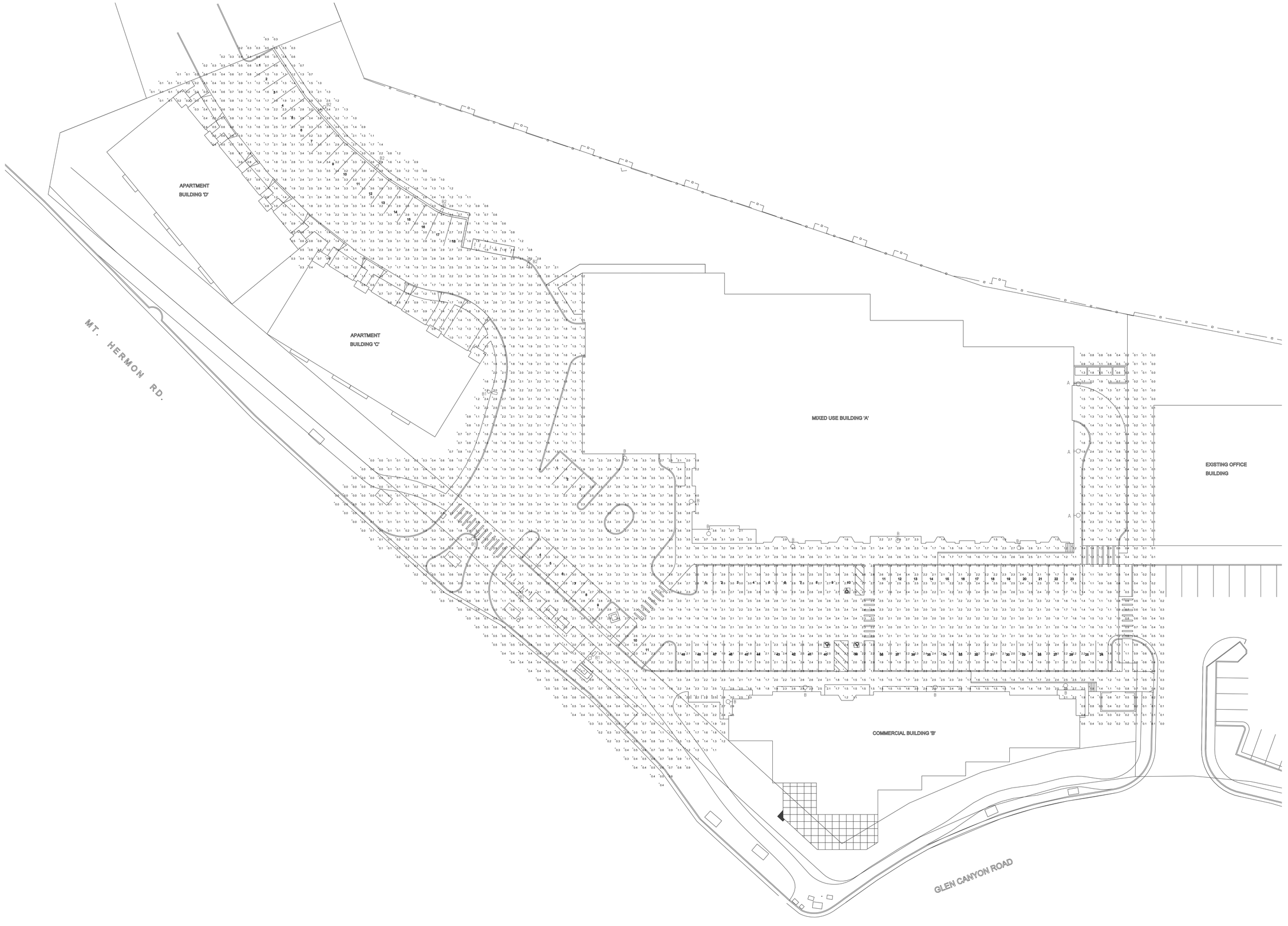
Of	11 Sheets

Drawing: #:\318-00 Oak Creek Mxd Use\Models\Sheets\Tentative Plans\C6.1 - SECTIONS - TENTATIVE.dwg Layout: C6.1 - SECTIONS Last Saved: Mon Dec 02, 2019 - 10:30am Last Plotted: Mon Dec 02, 2019 - 10:30am By: jamie



01 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.7FC

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(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

SITE
PHOTOMETRIC
PLAN

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E1.0

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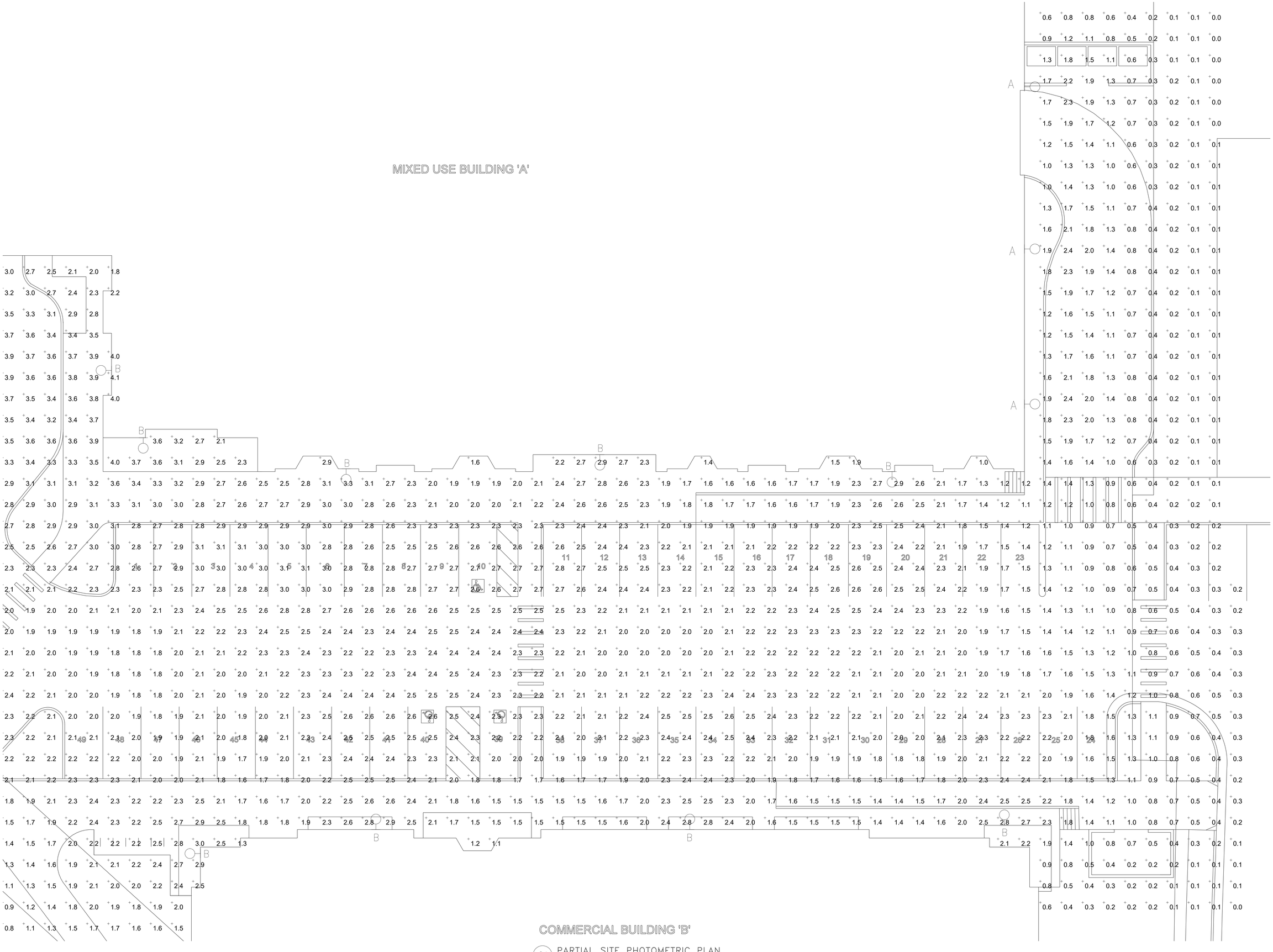
MIXED USE BUILDING 'A'



COMMERCIAL BUILDING 'B'

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

091

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OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.1

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

092

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PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.2

259

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APARTMENT
BUILDING 'D'

APARTMENT
BUILDING 'C'

ERMON RD.

B1

B2

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

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OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.3

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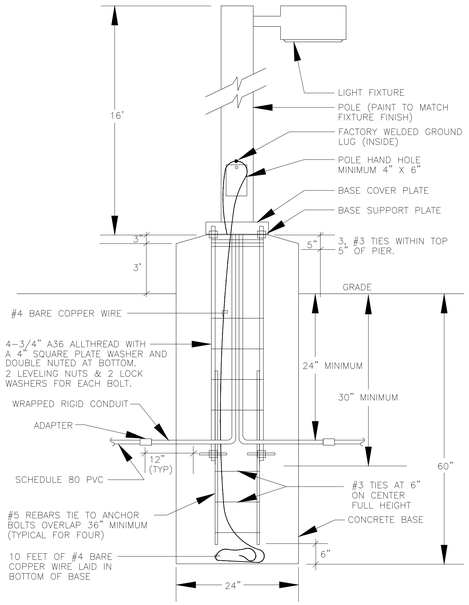


VERIFY POLE MANUFACTURERS BOLT DOWN SPACING PRIOR TO CONSTRUCTION OF POLE BASE.

01 POLE BASE SUPPORT DETAIL
SCALE: NOT TO SCALE

WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

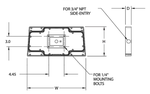
Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

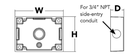
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FIXTURE TYPE A

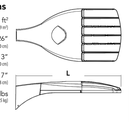
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height: 7" (17.8 cm)
Weight (max): 16 lbs (7.0 kg)



A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5TM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 4,5 120 5 208 5,6 240 5,6 277 5 347 5,6,7 480 5,6,7	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor 8 RPUMBA Round pole universal mounting adaptor 8 **Shipped separately** KMAB DDBXD U Mast arm mounting bracket adaptor (specify finish) 9

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2 nLight AIR generation 2 enabled 10		HS House-side shield 18		DBLXD	Black
PER NEMA twist-lock receptacle only (control ordered separate) 11		SF Single fuse (120, 277, 347V) 5		DNAXD	Natural aluminum
PER5 Five-wire receptacle only (control ordered separate) 11,12		DF Double fuse (208, 240, 480V) 5		DWHXD	White
PER7 Seven-wire receptacle only (control ordered separate) 11,12		L90 Left rotated optics 13		DDBTXD	Textured dark bronze
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)		R90 Right rotated optics 13		DBLBXD	Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc 3,13,14		DDL Diffused drop lens 18		DNATXD	Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc 3,13,14		**Shipped separately**		DWHGXD	Textured white
PIRHN Network, Bi-Level motion/ambient sensor 15		BS Bird spikes 9			
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 3,13,14		EGS External glare shield 9			
BL30 Bi-level switched dimming, 30% 3,16,17					
BL50 Bi-level switched dimming, 50% 3,16,17					
PNMTD3 Part night, dim till dawn 3,16					
PNMT5D3 Part night, dim 5 hrs 3,16					
PNMT6D3 Part night, dim 6 hrs 3,16					
PNMT7D3 Part night, dim 7 hrs 3,16					
FAO Field adjustable output 19					

FIXTURE TYPE B, B1, B2

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER & CATALOG NO.	MOUNTING	LAMPS		VOLTS	REMARKS
			QTY / WATTS	TYPE		
A	LITHONIA LIGHTING #WST LED P1 50K VW 120 PIR DDBX	WALL	1/12	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 WBA PIRH1 DDXBD	WALL	1/38	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B1	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 SPA PIRH1 DDXBD	POLE	1/71	LED	120	MOTION/AMBIANT SENSOR, 16' POLE, TOP OF FIXTURE 19'
B2	LITHONIA LIGHTING #DSXO LED P4 50K TFTM 120 SPA PIRH1 DDXBD	POLE	1/92	LED	120	MOTION/AMBIANT SENSOR, 16' POLE, TOP OF FIXTURE 19'

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013
JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

LIGHT FIXTURE CUTSHEETS, FIXTURE SCHEDULE

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET E3.1

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED PURSUANT TO AN EXPRESS WRITTEN AGREEMENT WITH THE ARCHITECT AND TO YOUR USE, REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT AND THE STATUTORY AND COMMON LAW RIGHTS OF THE ARCHITECT'S COPYRIGHT ARE RESERVED. PRIOR TO CONSTRUCTION, CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS IS DEEMED TO BE THE ACCEPTANCE OF THESE RESTRICTIONS. MIRACLES UNLIMITED, INC.

Hatched Area Indicates Area for Salvaged & Replanted Coastal Prairie Grasses (+- 1000 Sq Ft)

Tree #11-#15 Live Oak

Tree # 16 Live Oak

Tree #18 Ponderosa Pine

PROPOSED APARTMENT BUILDING BUILDING 'D'

PROPOSED APARTMENT BUILDING BUILDING 'C'

PROPOSED MIXED USE BUILDING 'A'

PROPOSED COMMERCIAL BUILDING 'B'

Approximate Area of Existing Native Coastal Prairie Grasses (+ 1000 Sq Ft)

Bike Parking

Bike Parking

Bike Parking

Bus Stop

Trash/Recycle

EXISTING OFFICE BUILDING

Patio

MT. HERMON RD.

GLEN CANYON ROAD

Revegetation Plan

Salvaged & Replanted Native Coastal Prairie Grass

NOTE: To mitigate impacts to the coastal prairie identified in the Biotic Report prepared by Biotic Resources Group dated December 20th, 2017 the existing native grass plants shall be salvaged and transplanted. This will be executed under the supervision of the Biotic Resources Group.

Planting Notes

PLANTING AREA PREPARATION
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8".
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS
1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

INSTALLATION
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material.
5. All trees shall be staked with 2, 2" x 10' lodge pole pine stake outside the root ball and secured with 2 rubber tree ties.

The landscape plans shall indicate that the irrigation system is to be run on a programable irrigation controller and the system shall be designed based upon water usage by hydrozone.
The Arborist report prepared by Maureen Hamb indicates 7 protected trees shall be removed. These trees will be replaced at a 3 to 1 ratio for a total of 21 trees.

Plant Legend

3 to 1 Ratio
21 Replacement Trees

Sym	Botanical Name	Common Name	Size	
	Trees			
T1	Platanus acerifolia 'Columbia'	Columbia London Plane Tree	24" Box	19
T2	Pistacia chinensis	Chinese Pistache	24" Box	17
T3	Tristania conferta	Brisbane Box	24"Box	25
T4	Tristania laurina	Swamp Myrtle	15GC	17
T5	Ginko biloba	Ginko	24" Box	12
T6	Podocarpus macrophyllus	Podocarpus	15GC	4
T7	Acer palmatum 'Bloodgood'	Red Japanese Maple	15GC	12
T8	Quercus agrifolia	CA Native Coast Live Oak	15GC	17
T9	Quercus lobata	CA Native Valley Oak	15GC	3
T10	Lagerstroemia indica	Crape Myrtle	15GC	13
T11	Olea europea 'Majestic Beauty'	Fruitless Olive	24" Box	3
T12	Cassia leptophylla	Gold Medallion Tree	24"Box	3
	Shrubs			
S1	Azara microphylla	Boxleaf Azara	15GC	20
S2	Loropetalum chinense 'Plum Delight'	Red-leafed Magenta Fringe Flower	5GC	16
S3	Cotinus coggygria 'Royal Purple'	Deep Purple Smoke Bush	5GC	10
S4	Garrya elliptica 'James Roof'	CA Native Silk Tassel	5GC	10
S5	Ceanothus 'Dark Star'	Ca Native Dark Blue Wild Lilac	5GC	36
S6	Nerium oleander 'Sister Agnes'	White Oleander	5GC	18
S7	Nerium oleander 'Petite Salmon'	Salmon Pink Oleander	5GC	30
S8	Mahonia aquifolium	CA Native Oregon Grape	5GC	36
S9	Phormium 'Cream Delight'	Green/White Variegated Flax	5GC	20
S10	Phormium 'Black Adder'	Deep Purple Flax	5GC	7
S11	Agave villmoriniana	Octopus Agave	5GC	9
S12	Fremontodendron 'San Gabriel'	CA Native Flannel Bush	5GC	10
S13	Leucadendron 'Pisa'	Yellow Silver-leaved Cone Bush	5GC	14
S14	Leucadendron salignum 'Blush'	Red Cone Bush	5GC	8
S15	Correa pulchella	Pink Australian Fuchsia	5GC	22
	Perennials			
P1	Juncus 'Carmen's Japanese'	CA Native Rush	1GC	TPP
P2	Limonium perezii	Purple Sea Lavender	1GC	TPP
P3	Cotyledon orbiculata	Pig's Ear-Succulent	1GC	TPP
P4	Echevaria 'Red Edge'	Hen and Chicks Succulent	1GC	TPP
P5	Anigozanthos flavidis	Yellow Green Kangaroo Paws	5GC	TPP
	Groundcovers			
GC1	Ceanothus gloriosus 'Anchor Bay'	CA Native Blue Wild Lilac	1GC	TPP
GC2	Grevillea lanigera 'Coastal Gem'	Pink Grevillea	1GC	TPP
GC3	Lantana 'Dwarf White'	Dwarf White Lantana	1GC	TPP
GC4	Cotyledon orbiculata	Pig's Ear Succulent	1GC	TPP
GC5	Rosmarinus 'Irene'	Violet Blue Prostrate Rosemary	1GC	TPP
GC6	Rosa 'White Flower Carpet Rose'	Carpet Rose	2GC	8

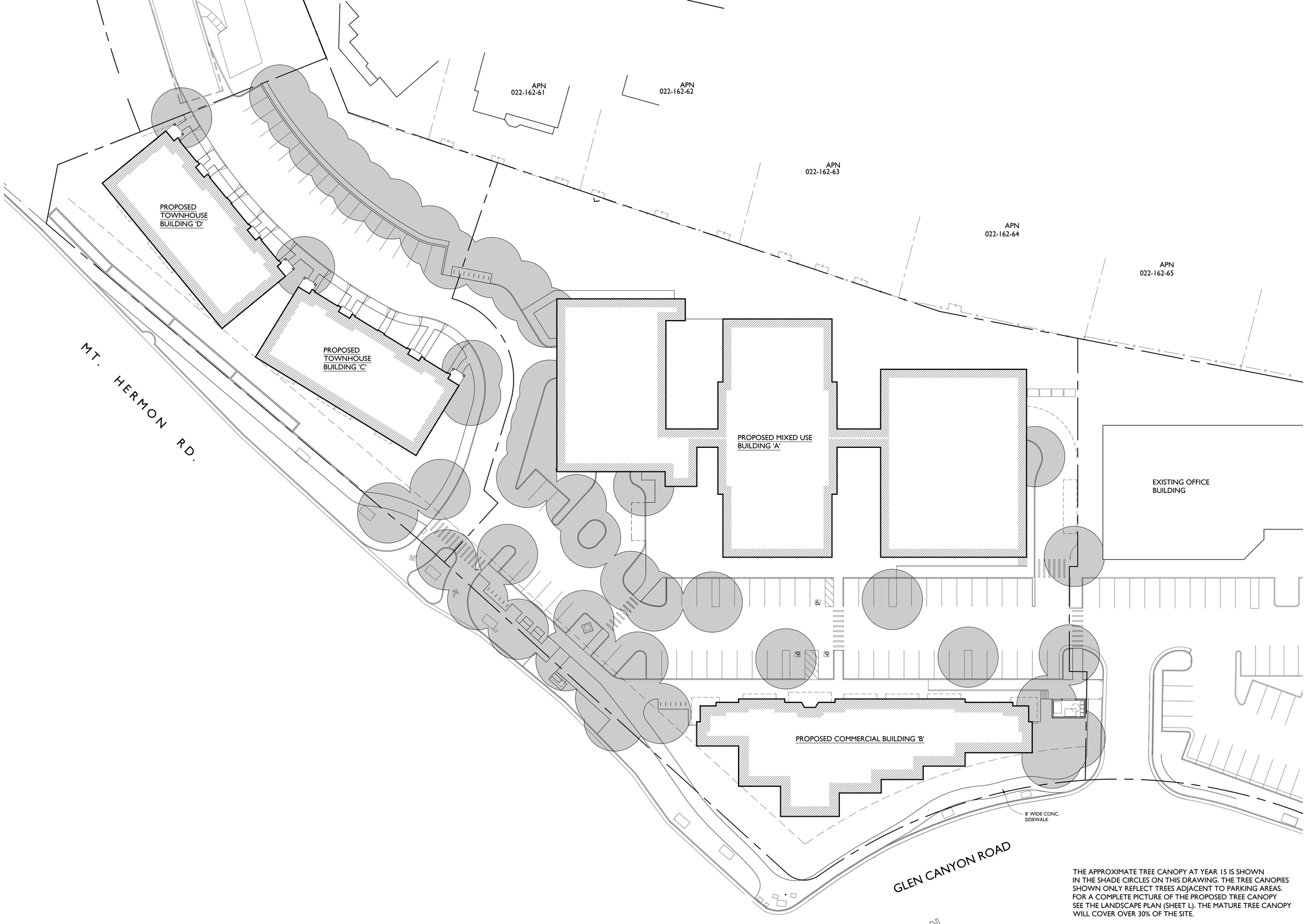
Retail Pedestrian Street
The retail pedestrian street shall be furnished with lightweight portable planters that can be configured to address each tenants needs. The effect will be an adaptable, soft green meandering space lending definition and interest to the pedestrian experience. Planters shall be various sizes of a durable lightweight fiberglass material and will be hand watered by the tenants. Plant material will consist of colorful drought tolerant species approved by the homeowners association.

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
Revegetation Plan

OAK CREEK PARK

Ellen Cooper Landscape Architect
Ca. Lic. #2937
831 426-6845

Date 5-19-17
Revisions 3-12-18
9-20-19
12-5-19



1 PARTIAL TREE CANOPY DIAGRAM

SCALE: 1" = 20'-0"

THE APPROXIMATE TREE CANOPY AT YEAR 15 IS SHOWN IN THE SHADE CIRCLES ON THIS DRAWING. THE TREE CANOPIES SHOWN ONLY REFLECT TREES ADJACENT TO PARKING AREAS. FOR A COMPLETE PICTURE OF THE PROPOSED TREE CANOPY SEE THE LANDSCAPE PLAN (SHEET L). THE MATURE TREE CANOPY WILL COVER OVER 30% OF THE SITE.

THACHER &
THOMPSON
ARCHITECTS
215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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TC

Oak Creek Park

Final EIR

SCH # 2019110250

CITY OF SCOTTS VALLEY CALIFORNIA 1966

Kimley»Horn

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2 Response to Comments on the Draft EIR 2-1

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4 Mitigation Monitoring and Reporting Program 4-1

1 Introduction

The Oak Creek Park Draft Environmental Impact Report (DEIR) was circulated for a 45-day public review period from October 12, 2021 to November 30, 2021, as assigned by the State of California Governor's Office of Planning and Research State Clearinghouse and consistent with CEQA regulations. Copies of the document were distributed to state, regional, and local agencies, as well as organizations and individuals, for their review and comment.

This Oak Creek Park Final Environmental Impact Report (FEIR) has been prepared in accordance with CEQA and state and local CEQA Guidelines and represents the independent judgment of the City, as CEQA Lead Agency. This Final EIR, together with the DEIR, technical appendices, and other written documentation prepared during the EIR process, as those documents may be modified by the City Council at the time of certification, will constitute the Final EIR, as defined in the State CEQA Guidelines, Section 15132, and the City of Scotts Valley's environmental document reporting procedures.

1.1 Document Organization and Framework

This Final EIR is organized as follows: Section 1 provides a brief introduction to this report. Section 2 provides a list of agencies and interested persons commenting on the DEIR. This section also contains individual comments followed thereafter by responses. To facilitate review of the responses, an index number (e.g., 1-1, 1-2, 2-1) has been assigned to each comment and to its corresponding responses. Section 3 contains changes to the DEIR as a result of the comments by agencies and interested persons. Section 4 contains the Mitigation Monitoring and Reporting Program.

City Staff has reviewed the comment letters, draft responses and information generated in the course of preparing the responses and determined that none of this material constitutes significant new information that requires a recirculation period for further public comment under CEQA Guideline Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation as described in Section 15088.5.

1.2 CEQA Requirements Regarding Comments and Responses

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be, "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined

in terms of what is reasonably feasible, considering factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

2 Response to Comments on the Draft EIR

2.1 Agency, Organization, and Individual Comments on the Draft EIR

This section includes all written comments received on the DEIR and the City's responses to each comment. Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in underline for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and organizations that submitted comments on the Draft EIR during the public review period:

Table 2-1: List of Written Comments Received on the Draft EIR

Comment Letter No.	Commenting Agency / Organization / Individual	Date
Agencies		
1	State of California, Department of Transportation, Caltrans District 5	November 30, 2021
2	State of California, Department of Fish and Wildlife	November 24, 2021
Organizations		
3	Pacific Gas and Electric	October 20, 2021
Individuals		
4	Mark Hemmert	September 7, 2021

DEPARTMENT OF TRANSPORTATION
CALTRANS DISTRICT 5
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
www.dot.ca.gov/dist05/

Comment Letter 1

Making Conservation a California Way of Life.

November 30, 2021

SCr-17-3.475
SCH#2019110250

Taylor Bateman
Community Development Director
Community Development Department
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Mr. Bateman:

COMMENTS FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) - OAK CREEK PARK, SCOTTS VALLEY, CA

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the Oak Creek Park project which include 24,973 square feet of commercial use, eight townhomes, and 44 apartments. Caltrans offers the following comments in response to the DEIR:

1. Caltrans appreciates the transportation demand management strategies to further reduce vehicle miles traveled (VMT). The bike lockers and storage, showering facilities, sidewalks, and paths will help enhance mobility alternatives to vehicular trips. 1-1

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 835-6543 or christopher.bjornstad@dot.ca.gov.

Sincerely,

Christopher Bjornstad

Chris Bjornstad
Associate Transportation Planner
District 5 Development Review

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Comment Letter 2

November 24, 2021

Mr. Taylor Bateman
City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066
tbatemen@scottsvalley.org

Governor's Office of Planning & Research
Nov 24 2021
STATE CLEARING HOUSE

Subject: Oak Creek Park, Draft Environmental Impact Report, SCH No. 2019110250, City of Scotts Valley, Santa Cruz County

Dear Mr. Bateman:

The California Department of Fish and Wildlife (CDFW) has reviewed the Draft Environmental Impact Report (DEIR) prepared by the City of Scott's Valley (City) for the Oak Creek Park Project (Project), located in Santa Cruz County. CDFW is submitting comments on the DEIR regarding potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines § 15386 for commenting on projects that could impact fish, plant, and wildlife resources (e.g., biological resources). CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

California Endangered Species Act

Please be advised that a CESA Permit must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Pub. Resources Code, §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated

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to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code, § 2080.

PROJECT DESCRIPTION

The Project consists of a mixed-use commercial and residential development on a 3.56-acre site in the City of Scotts Valley, APN 022-162-76. There will be two lots on the property. Lot 1 would consist of eight town home apartments over approximately one acre. Lot 2 would consist of two types of buildings, commercial and residential. There would be 24,841 square feet of commercial buildings including surface parking and 12-foot-wide sidewalks. There would be 74,100 square feet of residential buildings on Lot 2 including a mix of apartments. The Project would require regrading of Lots 1 and 2, requiring several hundred yards of fill to be imported. Per the Project's Stormwater Control Plan, the Project would include flow-through planters in the residential area to retain and treat stormwater runoff. A stacked underground storage chamber system which would provide treatment of runoff by infiltration would be used in the mixed-use and commercials portions of the Project.

ENVIRONMENTAL SETTING AND LOCATION

The Project is located at the intersection of Glen Canyon and Mt. Hermon Road, in the City of Scotts Valley, Santa Cruz County.

The Project is adjacent to Mt. Hermon Road, a commercial office building on Glen Canyon Road, and single-family residences. There are no watercourses on the property, but creeks in the vicinity of the Project site include tributaries to Bean Creek and Carbonera Creek. The Project site supports annual grassland, a small patch of coastal prairie, coast live oak tree groves, a poison oak thicket, and non-native tree groves.

COMMENTS AND RECOMMENDATIONS

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

Comment 1: Surveys for special status plant species

Issue: The DEIR does not provide the methodology of the special-status plant species surveys in Mitigation Measure Bio-1.1. The DEIR on page 7-13 of the Biological Resources section states that the small patch of coastal prairie habitat may provide habitat for special-status plant species such as Congdon's tarplant (*Centromadia parryi* ssp. *Congdonii*), a California Native Plant Society (CNPS) Rare Plant Rank 1B.1,

2-1

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pending the results of a spring season plant survey. Furthermore, Table 2 of the Biotic Report states that there is marginal habitat for other CNPS rare plant species including but not limited to Scotts Valley spineflower (*Chorizanthe robusta* var. *Hartwegii),* short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*), Point Reyes horkelia (*Horkelia marinensis*) and State endangered species including white-rayed pentachaeta (*Pentachaeta bellidiflora*) and Santa Cruz tarplant (*Holocarpha macradenia*). Mitigation Measure Bio 1.1 states that plant surveys will be conducted; however, the methodology for the surveys is not disclosed. Without following proper survey protocol for spring or early summer blooming plant species, it is possible to miss detection of special-status plant species on the site.

Recommendation

CDFW recommends the City update MM Bio 1.1 to include methodology capable of detecting special-status plant species.

Recommended update to MM Bio 1.1

2-1

An experienced botanist (with expertise in coastal prairie plant communities of Santa Cruz) shall conduct a minimum of two focused rare plant surveys over two seasons prior to the initiation of construction and include the information in the Project environmental document. Surveys shall be conducted according to: *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities* (CDFW 2018), available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline.

In the event rare, threatened or endangered plants are discovered, additional measures may be needed, which may include work stoppage, flagging and avoidance of occurrences, collection of propagation material, site restoration and/or obtaining an Incidental Take Permit (Fish and Game Code section 2081, subd., (b).)

COMMENT 2: Tree Removal

Issue: The Project has the potential to remove all trees on the Project site including six Coast live oaks (*Quercus agrifolia*), one Ponderosa pine (*Pinus ponderosa*), six ash trees (*Fraxinus* sp.), four sycamore trees (*Platanus acerifolia*), and a large group of acacia trees (*Acacia baileyana*). According to the Tree Resource Evaluation, at least one coast live oak is above 15 inches diameter at breast height (dbh). Large mature trees (e.g., native oak tree that is greater than 15 inches in diameter) are of particular importance due to increased biological values (i.e., nesting bird habitat, bat roost habitat). Furthermore, the Tree Resource Evaluation states that the sycamore trees growing along the perimeter are healthy and recommends their incorporation into the Project. However, it is unclear if the sycamore trees have been incorporated into the landscape plan.

2-2

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Evidence the impact would be significant: While the DEIR includes on-site tree planting as a minimization measure, on-site planting at higher ratios alone is not sufficient to completely off-set temporal impacts from the loss of mature trees due to an uncertain time lag from when the new resources will be available (Marón et al., 2010).

Recommendation: CDFW recommends the Project avoid large diameter tree removal to the greatest extent feasible. CDFW recommends Project mitigation include in-kind preservation of mature native trees. Where in-kind preservation of mature native trees is not feasible, CDFW recommends planting larger sized native trees, (such as 15-gallon sized trees or larger) to help address the temporal loss of mature trees on-site. 2-2

COMMENT 3: Figures and Labels

Issue 1: Figure 3-11: Stormwater Control Plan, does not include a legend or figure labels to explain the meaning of the colors in the figure. The DEIR also references a Figure 7-2: Landscape Plan; however, only Figure 7-1: Vegetation Map is included in the DEIR. 2-3

Recommendation: CDFW recommends the final EIR should include labels with Figure 3-11 and include Figure 7-2 either in the EIR or as an attachment.

FILING FEES

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

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

Sincerely,

DocuSigned by:
Stacy Sherman for
692D021D81CA4F7...
Stephanie Fong
Acting Regional Manager
Bay Delta Region

ec: State Clearinghouse # 2019110250

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REFERENCES

CDFW, 2018. Protocols for surveying and evaluating impacts to special status native plant populations and sensitive natural communities. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline.

Marón, M., Dunn, P. K., McAlpine, C. A., & Apan, A. (2010). Can offsets really compensate for habitat removal? The case of the endangered red-tailed black-cockatoo. *Journal of Applied Ecology*, *47*(2), 348–355.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

Comment Letter 3

October 20, 2021

Susie Pineda
City of Scotts Valley Planning Dept
One Civic Center Drive
Scotts Valley, CA 95066

Ref: Gas and Electric Transmission and Distribution

Dear Susie Pineda,

Thank you for submitting the Oak Creek Park plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

3-1

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Pacific Gas and Electric Company

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Comment Letter 4

Subject: FW: EXTERNAL: EIR on Traffic for Oak Creek Park - Mixed Use Development

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From: Mike Hemmert <mhemmert2003@yahoo.com>
Sent: Tuesday, September 7, 2021 2:06 PM
To: Bradley, Paula <pbradley@mbakerintl.com>
Subject: EXTERNAL: EIR on Traffic for Oak Creek Park - Mixed Use Development

Paula,

I would like to make sure that the EIR on Traffic impact for this project includes the impact of residents traveling to rt 17. If there is not sufficient room for a vehicle to enter onto Mt. Hermon and get to the left lane to do a U-turn at the SV Drive intersection, then vehicles may turn right onto SV Drive and then drive to Quien Sabe/Oak Creek Blvd residential neighberhood. As you know this neighberhood has young children on bikes and many walkers. This problem was compeletely missed in the EIRs for the new developments behind the Shell station and the upcoming adjacent development (stating that vehicles would do U-turns on SV Drive is not realistic given the bend in the road). 4-1

If however an EIR states that vehicles will predominently drive through the commercial parking lot and use the light at Glen Canyon then all is well.

Thank you,

- Mike Hemmert

2.2 Response to Comments

2.2.1 Response to Comment Letter #1: State of California, Department of Transportation, Caltrans District 5

1-1: Comment noted regarding Caltrans support of transportation demand management strategies to further reduce vehicle miles traveled (VMT).

2.2.2 Response to Comment Letter #2: State of California, Department of Fish and Wildlife

2-1: Comment noted. As summarized in the Biological Resources section of the Draft EIR and described more fully in Appendix C-b Biotic Report by Biological Resources Group, a plant survey was conducted in 2018 (March, April and May) and again in 2019 (May). Both of those survey years were negative for special status plant species. Also both 2018 and 2019 were average rainfall years, so these were good survey years for adequate plant expression.

Because these surveys are almost three years old, Mitigation Measure BIO 1.1 Focused Plant Surveys requires the project applicant to have a qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. This survey must be completed at least one year prior to issuance to grading permits, and/or any clearing, grading, or excavation work on the project site.

These previous surveys, and the additional required survey are considered prudent and acceptable per CA Department of Fish & Wildlife protocols (email from Kathy Lyons, Biotic Resources Group, to Bill Wiseman, Kimley-Horn & Associates, 12/15/21). As such, there is no change in significance and no revisions to the Draft EIR are necessary.

2-2: Comment noted. The proposed project will avoid large diameter tree removal to the extent feasible. Additionally, it is noted that the landscape plans call for a tree replacement ratio of 3:1, for a total of 21 replacement trees. In total, the landscape plan calls for the planting of 136 trees throughout the project site.

2-3: Regarding Figure 3-11: Stormwater Control Plan, there is no legend in the plans. The different colors only represent different stormwater management areas and are not color-coded to a particular meaning. There is a detailed table associated with the figure that identifies (for each area) total area, previous and impervious areas, and stormwater runoff coefficients and flow factors. This information is further described in the Stormwater Control Plan (C2G/Civil Consultant Group, July 2019).

Regarding the Draft EIR reference to Figure 7-2: Landscape Plan, this has been corrected to read Figure 3-8: Landscape Plan.

2.2.3 Response to Comment Letter #3: Pacific Gas and Electric

3-1: Comment noted regarding construction-related activities associated with PG&E-owned gas and electric facilities.

2.2.4 Response to Comment Letter #4: Mark Hemmert

4-1: Comment noted regarding traffic to Highway 17 and potential impacts on neighborhood streets. As shown in Figure 15-1: Study Intersection & Trip Distribution, traffic existing from the project site would exit directly onto Mount Hermon Road and would not use residential streets. Most vehicles going to Highway 17 would travel east of Mount Hermon Road.

3 Changes to the Draft EIR

Changes to the Draft EIR are shown on the following pages in the order that they appear in the EIR. New text is shown in underline, and removed text is shown in ~~strikethrough~~. These text changes do not constitute substantial new information and do not result in significant new impacts or the increase in severity of impacts already disclosed.

The project would result in the removal of trees, including a large group of acacia trees, six Coast live oaks, and one Ponderosa pine. In addition, six immature ash trees and four sycamore trees growing behind the existing sidewalk may also require removal because these trees may be in conflict with the sidewalk and landscaping proposed for the development. All six Coast live oaks and one Ponderosa pine on the project site are proposed to be removed are protected. The group of acacia trees to be removed are not protected by Scotts Valley ordinances. Table 7 2: Tree Inventory lists the trees included in the survey area and those proposed for removal.

Table 7-2: Tree Inventory

Species	Trees Identified in Arborist Report	Trees Proposed for Removal
Ash	6	6
Sycamore	4	4
Coast Live Oak	6	6
Group of Acacia	At least 200	At least 200
Ponderosa Pine	1	1

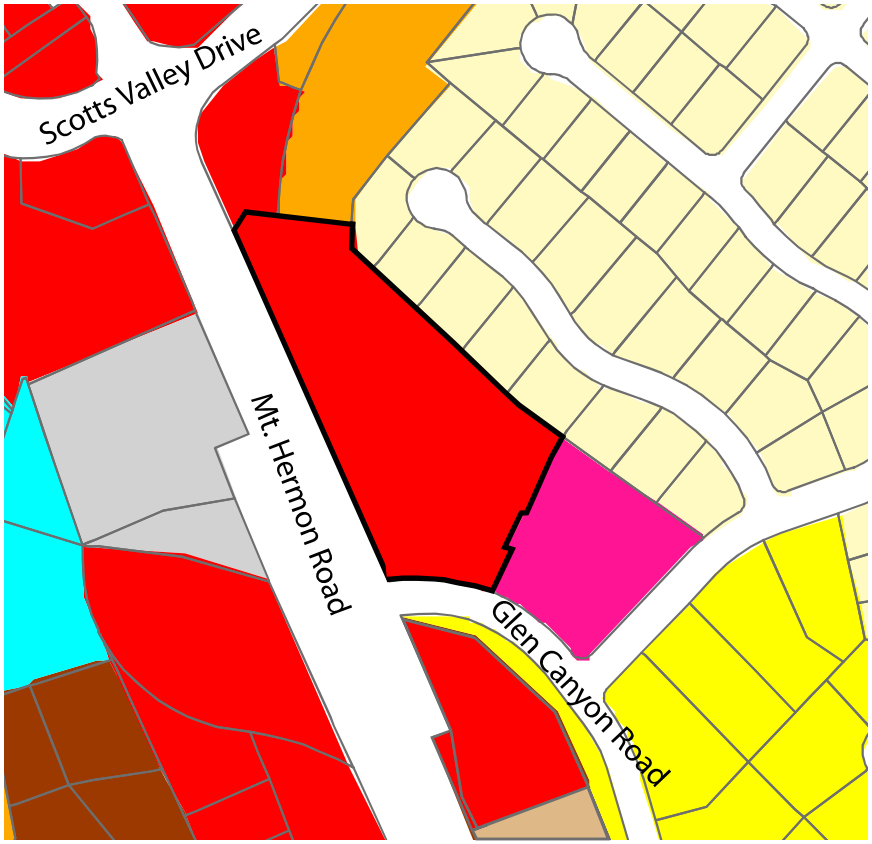
Source: Maureen Hamb, 2018

The loss of trees regulated by the City's Tree Protection Regulations would require a Tree Removal Permit from the City processed concurrently with the other requested entitlements. Pursuant to the Tree Protection Regulations, the Tree Removal Permit, inclusive of Planning Commission approval for removal of Heritage Trees, if required, would be obtained and submitted to Scotts Valley Building Department prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.

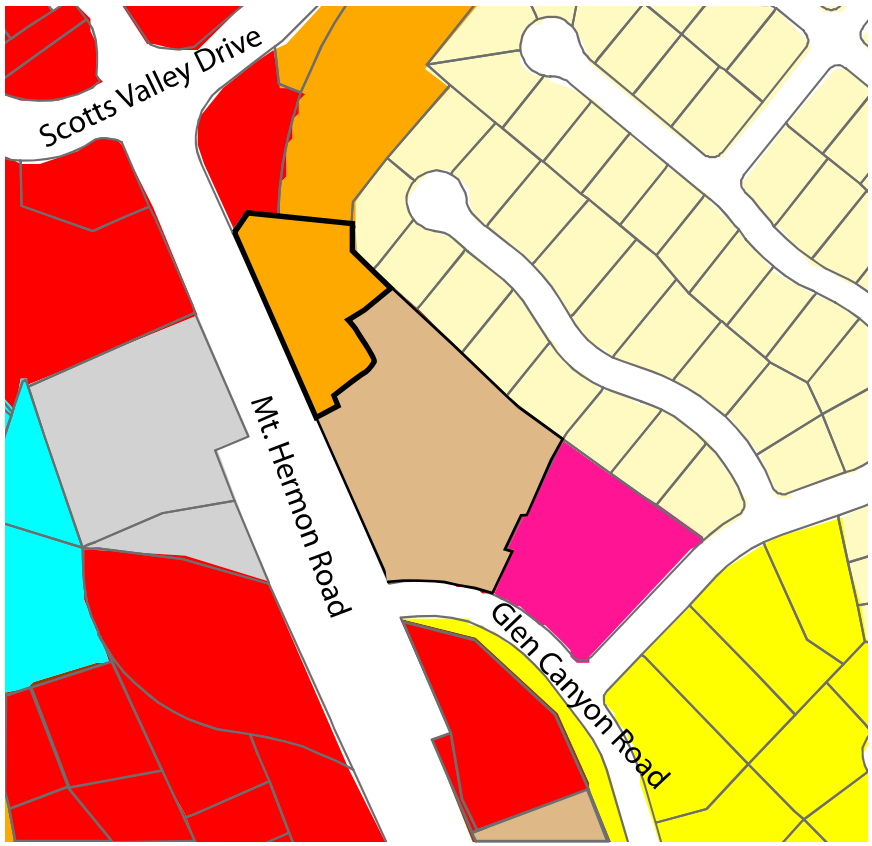
Per the City's Tree Protection Regulations, the applicant would be required to provide for the planting of two trees for each "protected" tree removed (2:1 ratio). Because the project would remove seven protected trees, a minimum of 14 trees would be required to be replanted. As shown in Figure ~~7-2~~3-8: Landscape Plan, the project would replace the protected trees at a 3:1 ratio for a total of 21 trees, or seven tree more than required the City's Tree Protection Regulations. In total, 136 trees will be planted, as shown in Figure ~~7-2~~3-8: Landscape Plan.

Because the project would exceed the tree replacement requirements as defined in the City's Tree Protection Regulations per Section 17.44.080 of the City of Scotts Valley Zoning Ordinance, impacts from tree removal would be less than significant.

Tree and vegetation removal may also affect nesting birds. The Biotic Report concluded that nesting birds (protected by the MBTA) may occur within the project site (Biotic Resources Group, 2017). Removal of trees or understory vegetation has the potential to harm nesting



Existing Zoning Classification



Proposed Zoning Classification

Legend

- R-M-6: Medium High Density
- R-M-8: Medium High Density
- R-1-10: Medium Density
- R-1-20: Low Density
- C-S: Service
- C-P: Professional
- I-L: Light
- P: Public/Quasi Public
- Project Site

Source: City of Scotts Valley, 2017

Figure 3-13: Existing and Proposed Zoning Designation
Oak Creek Park
Draft EIR

Not to scale

Kimley»Horn
Expect More. Experience Better.

4 Mitigation Monitoring and Reporting Program

4.1 Public Resources Code

When approving projects with Environmental Impact Reports (EIRs) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project, may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the EIR required to address only the significant impacts associated with the project being approved. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the DEIR.

The MMRP is organized in a table format (see Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project, keyed to each significant impact and each EIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program, based upon whether the measure applies to the hotel development, residential development, or both developments. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- Mitigation Measures: This column presents the mitigation measure identified in the EIR.
- Monitoring/Reporting Responsibility: This column contains an assignment of responsibility for the monitoring and reporting tasks.
- Monitoring and Reporting Requirement: This column refers the outcome from implementing the mitigation measure.
- City Staff/Notes: This column will be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

4.2 Enforcement

If the project is approved, the MMRP for each development would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out to fulfill the requirements of approval. A number of the mitigation measures would

be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction, or project implementation phase.

Table 4-1: Mitigation Monitoring and Reporting Program for the Oak Creek Park Project

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
AIR QUALITY				
Impact AQ-2: Future construction activities would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants.	**MM AQ-2.1 Reduce Fugitive Dust** The applicant for future residential development shall implement the following measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions, and the applicant shall require all of the following measures to be shown on grading and building plans: ▪ Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day. ▪ Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure. ▪ Prohibit all grading activities during periods of high wind (more than 15 mph). ▪ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).	Planning Department Contractor	Review and approve construction specifications prior to issuance of building permit. Include in construction specifications and implement during construction. Review during site inspections.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD. ▪ Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established. ▪ Plant vegetative ground cover in disturbed areas as soon as possible. ▪ Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible; ▪ Spray dirt stock pile areas daily as needed. ▪ Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used. ▪ Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	▪ All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114. ▪ Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible. ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways. ▪ Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.			
BIOLOGICAL RESOURCES				
Impact BIO-1: Cause a direct or indirect adverse effect on special-status invertebrate species.	**MM BIO-1.1 Focused Plant Surveys** At least one year prior to issuance to grading permits, and/or any clearing, grading, or excavation work on the project site, the project applicant shall have a	Planning Department	Review documentation from relevant Responsible Agency(s).	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	qualified biologist conduct a spring season plant survey, with a focus on the coastal prairie and the bottom of the detention basin. The survey shall ascertain whether the site supports any special status plant species. The survey findings shall be subject to review by the City of Scotts Valley. If no special status species are found, no additional actions are required. If special status species are found on site, the applicant shall confer with regulating agencies (i.e., City, CDFW, and/or USFWS) on measures to avoid, minimize, or compensate for the impact. A mitigation plan shall be prepared and implemented that provides preservation, salvage, or presents other compensation for the impact, such that impacts are reduced to a less than significant level.	CA Dept of Fish and Wildlife Qualified biologist	Demonstrate mitigation compliance.	
Impact BIO-3: Cause a direct or indirect adverse effect on nesting bird sites.	**MM BIO-2.1 Avoid Nesting Birds** The applicant shall schedule tree removal to occur between September 1 and March 1 of any given year, which is outside the bird nesting season for Central California Coast to avoid impacting nesting birds, if present. Because this tree grove is adjacent to very busy roadways, it would be difficult to detect nesting birds by listening for their vocalizations; the dense acacia vegetation also makes it difficult to ascertain visually if any small bird nests such as hummingbirds are present. Therefore, this measure to avoid impacts to nesting birds, is the only practical method to avoid	Planning Department Qualified biologist	Construction specifications prior to issuance of grading permits. Preconstruction surveys.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	disturbance or destruction of active bird nests, if any are present.			
GEOLOGY, SOILS, AND SEISMICITY				
Impact GEO-3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a Result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	**MM GEO-3.1 Implement Geotechnical Report Recommendations** The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.	Planning Department Registered geotechnical engineer	Review geotechnical report and ensure recommendations are included in plans prior to issuance of building permits. Prepare design-level geotechnical investigation.	
NOISE				
Impact N-1: Cause a temporary or periodic increase in ambient noise levels during construction that would	**MM N-1 Construction Noise Reduction** To reduce the effects of construction noise, the project applicant shall ensure that the following is	Planning Department	Review of and approval of construction plan prior to issuance of grading and building permits.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
substantially disturb sensitive receptors.	included as part of all relevant construction plans for any future proposed project: **Construction Equipment**. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The project applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions. **Vehicle and Equipment Idling**. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use. **Stationary Equipment**. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.	Building Department Contractor	Prepare construction plan, including noise specifications; adhere to plan provisions during construction.	

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible. **Workers' Radios**. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity. **Construction Plan**. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity. **Disturbance Coordinator**. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and			

Category/Impact	Mitigation Measures	Monitoring/ Reporting Responsibility	Monitoring/ Reporting Requirement	City Staff Notes; Initials/Date when Done
	include it in the notice sent to neighbors regarding the construction schedule.			
Transportation				
Impact TR-2: Substantially increase hazards due to a design feature or incompatible use.	**MM TR-2.1 Mt. Hermon Road Project Site Access** Prior to issuance of the grading permit, the project applicant shall submit an analysis by a qualified traffic engineer demonstrating that ingress access from Mt. Hermon Road is designed to adequately accommodate bus access to the existing transit stop (even if not currently used) and provide safe access for vehicles entering the project site from Mt. Hermon Road.	Planning Department Traffic engineer	Letter of compliance with associated plans.	

Affordable Housing NOW!
P.O. Box 2374, Santa Cruz, California 95063
(831) 566-2360

Every Unit Counts!

June 2, 2022

Scotts Valley City Planning Commission
1 Civic Center Drive
Scotts Valley, CA 95066

RE: Oak Creek Park Mixed-Use Development

Dear Planning Commissioners:

Affordable Housing NOW (AHN) appreciates the opportunity to comment on the proposed Oak Creek Park Mixed-Use Development with 52 residential units. AHN fully supports this project as it provides exactly the kind of housing that is needed in Scotts Valley.

The Oak Creek Park Mixed-Use development is a well planned project providing 52 rental units with a range in size from studios, to one, two and three bedroom apartments. There is a great need for more rental units in Scotts Valley, as well as smaller studio housing units for single individuals, young professionals, and seniors.

AHN also applauds the developer for the affordability levels included in the project as it is our understanding that the project will include two very-low and two low-income units, as well as four moderate income housing units. The City is far from reaching its RHNA goals for extremely low, low and moderate-income households and this development helps address the great need for housing in those income categories. AHN believes that every unit counts and these eight units will make difference for eight individuals and/or families who want to be a part of our community.

AHN enthusiastically supports this project and we urge your Commission to move the project forward for City Council consideration and approval.

Sincerely,

Tim Willoughby, AHN Chair

Minutes

Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: June 9, 2022
Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	**MEETING LOCATION** City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 Remote Access Only	**POSTING:** The agenda was posted on May 6, 2022, at City Hall and on the Internet at www.scottsvalley.org.

Appointed Officials	City Staff Members
Lori Gentile, Chair	Taylor Bateman, Community Development Director
Chuck Maffia, Vice Chair	Olivia Beers, Assistant Planner
David Hodgin, Commissioner	Jonathan Kwan, Contract Planner
Steven Horlock, Commissioner	Susie Pineda, Contract Planner
Shawn Mosley, Commissioner	Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:04pm

ROLL CALL: Present: Gentile, Hodgin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meetings:
    a. August 12, 2021
    b. September 9, 2021
    c. October 21, 2021
    d. December 9, 2021
    e. February 24, 2022
    f. March 10, 2022,
    g. March 24, 2022
    h. May 12, 2022

M/S: Maffia/ Mosley
To approve the Consent Agenda.
Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

ALTERATIONS TO REGULAR AGENDA: Move the regular agenda first.
M/S: Maffia/Mosley
To move the regular agenda first.
Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

REGULAR AGENDA

1. **Proposed Project:** Capital Improvement Program for FY2022/23-2026/27
   Location: City-wide
   Applicant & Property Owner: City of Scotts Valley
   Project Description: State law requires cities to adopt a Capital Improvement Program (CIP) to implement the cities' General Plan. The CIP is a list of the proposed public works projects. The City's Public Works Department develops the CIP as a 5-year program and updates the program each year. By law, the Planning Commission must review the CIP for consistency with the General Plan.
   Staff: Chris Lamm, Public Works Director, clamm@scottsvalley.org
   M/S: Hodgin/Maffia
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

2. **Proposed Project:** Lloyd's Tires Office Trailer
   Location: 5310E Scotts Valley Drive / APN 022-042-08
   Planning Permit Application: Design Review DR22-005
   Applicant & Property Owner: Courtney Hughes & Steve Bogner
   Project Description: Consideration of a Design Review application to legalize an existing, unpermitted 317 square foot office trailer with an attached, unpermitted, 103 square foot deck.
   Staff Planner: Jonathan Kwan, Contract Planner, jonathank@csgengr.com
   M/S: Horlock/ Hodgin
   To approve Resolution No. 1773 for DR22-005 for the Lloyd's Tires Office Trailer at 5310E Scotts Valley Drive.
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

3. **Proposed Project:** Oak Creek Park
   Location: Intersection of Mount Hermon Road and Glen Canyon Road / APN 022-162-76
   Planning Permit Application: Environmental Impact report EIR19-004

General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007

Applicant & Property Owner: Charlie Eadie & Granum Partners
Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments
Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us
M/S: Maffia/Horlock
To direct the applicant to work with staff to address the following items and bring the revised project back to the Planning Commission with a resolution for consideration.

Lot 1

a. Setbacks of the townhomes
b. Parking
c. Size of the units

Lot 2

a. Reduced Parking Dimensions
b. Shared Parking
c. Enhanced Parking Lot Design
d. Private open space regarding rooftop screening from neighbors
e. Architectural enhancements
f. Circulation and parking
g. Trash bin location
h. Redwoods behind the buildings
i. Parking Garage Venting

Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 9:34pm

OAK CREEK PARK

PROJECT DATA

PROJECT ADDRESS: MOUNT HERMON ROAD AT GLEN CANYON ROAD SCOTTS VALLEY, CA

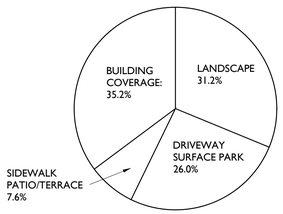
PROJECT APN: 022-162-76

ZONING: CS- COMMERCIAL SERVICE

GENERAL PLAN: SERVICE COMMERCIAL

AREA	TOTAL	LOT 1	LOT 2
LOT AREA:	155,350 SF	45,250 SF	110,100 SF
LAND USE			
DRIVEWAY/SURFACE PARK:	40,470 SF	13,426 SF	27,044 SF
% LOT AREA:	26.0%	29.7%	24.6%
BUILDING COVERAGE:	54,685 SF	11,430 SF	43,255 SF
% LOT AREA:*	35.2%	25.2%	39.3%
LANDSCAPE:	48,436 SF	18,095 SF	30,341 SF
%LOT AREA:	31.2%	40.0%	27.5%
SIDEWALK & PATIO/TERRACE:	11,759 SF	2,299 SF	9,460 SF
%LOT AREA:	7.6%	5.1%	8.6%

*C-S ZONE DISTRICT MAXIMUM COVERAGE: 45%



AERIAL VIEW

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APPROVAL AGENCIES

PLANNING & BUILDING:	CITY OF SCOTTS VALLEY
FIRE:	SCOTTS VALLEY FIRE DEPT.
WATER:	SCOTTS VALLEY WATER DEPT.
SANITATION:	SCOTTS VALLEY SANITATION

PROJECT TEAM

OWNER: GRANUM PARTNERS
340 UNIVERSITY AVE. #1
LOS GATOS, CA 95030
(408) 395-0101
CONTACT: GREG
gregeger@granumpartners.com

ARCHITECT: THACHER & THOMPSON ARCHITECTS
215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 246-2109
CONTACT:
tom@tntarch.com
matt@tntarch.com

LAND USE PLANNER: EADIE CONSULTANTS
P.O. BOX 1647
SANTA CRUZ, CA 95061
(831) 431-3396
CONTACT: CHARLIE EADIE
charlie@eadieconsultants.com

CIVIL ENGINEER/ SURVEYOR: C2G CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
(831) 426-5313
CONTACT: DAVID DAUPHIN
david@c2gengrs.com

LANDSCAPE ARCHITECT: ELLEN COOPER
612 WINDSOR STREET
SANTA CRUZ, CA 95062
(831) 426-6845
ecooper@baymoon.com

ELECTRICAL ENGINEER: MIRACLES UNLIMITED, INC.
P.O. BOX 1808
APTOS, CA 95001
(831) 688-8013

ARBORIST: MAUREEN HAMB
849 ALMAR AVENUE, SUITE C 319
SANTA CRUZ, CA. 95060
(831) 234-7739
maureen.hamb@yahoo.com

BIOLOGIST: KATHLEEN LYONS
BIOTIC RESOURCES GROUP
P.O. BOX 14
SANTA CRUZ, CA 95063
(831) 476-4803
brg@cruzio.com

PROJECT DESCRIPTION

This project is a mixed use commercial and residential development proposal on a 3.56 acre site at the intersection of Glen Canyon and Mt. Hermon Rd. The project involves a minor land division, general plan amendment, and zoning change (for Lot 1) in order to avoid issues with City concerns related to the proportionality of commercial and residential mixed use projects in a CS zone. Lot 2 will remain in CS zoning. A planned development also is requested to allow minor modifications to City standards.

The primary use on Lot 2 is commercial, which consists of 24,841 square feet. The commercial is located on the street frontage and on the ground floor on proposed Lot 2.
The secondary use on Lot 2 is residential and includes a mix of apartments (4 studios, 18 one bedroom, 22 two bedrooms totaling 44 units. Lot 2 land area will be 110,100 s.f.

The rezoned Lot 1 will contain 8 townhome style 3 bedroom apartments and is proposed for re-designation of zoning and general plan designations from CS to medium high residential density of 6-9 units/acre. Lot 1 will be slightly more than 1 acre (45,250 s.f.) and therefore will conform to the residential density standard.

The entire project will provide a mix of apartment options and sizes: studio and 1 bedroom apartment sizes range from 712sf to 906 sf, and the 2 and 3 bedroom units range from 1184 sf to 2172 sf.

The C-S zoning for Lot 2 allows mixed use commercial/residential by right (principal permitted use) per 17.20.020 (H) with a specified density in the Land Use Element (Table LU-1) of 15-20 units/acre. The density for Lot 2 is 17 units/acre.

The project further conforms to the requirements established in 17.20.020(H) which calls for the secondary multifamily dwellings to be "located either above the ground-level commercial or at ground level at the rear of a commercial space on sites designated in the Housing Element." Specifically:

- The primary commercial use and signature building in this design fronts the Glen Canyon/Mt. Hermon Rd. intersection, with additional commercial space included at ground level on the main drive aisle through the site. The residential units are located above the ground floor commercial on the back side of the main drive aisle (44 units.)

- This site is specifically identified for high density mixed use residential in the City's Housing Element which discusses the Glen Canyon site and states that the City "rezoned the property to C-S with high density residential permitted as part of a mixed use project".

The combination of the site's topography and high density zoning lends itself to the mixed use concept by making it physically and economically feasible to have structured parking partially underground. This makes it possible to provide 208 parking spaces while minimizing the visibility and lot coverage devoted to parking.

Notably, if the site had no or little housing, all parking would have to be at surface because commercial alone would not support the cost of a parking structure. In that scenario, the amount of commercial space would be nearly identical (25,000 sf) but the housing opportunity would be almost entirely lost. In other words, the housing does not compromise the commercial opportunity, and in fact provides a base of residents to support the commercial uses on the site.

The rear-of-site residential on Lot 2 also provides a transition and buffer from the primary commercial use to the residential neighborhood above the site. The scale and height is consistent with the neighboring homes. Using Average Grade as per California Building Code and measuring to highest point of roof, the height of the building facing the neighbors is 29 feet with the lowest grade at building to highest point of roof measuring 34 feet.

The buildings are articulated with varied forms, patterns, and massing to provide not only more desirable living spaces for residents, but also a more interesting visual image, especially as compared to the back side of a commercial only project.

The 8 residential townhome style apartments on Lot 1 will provide a transition to and continuity with the proposed residential project to the north.

The project will meet the City's inclusionary housing requirements for affordable housing. Per Municipal code section 14.01.040.C.2 (a), fifteen percent of the units will be designated for affordable housing. Specific details will be negotiated with the affordable housing subcommittee per the process established in Municipal Code section 14.01.040.E.2.

Planned development modifications are proposed as follows:

- *Height – Use the California Building Code method of calculating height. Under this standard, which averages the heights of the sides of the building, the project height is 35.5 feet, which nearly conforms to the 35 foot height limit allowed by the zoning.*

  Why this is superior: Use of the building code standard better accounts for the uniqueness of the site topography and the architectural design response to the site. The project design makes best use of the topography by burying parking into the hillside to minimize grading and avoid use of exposed massive retaining walls. It also creates an internal shopping street with a small town sense of identity and intimacy as opposed to suburban strip mall concept.

  The height adjacent to the neighborhood is within the existing City standard, and the over-height component only affects the internal commercial street. The internal building height relative to street width creates an interesting and comfortable town center feel which is beneficial to commercial interests and residents alike.

  Moreover, this variation allows for additional floor-to-ceiling heights in the ground floor commercial space along the internal streetscape. Greater floor-ceiling heights in commercial occupancies are an important component for successful retail and add light and interest to the streetscape for an enhanced pedestrian experience.

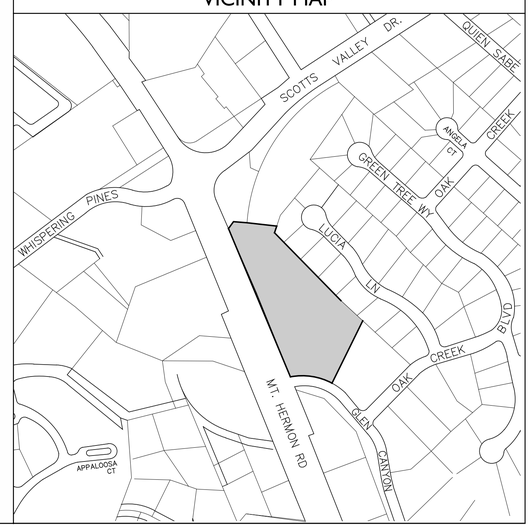
- *Private Open Space – Allow a reduction from 100 to 72 square feet of private open space.*

  Why this is superior: The design of the mixed use apartment building is based on an integration of shared and private open spaces, typical for this type of housing. The Scotts Valley standard for CS mixed use projects is 100 s.f. of private open space per unit; however, the ordinance does allow for variation per 17.20.040.C. This is a design where the variation is warranted. There is ample private open space (72 s.f. per unit) plus over 105 s.f. of common open space per unit, resulting in 177.5 s.f of total open space per unit. The community focus of this design facilitates investment in higher quality common areas than what would be typical of a suburban low rise apartment. This also allows for a greater mix of apartment sizes.

- *Side Yard Setback in RH Zone – Allow a reduction in the side yard setback for the townhouse apartments, from 10 ft. to 3.5 ft. at one corner of one of the buildings.*

  Why this is superior: The design of the townhouse units would be unnecessarily compromised by a strict adherence to the side yard requirement. In this case, there is no downside to the reduction since the adjacent use is open area, with no likelihood of negative impacts now or in the future. (Note that the setback is 5 feet at the NW building corner and increases to 20 feet at the SW corner. The average setback is 11.5 feet.)

VICINITY MAP



THACHER & THOMPSON ARCHITECTS
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www.tntarch.com

OAK CREEK PARK
MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
No.	PLAN CK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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A1.0

NET AREAS BY LEVEL

AREA	TOTAL	LOT 1	LOT 2
FIRST LEVEL GROSS:	54,685 SF	11,456 SF	43,229 SF
NET RESIDENTIAL:	7,616 SF	7,616 SF	0
%	13.9%	66.5%	0
NET COMMERCIAL:	19,691 SF	0	19,691 SF
%	36.0%	0	45.5%
NET PARKING GARAGE:	25,222 SF	3,840 SF	21,382 SF
%	46.1%	33.5%	49.5%
COMMON AREA:	2,156 SF	0	2,156 SF
%	4.0%	0	5.0%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
SECOND LEVEL GROSS:	39,644 SF	9,992 SF	29,652 SF
NET RESIDENTIAL:	9,992 SF	9,992 SF	0
%	25.2%	100%	0
NET COMMERCIAL:	3,938 SF	0	3,938 SF
%	9.9%	0	13.3%
NET PARKING GARAGE:	24,123 SF	0	24,123 SF
%	60.9%	0	81.4%
COMMON AREA:	1,591 SF	0	1,591
%	4.0%	0	5.3%
NET ASSIGNED OPEN SPACE:	1,164 SF	0	1,164 SF
NET PRIVATE OPEN SPACE:	388 SF	388 SF	0
THIRD LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED OPEN SPACE:	4,314 SF	0	4,314 SF
NET PRIVATE OPEN SPACE:	2,088 SF	0	2,088 SF
FOURTH LEVEL GROSS:	26,326 SF	0	26,326 SF
NET RESIDENTIAL:	22,600 SF	0	22,600 SF
%	85.8%		85.2%
NET COMMERCIAL:	0	0	0
NET PARKING GARAGE:	0	0	0
COMMON AREA:	3,726 SF	0	3,726 SF
%	14.2%		14.2%
NET ASSIGNED COMMON OPEN SPACE:	0	0	0
NET PRIVATE OPEN SPACE:	564 SF	0	564 SF

PARKING DATA

PARKING DEMAND

TOTAL COMMERCIAL:	23,629 SF @ 1:250 = 94.5 SPACES
RESIDENTIAL:	52 @ 2.2 / D.U. = 114 SPACES
TOTAL PARKING DEMAND:	208.5 SPACES

PARKING SUPPLY

LOWER LOT:	58 SPACES
UPPER LOT:	18 SPACES
TOWNHOUSE GARAGE:	8 SPACES
COMMERCIAL GARAGE:	21 SPACES
LOWER RESIDENTIAL GARAGE:	41 SPACES
UPPER RESIDENTIAL GARAGE:	60 SPACES
TOTAL PARKING SUPPLY:	206 SPACES

PARKING SPACES BY TYPE

STANDARD SURFACE PARKING:	73 SPACES
STANDARD COVERED PARKING:	127 SPACES
ADA SURFACE PARKING:	3
ADA COVERED PARKING:	3
BICYCLE TENANT STOREROOM BLDG. A:	46
BICYCLE PARKING IN TOWNHOUSE GARAGE:	16
BICYCLE PUBLIC LOCKERS:	8
BICYCLE RACKS:	40
EV CHARGING STATIONS PER CALIF. CODE	TBD
TRUCK LOADING:	1
AUTO PASSENGER LOADING:	1

RESIDENTIAL HOUSING MIX

	#	AVERAGE SIZE
STUDIO:	4	712 SF
1 BEDROOM:	18	906 SF
2 BEDROOM:	22	1,184 SF
3 BR TOWNHOUSE:	8	2,172 SF
TOTAL	52	

DENSITY

LOT 1:	45,250 / 8 = 5,656 SF PER D.U. = 7.7 D.U.s PER ACRE
LOT 2:	110,100 / 44 = 2,502 SF PER D.U. = 17.4 D.U.s PER ACRE
TOTAL:	155,350 / 52 = 2,987.5 SF PER D.U. = 15.1 D.U.s PER ACRE

COMMERCIAL DATA

BUILDING A

TYPE 1:	6,786 SF
TYPE 2:	3,975 SF
SUBTOTAL FIRST FLOOR:	10,761 SF
TYPE 3:	2,958 SF
COMMON AREA:	1,344 SF
TOTAL BUILDING A:	15,063 SF

BUILDING B

TYPE 1:	8,930 SF
TYPE 3:	980 SF
TOTAL BUILDING B:	9,910 SF
TOTAL COMMERCIAL LOT 2:	24,973 SF

BUILDING AREAS BY FUNCTION

AREA	TOTAL	LOT 1	LOT 2
GROSS BUILDING AREA:	146,981 SF	21,448 SF	125,533 SF
COMMERCIAL:	24,973 SF	0	24,973 SF
NET:	23,629 SF	0	23,629 SF
COMMON AREA:	1,344 SF	0	1,344 SF
RESIDENTIAL:	72,633 SF	17,608 SF	55,055 SF
NET:	62,808 SF	17,608 SF	45,200 SF
COMMON AREA:	9,855 SF	0	9,855 SF
PARKING GARAGE:	49,345 SF	3,840 SF	45,505 SF
PARKING GARAGE RESIDENTIAL:	42,650 SF	3,840 SF	38,810 SF
PARKING GARAGE COMM:	6,695 SF	0	6,695 SF
GROSS BUILDING AREA:	146,154 SF	21,448 SF	125,533 SF
BASEMENT BUILDING AREA:	45,505 SF	0	45,505 SF
%	31.1%	0	36.5%
NON BASEMENT AREA:	100,649 SF	21,448 SF	79,201 SF
%	68.9%	100%	63.5%
OPEN SPACE USES			
OPEN SPACE TOTAL:	9,230 SF	776 SF	8,454 SF
PER DWELLING:	177.5 SF	97.0 SF	192.1 SF
TOWNHOUSE BALCONY:	1,436 SF	0	1,436 SF
TOWNHOUSE PATIO:	1,540 SF	0	1,540 SF
TOWNHOUSE DECK:	776 SF	776 SF	0
NET PRIVATE OPEN SPACE:	3,752 SF	776 SF	2,976 SF
PER DWELLING:	72.2 SF	97.0 SF	67.6 SF
COMMON T.H. TERRACE:	1,164 SF	0	1,164 SF
COMMON T.H. ROOF-TOP:	4,314 SF	0	4,314 SF
NET COMMON OPEN SPACE:	5,478 SF	0	5,478 SF
PER DWELLING:	105.3 SF	0	105.3 SF

1. MIXED USE RATIO (BASED ON NET BUILDING AREAS ON LOT 2)

COMMERCIAL	23,629 SF	34.3%
RESIDENTIAL	45,200 SF	65.7%

2. MIXED USE RATIO (BASED ON ZONING CONSISTENCY - 17.20.020 (H))

GROUND FLOOR COMMERCIAL, NET	19,691 SF	100%
GROUND FLOOR RESIDENTIAL, NET	0 SF	0%
ABOVE OR BEHIND COMMERCIAL, NET	3,938 SF	8%
ABOVE OR BEHIND RESIDENTIAL, NET	45,200 SF	92%

3. MIXED USE RATIO (CALIFORNIA BUILDING CODE)

NON-RESIDENTIAL	RESIDENTIAL
A, B, M, S-2 OCCUPANCIES	R-2 OCCUPANCY
70,478 SF = 56.1%	55,055 SF = 43.9%

CALIFORNIA BUILDING CODE:

A OCCUPANCY:	RESTAURANTS, ASSEMBLY AREAS
B OCCUPANCY:	BANKS BUSINESS OFFICES, ETC.
M OCCUPANCY:	STORES, RETAILERS
S-2 OCCUPANCY:	GARAGES
R-2 OCCUPANCY:	MULTI-FAMILY RESIDENTIAL

4. MIXED USE RATIO (BASED ON AREA BY FUNCTION)

NON-RESIDENTIAL	RESIDENTIAL
24,973 SF = 31.2%	55,055 SF = 68.8%

5. MIXED USE RATIO (BASED ON BUILDING COVERAGE)

NON-RESIDENTIAL		RESIDENTIAL
COMMERCIAL:	19,691 SF	RESIDENTIAL PARKING: 14,687 SF = 35.8%
COMMRCIAL PARKING:	6,695 SF	
TOTAL:	26,386 SF = 64.2%	

6. MIXED USE RATIO (ALLOCATION OF BLDG. AREA BY BLDG. COVERAGE RATIO)

NET COMMERCIAL:	23,629 SF x 64.2% COVERAGE = 15,170 SF	48.4%
NET RESIDENTIAL:	45,200 SF x 35.8% COVERAGE = 16,182 SF	51.6%
	31,352 SF	100%

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19
	PLAN CK	6/01/20

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C 12725
DECEMBER 31, 2023
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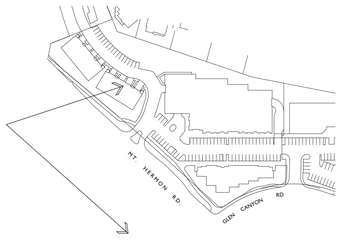
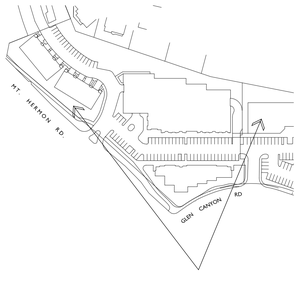


VIEW LOOKING UP MT. HERMON ROAD



VIEW LOOKING TOWARD PROPOSED COMMERCIAL BUILDING

OAK CREEK PARK

HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MOUNTAIN

DRAWING DATE
FEBRUARY 2017

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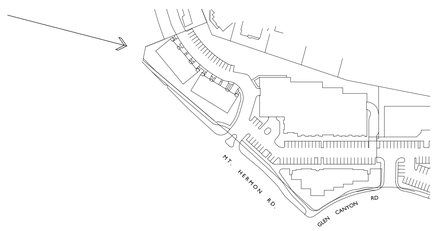

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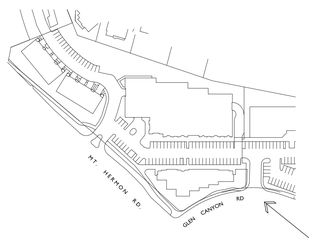

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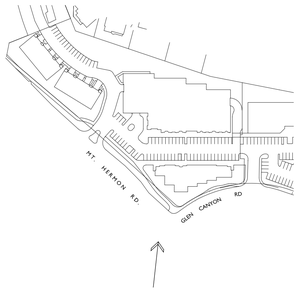

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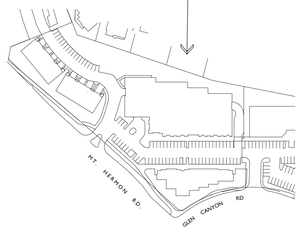

VIEW 4

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OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

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No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19

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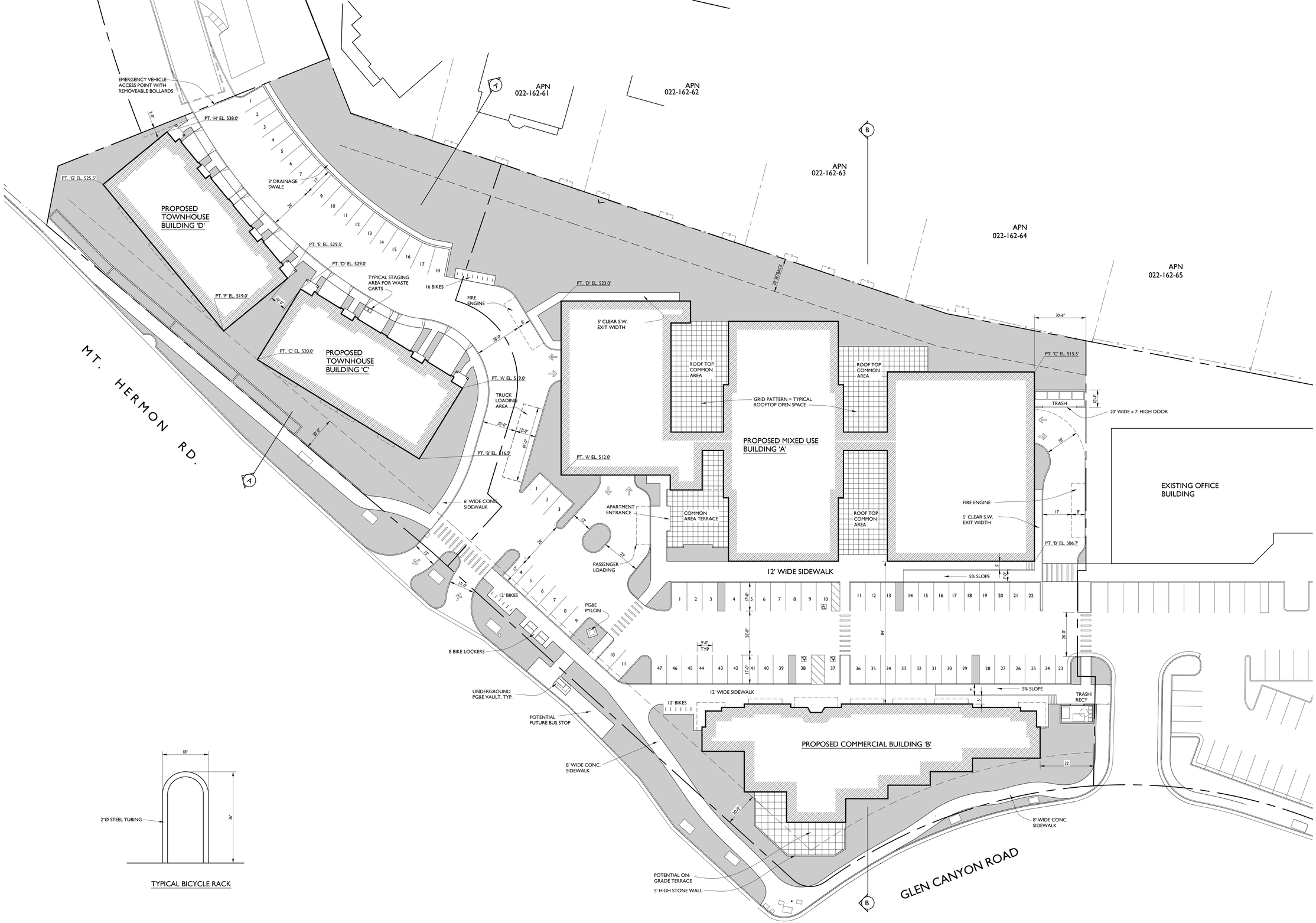

TYPICAL BICYCLE RACK

1 SITE PLAN

SCALE: 1" = 20'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

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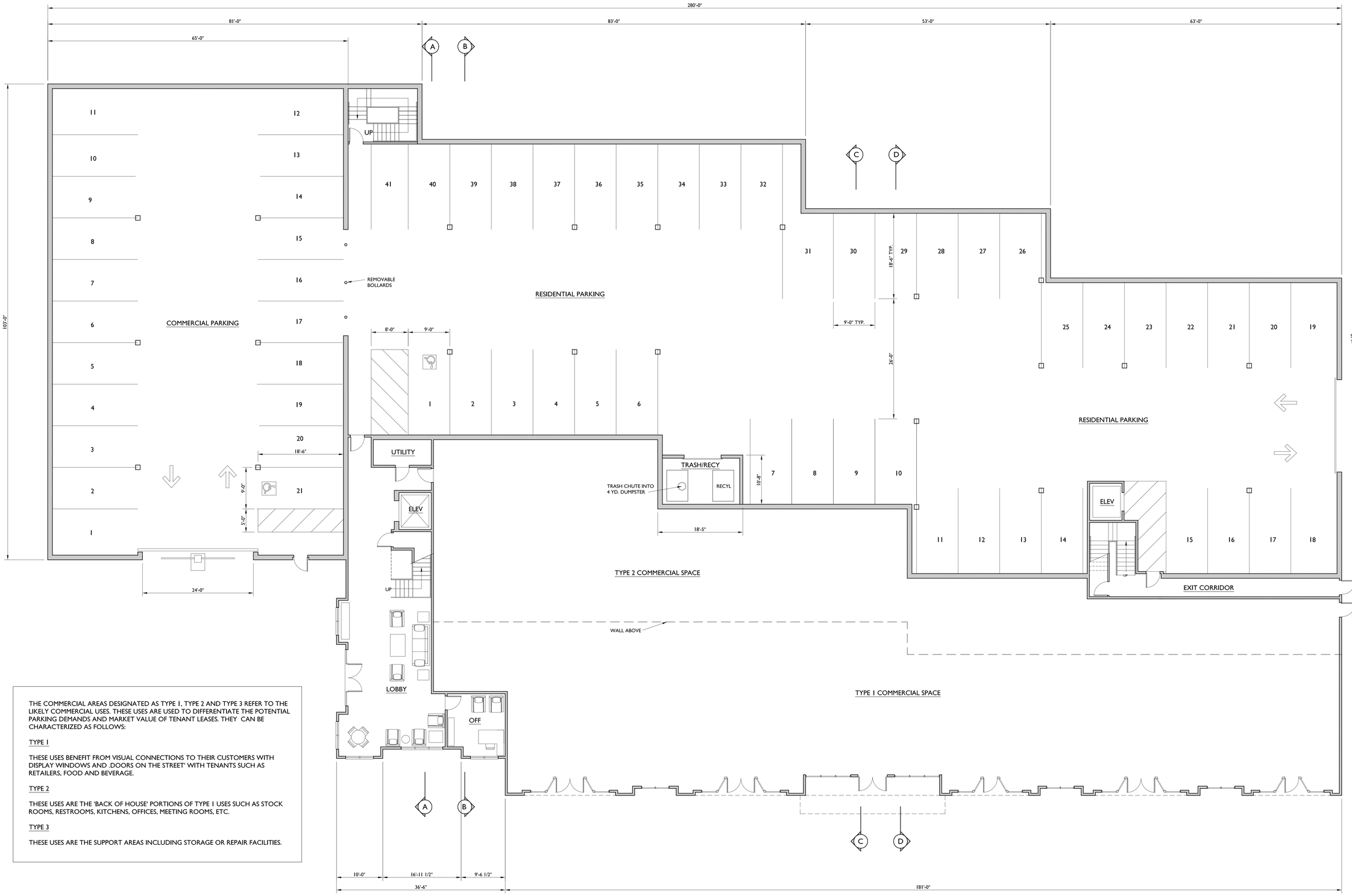
A2.0



THE COMMERCIAL AREAS DESIGNATED AS TYPE 1, TYPE 2 AND TYPE 3 REFER TO THE LIKELY COMMERCIAL USES. THESE USES ARE USED TO DIFFERENTIATE THE POTENTIAL PARKING DEMANDS AND MARKET VALUE OF TENANT LEASES. THEY CAN BE CHARACTERIZED AS FOLLOWS:

TYPE 1

THESE USES BENEFIT FROM VISUAL CONNECTIONS TO THEIR CUSTOMERS WITH DISPLAY WINDOWS AND .DOORS ON THE STREET' WITH TENANTS SUCH AS RETAILERS, FOOD AND BEVERAGE.

TYPE 2

THESE USES ARE THE 'BACK OF HOUSE' PORTIONS OF TYPE 1 USES SUCH AS STOCK ROOMS, RESTROOMS, KITCHENS, OFFICES, MEETING ROOMS, ETC.

TYPE 3

THESE USES ARE THE SUPPORT AREAS INCLUDING STORAGE OR REPAIR FACILITIES.

1 FIRST LEVEL (BASEMENT)

SCALE: 1/8"=1'-0"

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MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
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A3.0

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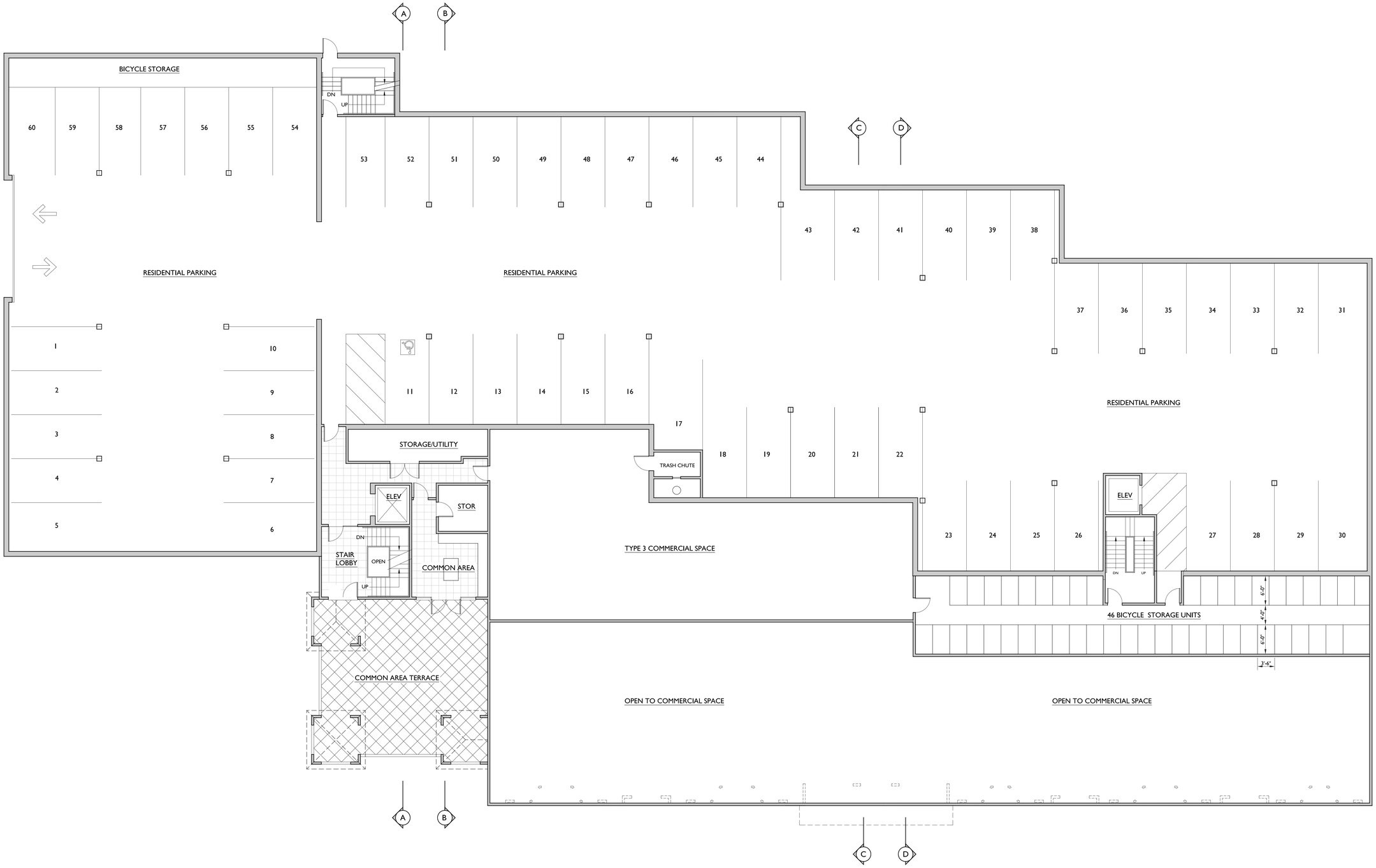
OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA



1 SECOND LEVEL (1ST STORY)
SCALE: 1/8"=1'-0"

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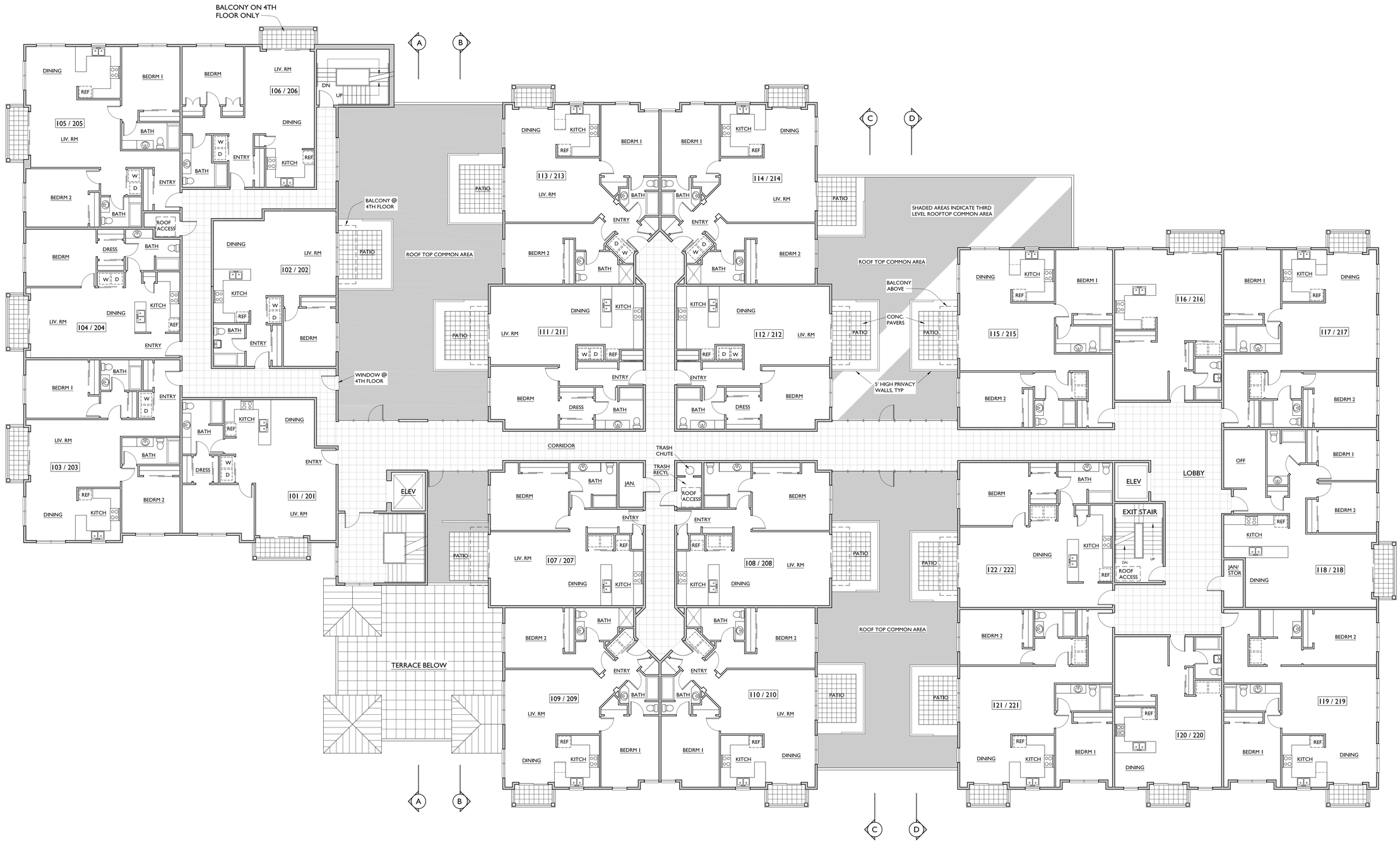
A3.1



1 3RD & 4TH LEVELS (2ND AND 3RD STORIES)

SCALE: 1/8"=1'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
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No.	PLAN CK	7/15/19

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A3.2

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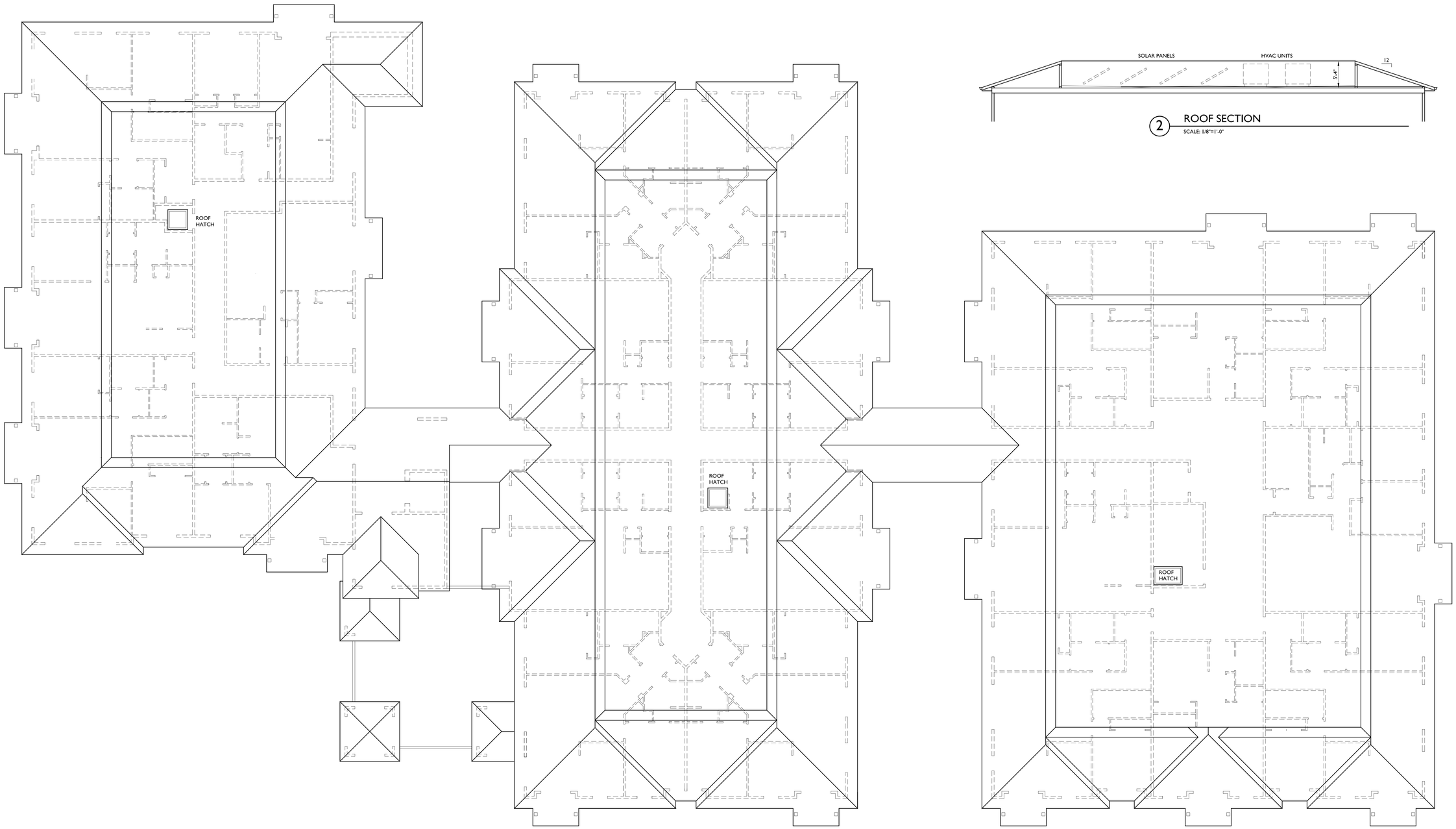

2 ROOF SECTION
SCALE: 1/8"=1'-0"

1 ROOF PLAN
SCALE: 1/8"=1'-0"

OAK CREEK PARK
MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
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No.	PLAN CK	7/15/19

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A3.3

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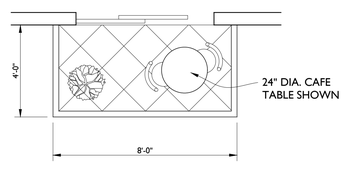
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 TYP. BALCONY PLAN
SCALE: 1/8"=1'-0"

OAK CREEK PARK
ERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MOUNT H

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16SD

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A3.4

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OAK CREEK PARK

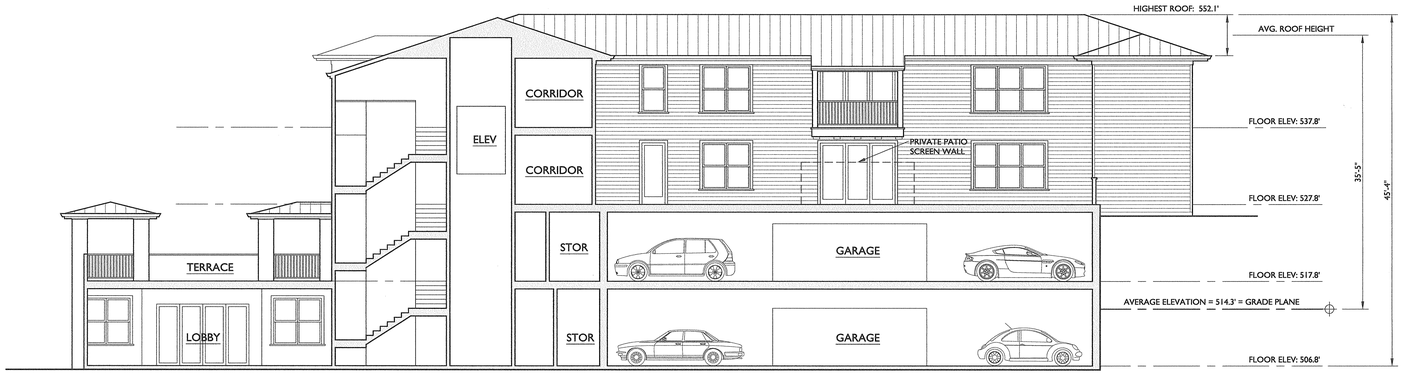
MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MATERIALS:

SLOPED ROOF:	STANDING SEAM METAL
EAVES:	PAINTED GUTTER ON PAINTED WOOD FASCIA WITH PAINTED WOOD SOFFIT BOARDS
BALCONY RAILINGS:	WOOD RAILING WITH PAINTED METAL PICKETS
SIDING:	PAINTED STUCCO BELOW BELTLINE TRIM PAINTED HORIZONTAL BEVELED SIDING
WINDOWS/DOORS:	FIBERGLASS DOUBLE HUNG @ RESIDENTIAL ALUM. STOREFRONT @ COMMERCIAL

3 EAST ELEVATION
SCALE: 1/8"=1'-0"

1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION/SECTION 'A'
SCALE: 1/8"=1'-0"

BUILDING 'A' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC. SEC. 502.1
REFER TO BLDG. A SITE PLAN

CORNER A ELEVATION = 512.0'
CORNER B ELEVATION = 506.7'
CORNER C ELEVATION = 515.5'
CORNER D ELEVATION = 523.0'

AVERAGE ELEVATION = 514.3' = GRADE PLANE

SEE SOUTH ELEVATION SHEET A3.4

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

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A3.5

EXTERIOR BUILDING MATERIALS

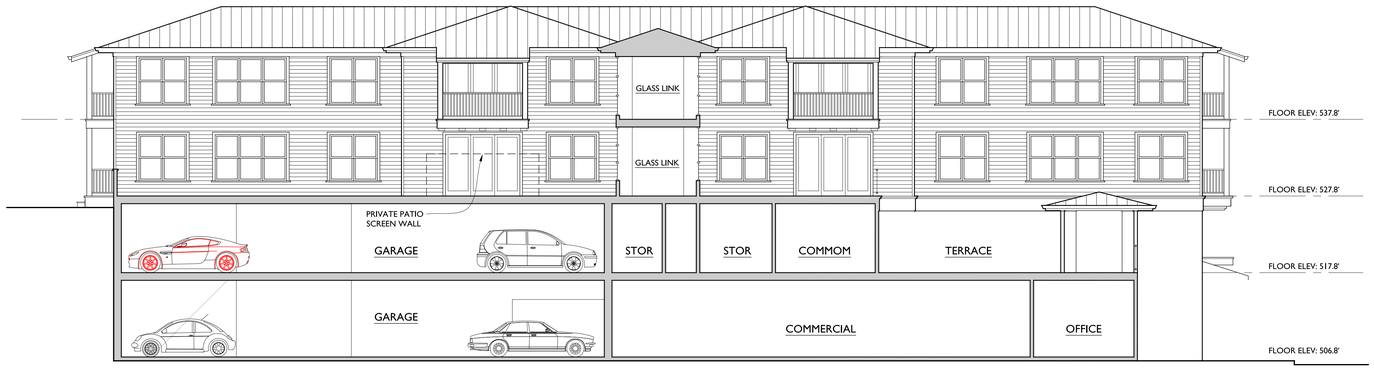
22.

RESPONSE:

BUILDING A

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
Horizontal Siding	6" Horizontal Beveled Cement Board	Upper Flrs.	Smooth
Trim & Belt line	Painted wood	Trim	Rough sawn
Eaves & Soffits	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee style	Trim	Smooth
Downspouts & Vents	Aluminum	Match wall	Smooth
Windows	Fiberglass	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Garage Doors	Aluminum	Trim	Smooth
Railings	Galv. Steel & Wood	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity



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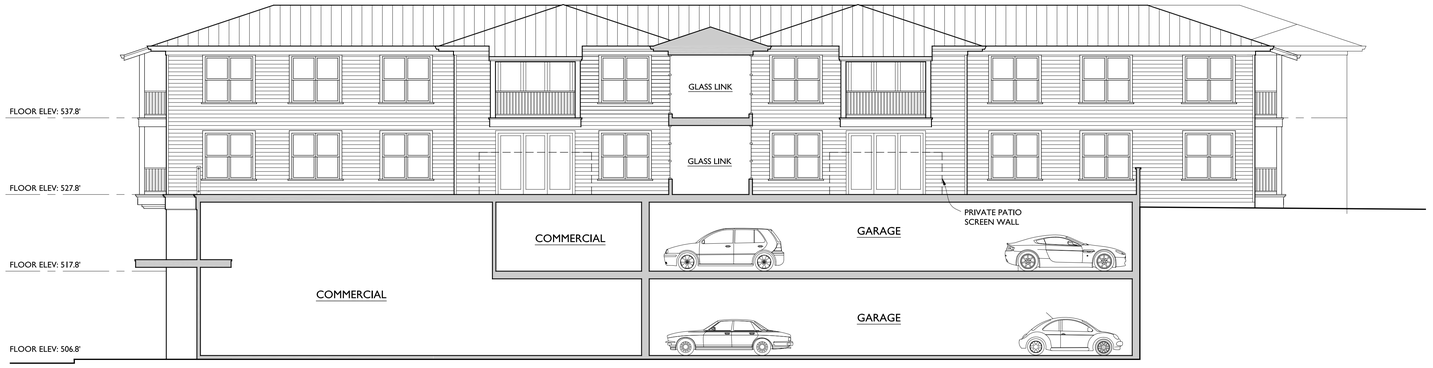
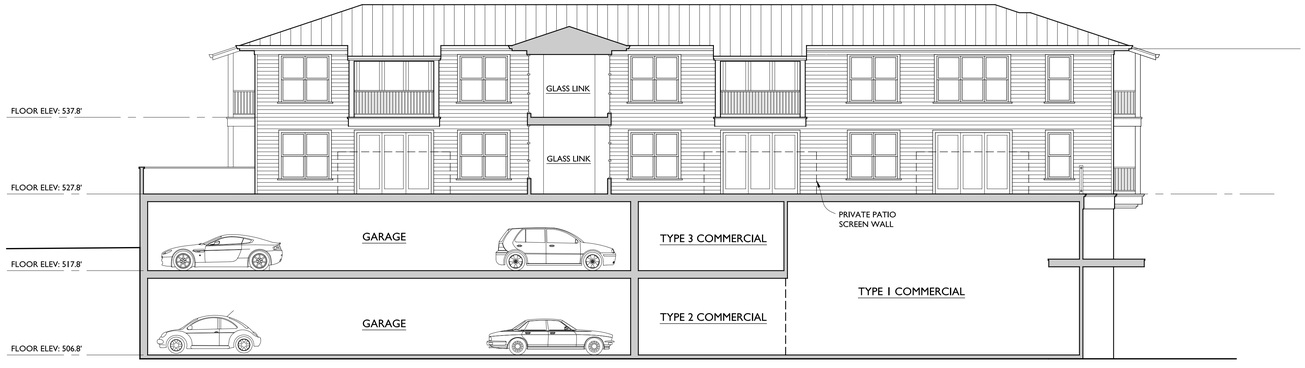
SCALE: 1/8"=1'-0"



1 ELEVATION/SECTION 'C'

SCALE: 1/8"=1'-0"



2 ELEVATION/SECTION 'D'

SCALE: 1/8"=1'-0"

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OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
No.	PLAN CHECK	7/15/19

THOMAS THACHER
C 12725
DECEMBER 31, 2019
EXPIRATION

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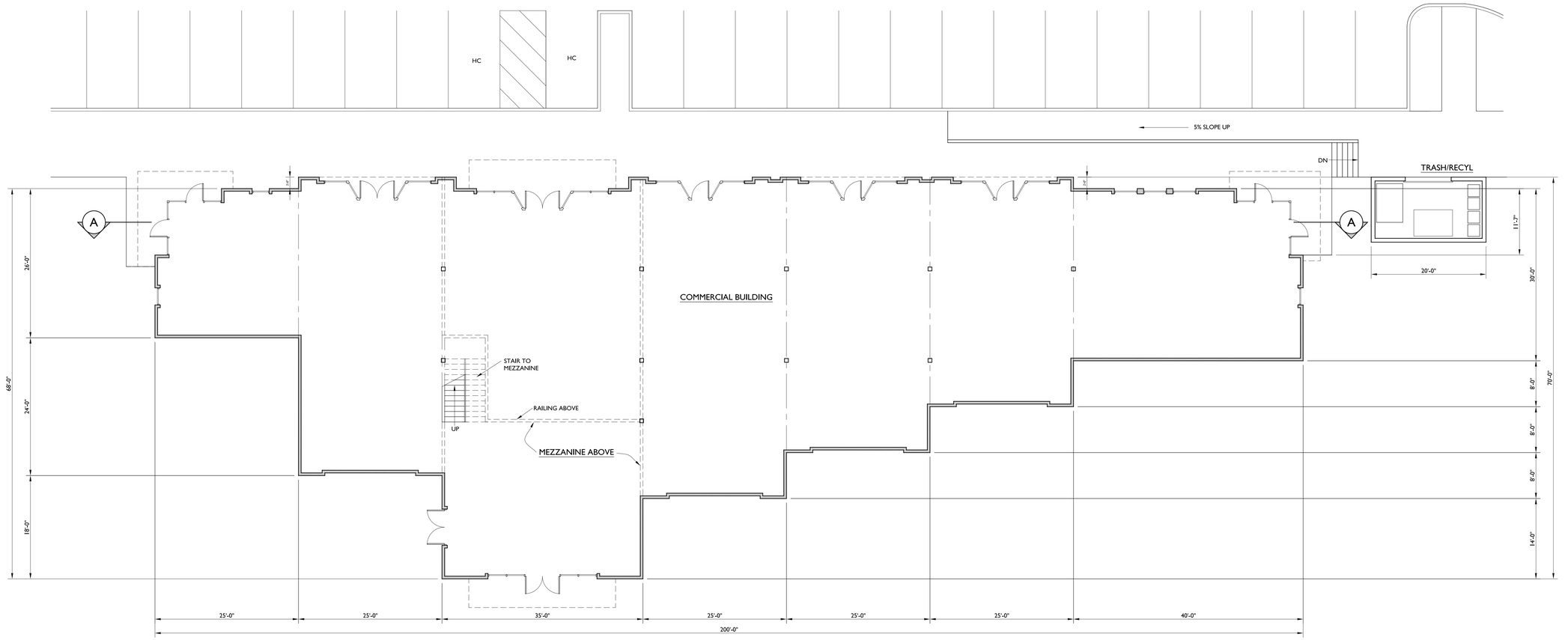
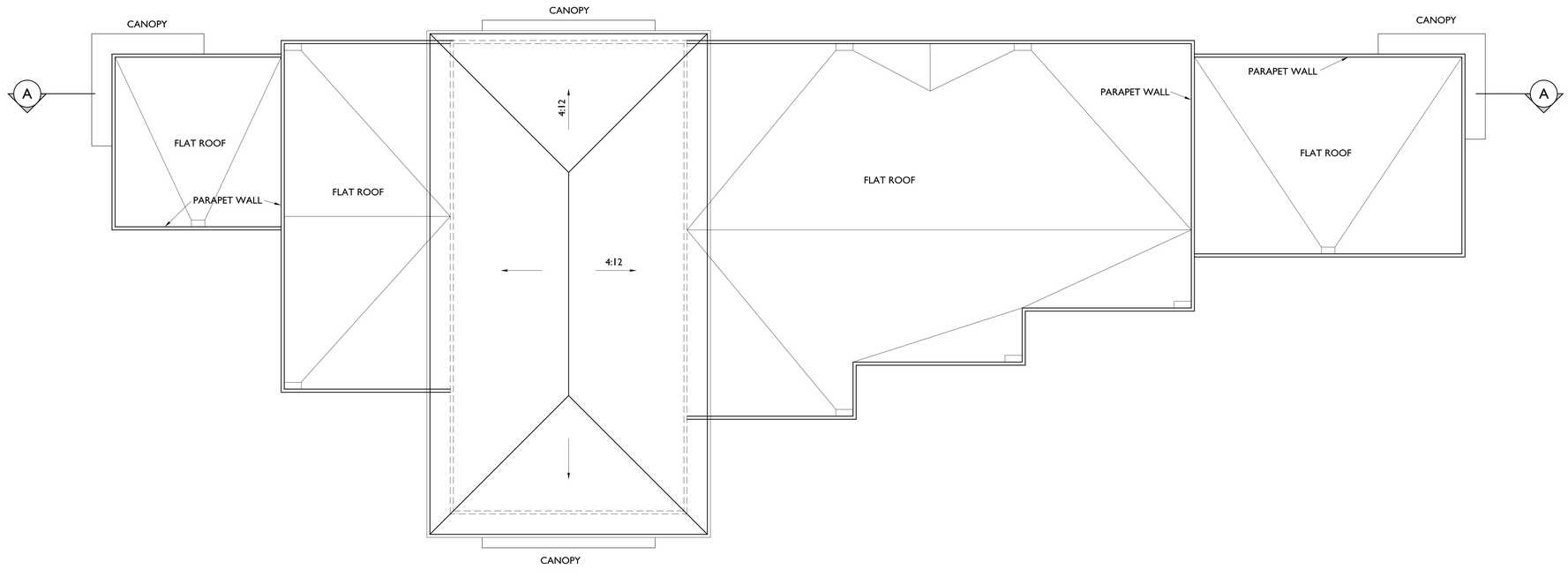
A3.6



1 FLOOR PLAN

SCALE: 1/8"=1'-0"



2 ROOF PLAN

SCALE: 1/8"=1'-0"

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OAK CREEK PARK

HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MOUNT

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
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THOMAS THACHER
C 12725
DECEMBER 31, 2019
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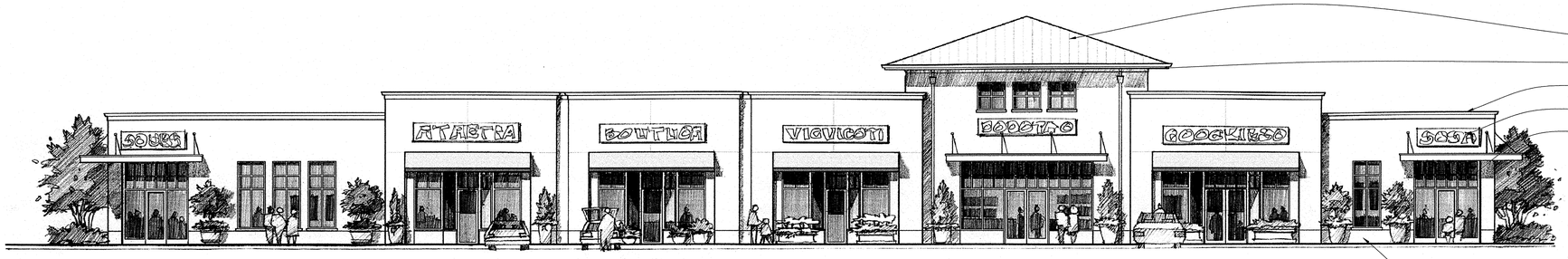
A4.0



MATERIALS:

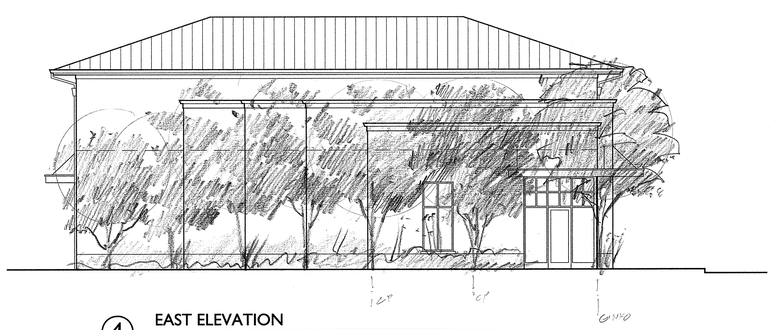
SLOPED ROOF:	STANDING SEAM METAL
EAVES: CLOSED SOFFIT:	PAINTED WOOD
PARAPET CORNICE:	PAINTED WOOD AND SHEET METAL
SIDING:	PAINTED STUCCO
WINDOWS/DOORS:	ALUM. STOREFRONT

STONE VENEERBELOW THE SILL LINE OF STOREFRONT WINDOWS, TYPICAL NORTH ELEVATION ONLY.

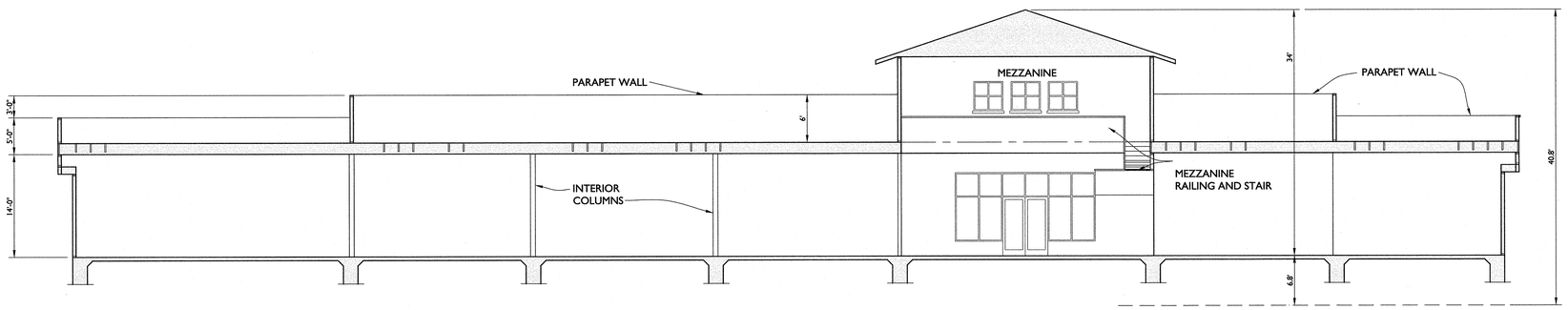
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



5 SECTION 'A'
SCALE: 1/8"=1'-0"

EXTERIOR BUILDING MATERIALS

BUILDING B

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Cement Plaster	Cement Plaster	Base	Sand float
In-set Panels on South side	Cement Plaster	In-Set Panels	Sand float
Eaves, Soffits & Trim	Painted wood	Trim	Rough sawn
Copings & Roof Edge / Cornice	Aluminum & Wood	Trim	Smooth
Windows	Aluminum	Trim	Smooth
Awnings*	Canvas	--	--
Skylights	None		
Doors & Store Front	Aluminum	Trim	Smooth
Railings & Canopy Edge	Galv. Steel	Accent	Smooth
Sloped roof	Metal	All Roofs	Smooth

*Awnings will be individual colors reflecting the commercial tenant graphic identity

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OAK CREEK PARK
MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19

THOMAS THACHER
C 12725
DECEMBER 31, 2019
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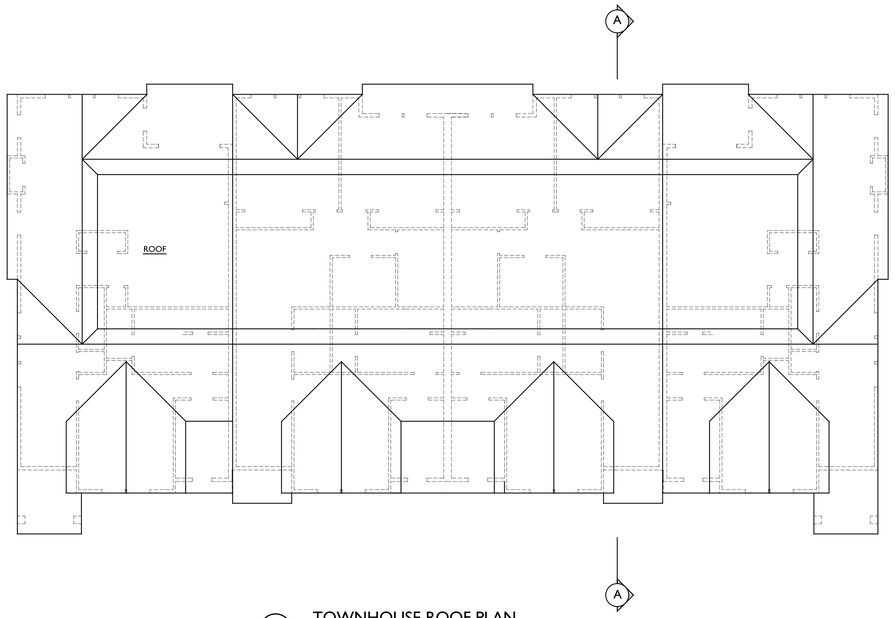
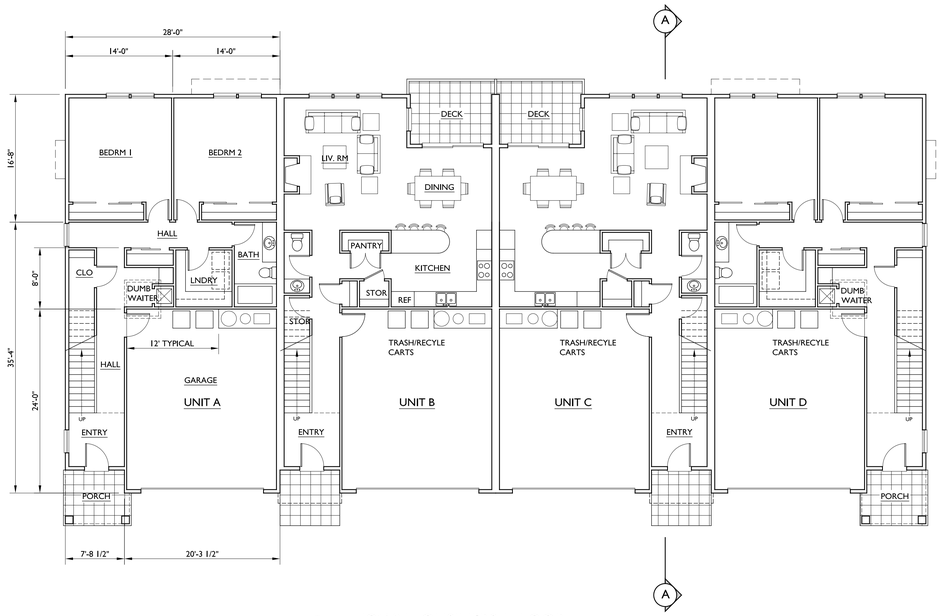
A4.1



1 TOWNHOUSE ROOF PLAN
SCALE: 1/8"=1'-0"

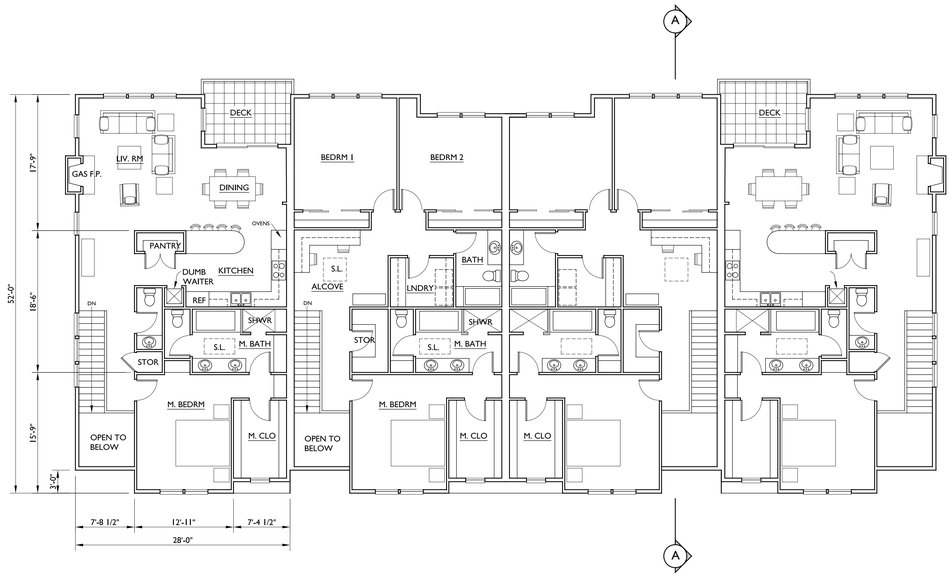


3 TOWNHOUSE FIRST FLOOR
SCALE: 1/8"=1'-0"

EXTERIOR BUILDING MATERIALS

TOWNHOUSES

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Shingle walls	Cedar shingle	Walls	Natural
Chimneys	Cement plaster	Walls	Sand float
Trim	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee Style	Trim	Smooth
Downspouts & Vents	Aluminum	Match walls	Smooth
Eaves & Rafter tails	Wood	Walls	Rough sawn
Windows & SG Doors	Fiberglass	Trim	Smooth
Front doors	Wood / metal	Accent	Smooth
Awnings	None		
Skylights	None		
Garage doors	Aluminum	Trim	Smooth
Railings	Wood / S. Steel	Accent	Smooth



4 TOWNHOUSE SECOND FLOOR
SCALE: 1/8"=1'-0"

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OAK CREEK PARK
HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MOUNTAIN

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19

THOMAS THACHER
C 12725
DECEMBER 31, 2019
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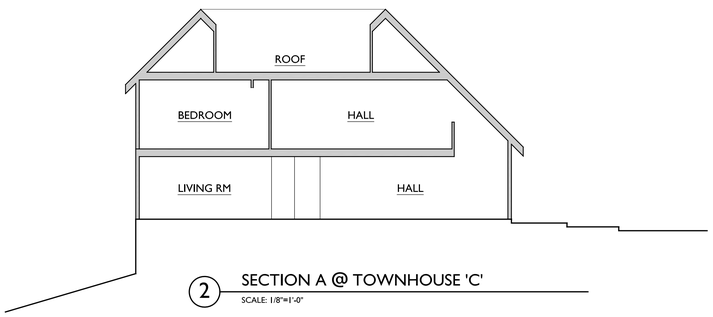
A5.0

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'D'

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C'



2 SECTION A @ TOWNHOUSE 'C'
SCALE: 1/8"=1'-0"

3 EAST ELEVATION
SCALE: 1/8"=1'-0"

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'C' SITE PLAN

CORNER A ELEVATION = 519.0'
CORNER B ELEVATION = 516.5'
CORNER C ELEVATION = 520.0'
CORNER D ELEVATION = 529.0'

AVERAGE ELEVATION = 521.1' = GRADE PLANE

SEE NORTH ELEVATION

TOWNHOUSE BUILDING 'D' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'D' SITE PLAN

CORNER E ELEVATION = 529.5'
CORNER F ELEVATION = 519.0'
CORNER G ELEVATION = 525.5'
CORNER H ELEVATION = 538.0'

AVERAGE ELEVATION = 528.0' = GRADE PLANE

SEE SOUTH ELEVATION

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OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19

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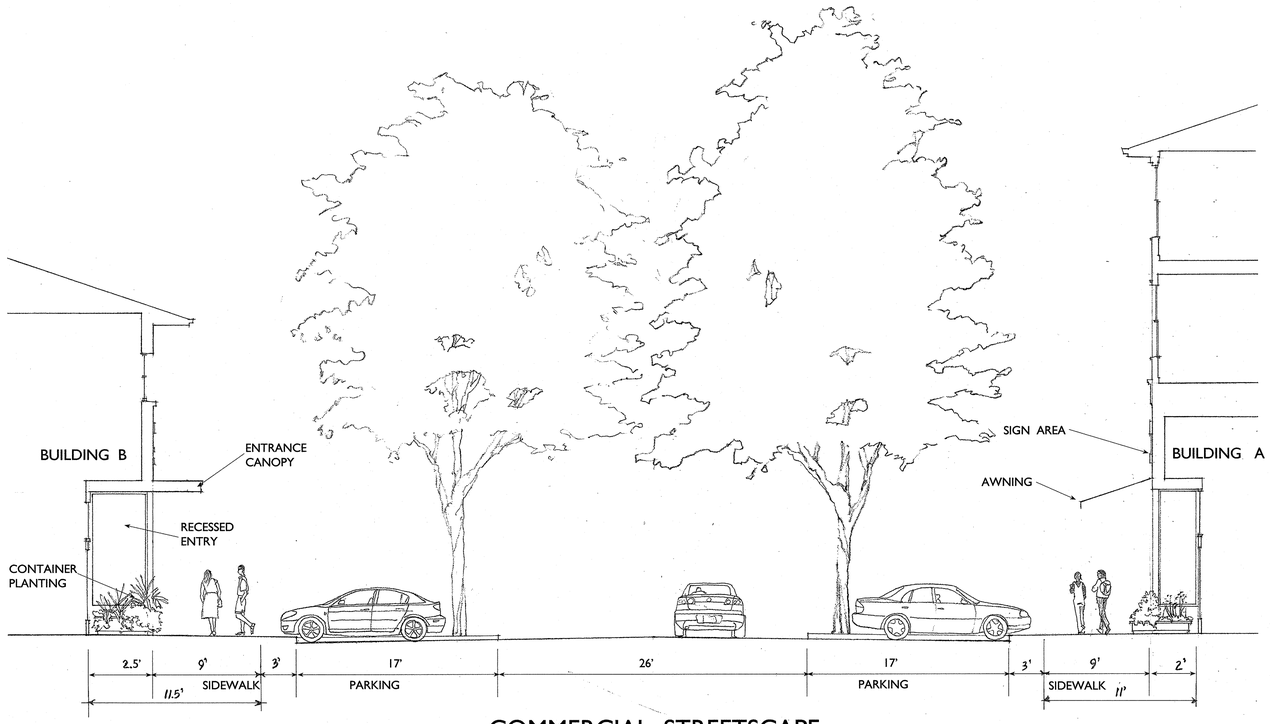
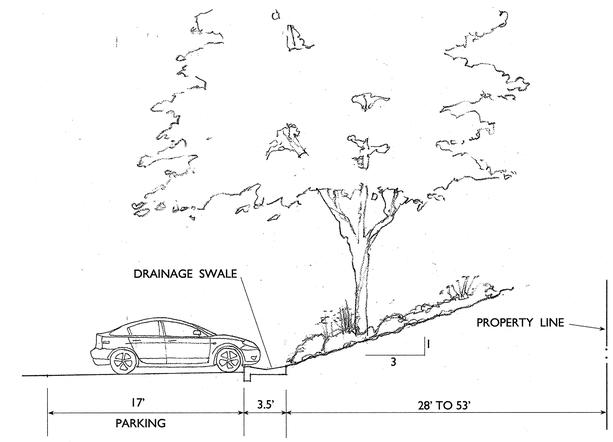
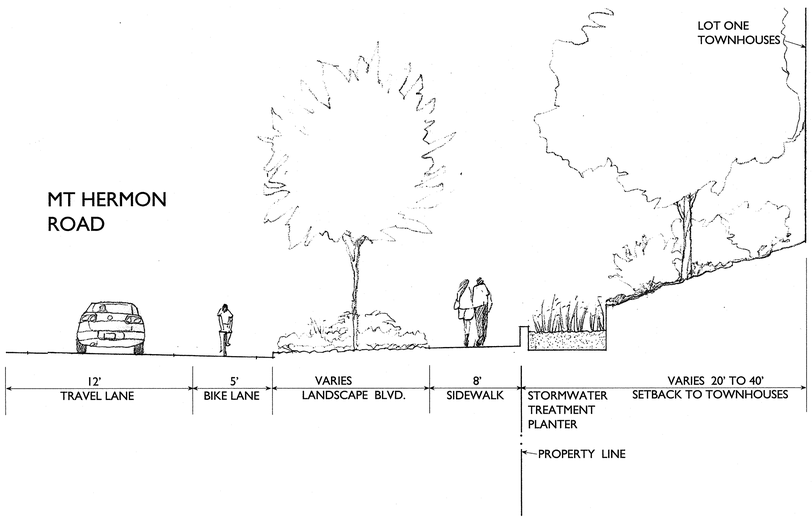


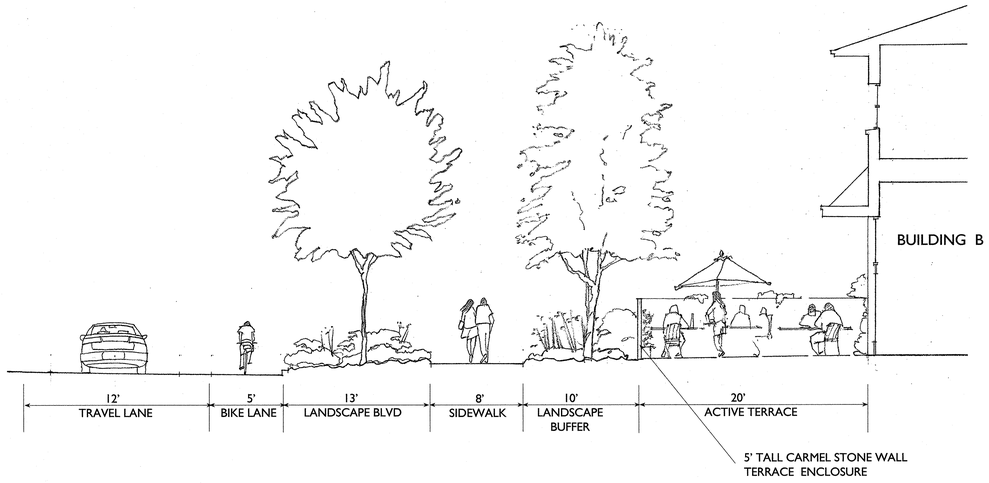
COMMERCIAL STREETSCAPE



LOT ONE UNCOVERED PARKING



TOWNHOUSES AT MT HERMON RD



BUILDING B CORNER TERRACE

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OAK CREEK PARK

HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

MOUNT

DRAWING DATE
FEBRUARY 2017

PROJECT FILE NAME:
GRANUM 16.SD

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No.	DESCRIPTION	DATE
No.	PLAN CK	7/15/19

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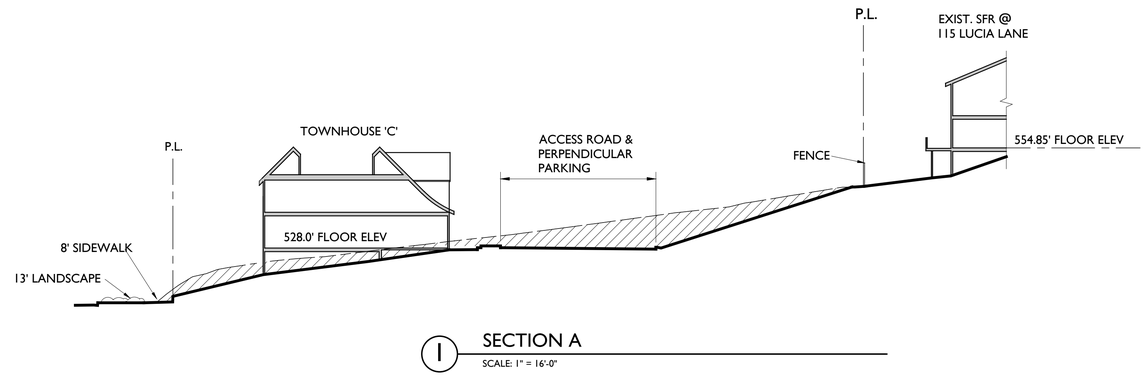
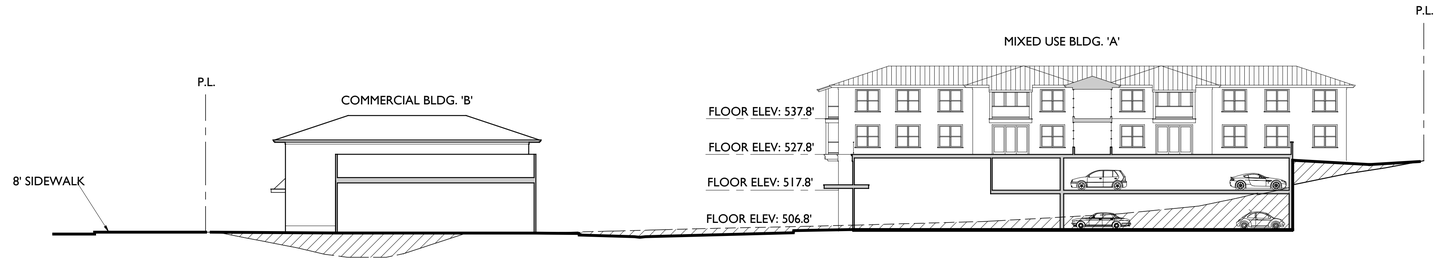
A6.0



1 SECTION A

SCALE: 1" = 16'-0"



2 SECTION B

SCALE: 1" = 16'-0"

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THOMPSON
ARCHITECTS

215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

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A6.1

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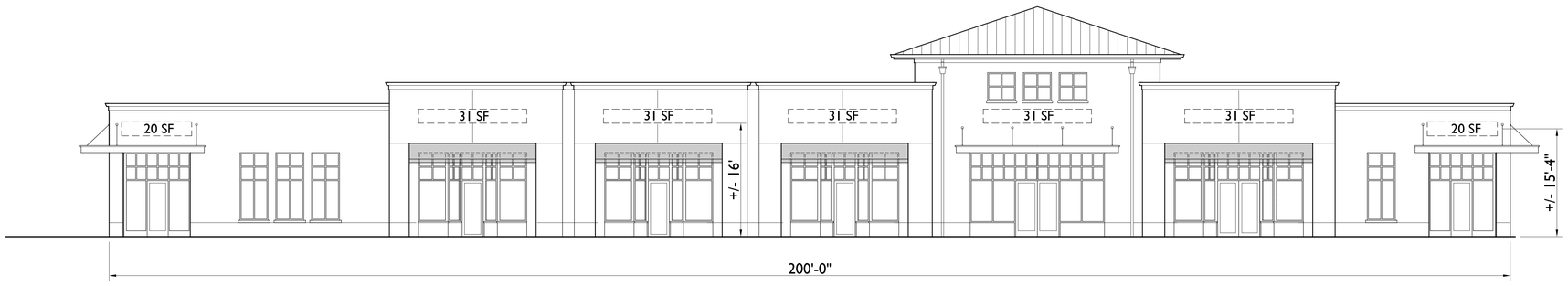
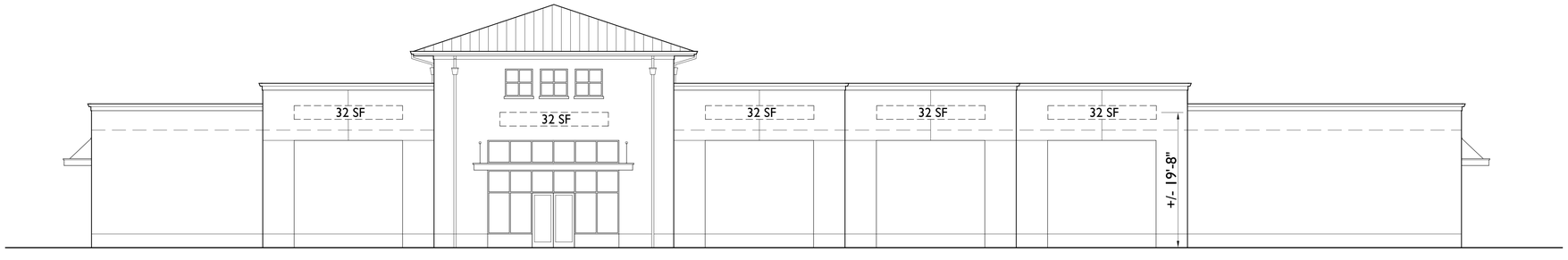
OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

1 BUILDING A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING B NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

SIGN PROGRAM

THE SIGN PROGRAM REFLECTS THE BEST PRACTICES FOR A WALKABLE COMMERCIAL STREET. THE SCALE AND CHARACTER OF THE SIGNS ARE APPROPRIATE FOR THE SIGHT DISTANCES OF AROUND 80' AND THE TRAVEL SPEEDS OF AROUND 5-10 MPH IN CONTRAST TO THE DISTANCES AND SPEEDS FOUND WITH STRIP SHOPPING CENTERS.

PER THE CITY'S SIGN ORDINANCE 17.56.180, THE ALLOWABLE SIGN AREA IS ONE SQ. FT. PER WIDTH OF THE FRONT OF THE BUILDING. ALL PROPOSED SIGNS ARE A MAXIMUM OF 30" TALL. THE APPROXIMATE DISTANCE FROM THE WALKWAY TO THE SIGN IS SHOWN ON THESE ELEVATIONS.

PROPOSED SIGNS ARE THREE DIMENSIONAL LETTERS AND NUMBERS APPLIED DIRECTLY ON THE WALL SURFACE.

SIGNS WILL BE ILLUMINATE BY WALL SCONCES. NO BACK-LIT SIGNS OR CAN SIGNS ARE ALLOWED. MIRROR REFLECTIVE OR IRRIDESCANT SIGNS ARE PROHIBITED EXCEPT AS MAY BE APPROVED BY THE PLANNING COMMISSION.

BUILDING 'A'

TOTAL WIDTH OF BUILDING = 235 FT.
TOTAL ALLOWABLE SIGN AREA = 235 SF
TOTAL PROPOSED SIGN AREA = 192 SF

BUILDING 'B' NORTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 195 SF

BUILDING 'B' SOUTH ELEVATION

TOTAL WIDTH OF BUILDING = 200 FT.
TOTAL ALLOWABLE SIGN AREA = 200 SF
TOTAL PROPOSED SIGN AREA = 160 SF

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

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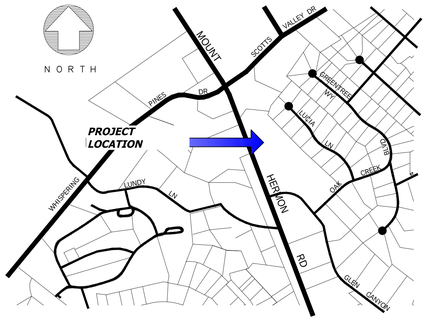
A7.0

IMPROVEMENT PLANS FOR OAK CREEK PARK

3640 GLEN CANYON ROAD

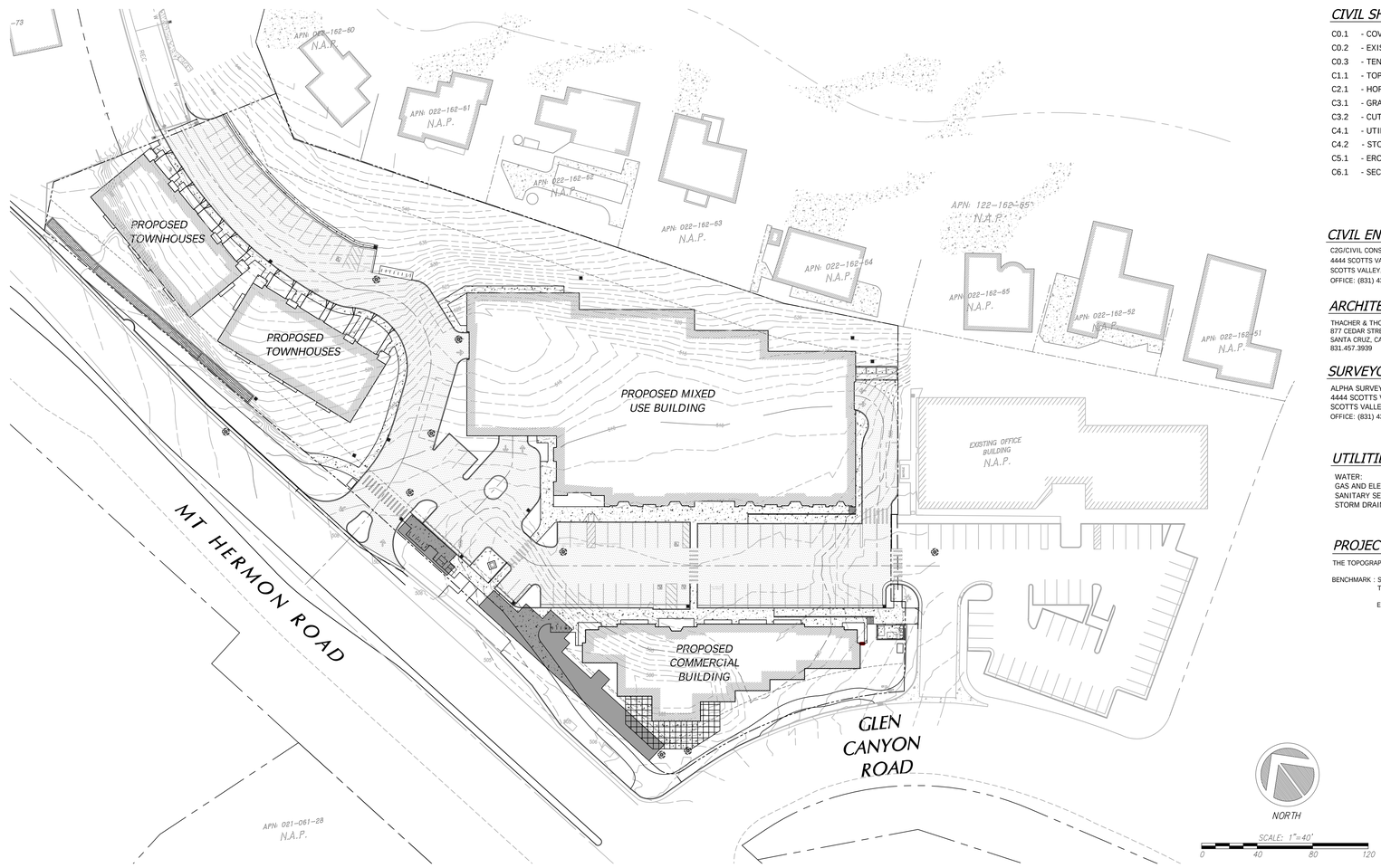
SCOTT'S VALLEY, CALIFORNIA 95066

APN: 022-162-76



VICINITY MAP

SCALE: NTS



LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
		DRAIN/DROP INLET
		AREA DRAIN
SS	SS	SEWER MANHOLE
		GATE VALVE
		UTILITY POLE
SS	SS	SEWER LATERAL
		WATER SERVICE & WATER METER
		FIRE HYDRANT
		CLEAN OUT
		THRUST BLOCK
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
E	E	ELECTRICAL
FS	FS	FIRE SUPPRESSION
JT	JT	JOINT TRENCH
		PROPERTY LINE
		CENTER LINE
512	512	CONTOURS
		OVERLAND RELEASE
		VALLEY GUTTER
		RETAINING WALL

CIVIL SHEET INDEX

C0.1 - COVER SHEET
C0.2 - EXISTING SITE
C0.3 - TENTATIVE MAP
C1.1 - TOPO AND DEMOLITION PLAN
C2.1 - HORIZONTAL CONTROL & PAVING PLAN
C3.1 - GRADING PLAN
C3.2 - CUT-FILL PLAN
C4.1 - UTILITY PLAN
C4.2 - STORMWATER CONTROL PLAN
C5.1 - EROSION CONTROL PLAN
C6.1 - SECTIONS

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

ARCHITECT:

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET, SUITE 248
SANTA CRUZ, CA 95060
831.457.3939

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
OFFICE: (831) 438-4420

UTILITIES/NOTIFICATIONS

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

PROJECT DATUM

THE TOPOGRAPHIC SURVEY IS BASED UPON NAVD88.

BENCHMARK : SANITARY SEWER MANHOLE RIM FOUND IN THE CENTER OF LUNDY LANE

ELEV=505.89

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

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

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. STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO CITY OF SCOTTS VALLEY FIG SD-9.
5. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
6. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES , ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
7. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
8. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

CONSTRUCTION SURVEYING / STAKING

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

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

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GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTTS VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. 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.
4. 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.
5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
6. CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B/SS	BOTTOM OF SANITARY SEWER
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
B/STEP	BOTTOM OF STEP
BFW	BOTTOM FACE OF WALL
BW	BACK OF WALL
BFP	BACKFLOW PREVENTER
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
C	AT&T CABLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
G	GAS
GV	GATE VALVE
HYD	HYDRANT
ME	MATCH EXISTING
(N)	NEW
OH	OVERHEAD LINES
P	PAVEMENT
POC	POINT OF CONNECTION
REC	RECLAIMED WATER
PE	POLY ETHYLENE TUBING
SAN	SANITARY
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
T/REC	TOP OF REC WATER LINE
TC	TOP OF CURB
TOW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
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COVER SHEET

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

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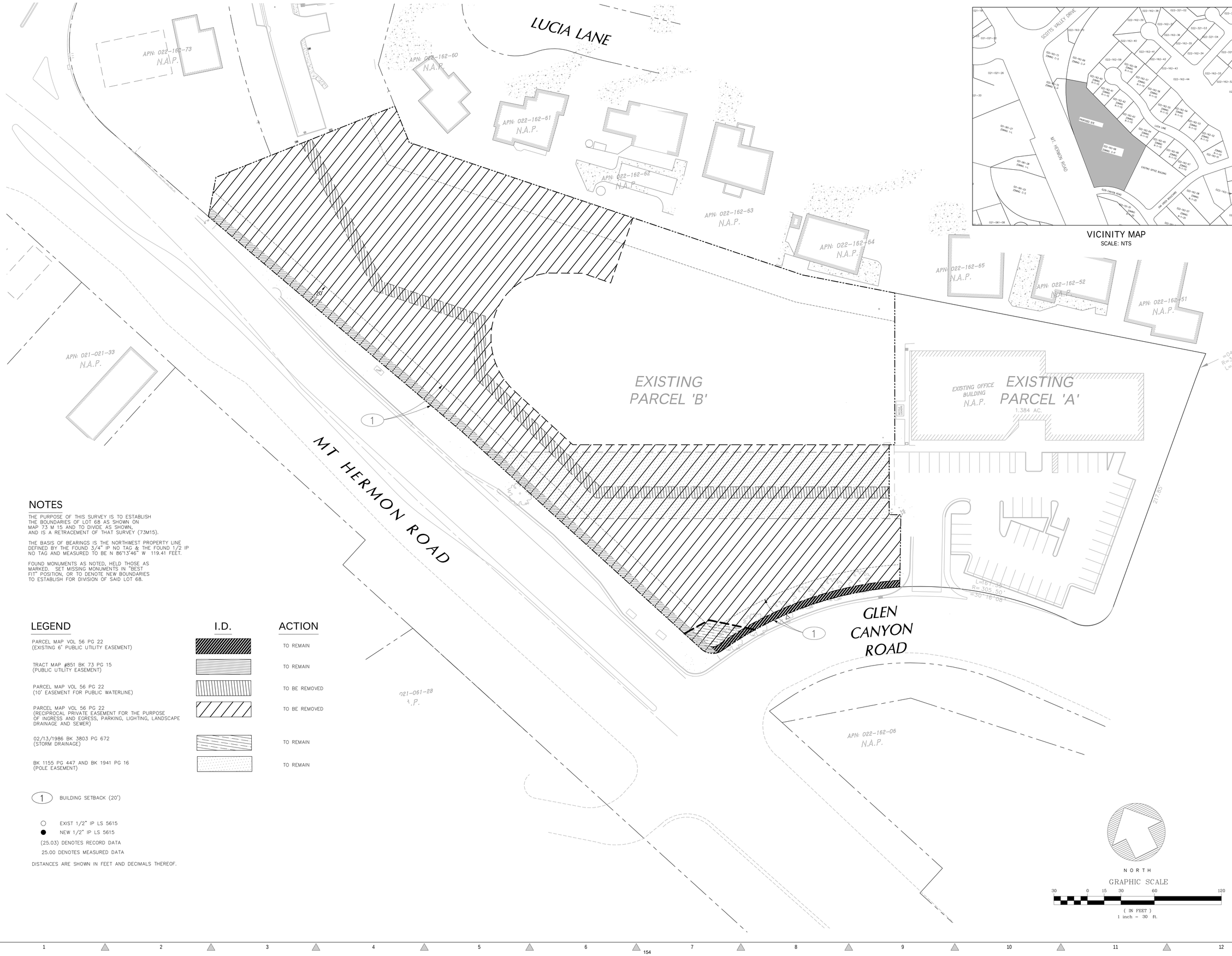
Drawn:	DD/JB
Job:	318-00
Sheet:	C0.1
Of	11 Sheets

Drawing: Z:\Drawn\CAD\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Plans\C01 - COVER - 12x18.dwg Last Saved: Wed Aug 24, 2022 - 2:40pm Last Plotted: Wed Aug 24, 2022 - 2:43pm By: jonesbakeway



VICINITY MAP
SCALE: NTS

NOTES

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF LOT 68 AS SHOWN ON MAP 73 M 15 AND TO DIVIDE AS SHOWN, AND IS A RETRACEMENT OF THAT SURVEY (73M15).

THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND	I.D.	ACTION
PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)		TO REMAIN
TRACT MAP #851 BK 73 PG 15 (PUBLIC UTILITY EASEMENT)		TO REMAIN
PARCEL MAP VOL 56 PG 22 (10' EASEMENT FOR PUBLIC WATERLINE)		TO BE REMOVED
PARCEL MAP VOL 56 PG 22 (RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE DRAINAGE AND SEWER)		TO BE REMOVED
02/13/1986 BK 3803 PG 672 (STORM DRAINAGE)		TO REMAIN
BK 1155 PG 447 AND BK 1941 PG 16 (POLE EASEMENT)		TO REMAIN

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615
● NEW 1/2" IP LS 5615
(25.03) DENOTES RECORD DATA
25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
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1 CITY COMMENTS MAY 22, 2019	DD

EXISTING SITE

REGISTERED PROFESSIONAL ENGINEER
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OAK CREEK PARK
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SCOTT'S VALLEY, CA

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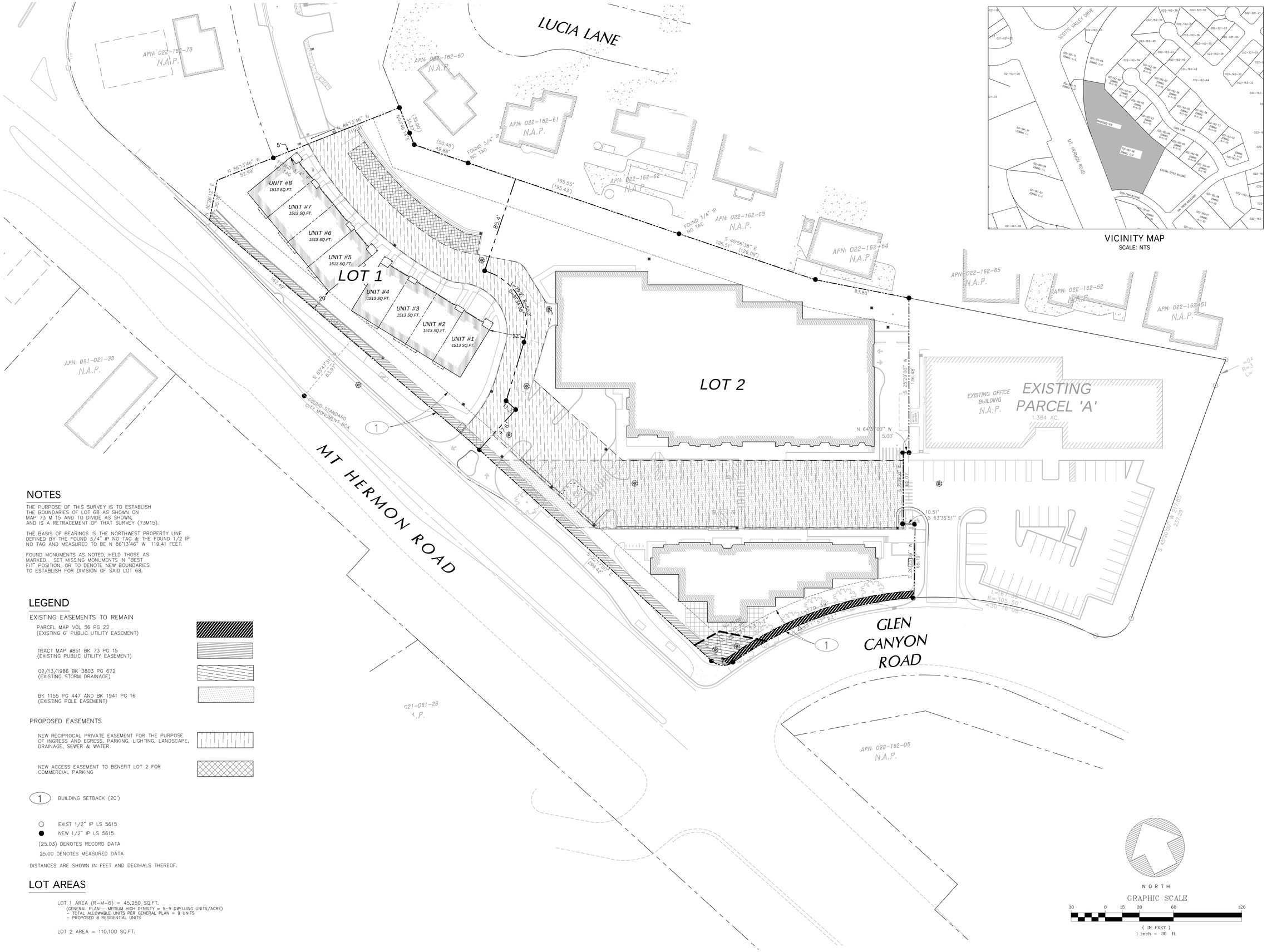

VICINITY MAP
SCALE: NTS

NOTES

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF LOT 68 AS SHOWN ON MAP 73 M 15 AND TO DIVIDE AS SHOWN, AND IS A RETRACEMENT OF THAT SURVEY (73M15).

THE BASIS OF BEARINGS IS THE NORTHWEST PROPERTY LINE DEFINED BY THE FOUND 3/4" IP NO TAG & THE FOUND 1/2 IP NO TAG AND MEASURED TO BE N 86°13'46" W 119.41 FEET.

FOUND MONUMENTS AS NOTED, HELD THOSE AS MARKED. SET MISSING MONUMENTS IN "BEST FIT" POSITION, OR TO DENOTE NEW BOUNDARIES TO ESTABLISH FOR DIVISION OF SAID LOT 68.

LEGEND

EXISTING EASEMENTS TO REMAIN

- PARCEL MAP VOL 56 PG 22 (EXISTING 6' PUBLIC UTILITY EASEMENT)
- TRACT MAP #851 BK 73 PG 15 (EXISTING PUBLIC UTILITY EASEMENT)
- 02/13/1986 BK 3803 PG 672 (EXISTING STORM DRAINAGE)
- BK 1155 PG 447 AND BK 1941 PG 16 (EXISTING POLE EASEMENT)

PROPOSED EASEMENTS

- NEW RECIPROCAL PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, LIGHTING, LANDSCAPE, DRAINAGE, SEWER & WATER
- NEW ACCESS EASEMENT TO BENEFIT LOT 2 FOR COMMERCIAL PARKING

(1) BUILDING SETBACK (20')

○ EXIST 1/2" IP LS 5615
● NEW 1/2" IP LS 5615
(25.03) DENOTES RECORD DATA
25.00 DENOTES MEASURED DATA

DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

LOT AREAS

LOT 1 AREA (R-M-6) = 45,250 SQ.FT.
(GENERAL PLAN – MEDIUM HIGH DENSITY = 5-9 DWELLING UNITS/ACRE)
– TOTAL ALLOWABLE UNITS PER GENERAL PLAN = 9 UNITS
– PROPOSED 8 RESIDENTIAL UNITS

LOT 2 AREA = 110,100 SQ.FT.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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TENTATIVE MAP

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OAK CREEK PARK
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Of	11 Sheets

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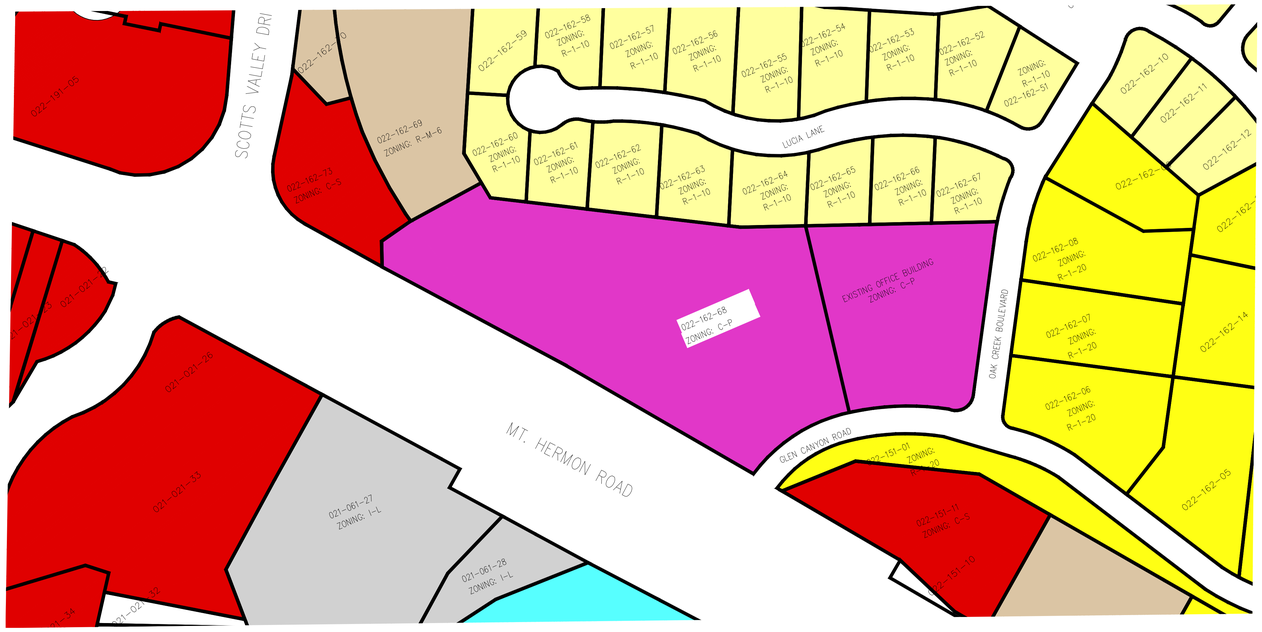
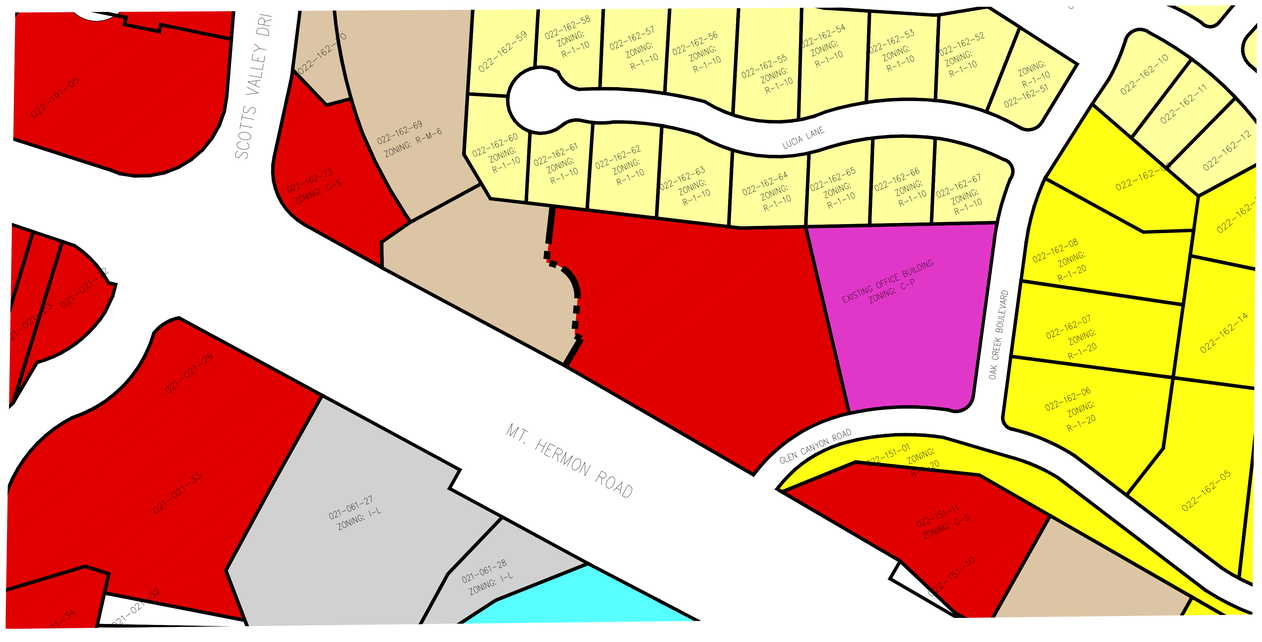


N O R T H

EXISTING ZONING



N O R T H

PROPOSED ZONING

ZONING LEGEND

- *R-M-6: MEDIUM HIGH DENSITY RESIDENTIAL ESTATE 6,000 SQ. FT. MIN. LOT SIZE*
- *R-1-10: MEDIUM DENSITY RESIDENTIAL 10,000 SQFT MIN. LOT SIZE*
- *R-1-20: LOW DENSITY RESIDENTIAL 20,000 SQFT MIN. LOT SIZE*
- *C-S: COMMERCIAL SERVICE 45% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *C-P: COMMERCIAL PROFESSIONAL 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *I-L: INDUSTRIAL LIGHT 50% MAX. BLDG COVERAGE 35' HEIGHT LIMIT*
- *PUBLIC / QUASI PUBLIC*

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ZONING MODIFICATION MAP

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Of	11 Sheets

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SLOPE ANALYSIS TABLE

- 25.01% TO 30%
- 30.01% & GREATER

DEMOLITION KEY NOTES

1. REMOVE (E) UNDERGROUND STORM DRAIN LINES.
2. REMOVE (E) AC PAVEMENT (APPROX. 1,406 FT).
3. REMOVE (E) CONCRETE.
4. (E) SSCO TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION. (SEE IMPROVEMENT PLANS).
5. (E) WATER METER TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION (SEE IMPROVEMENT PLANS).
6. (E) TREE TO BE REMOVED.
7. (E) FENCE TO BE REMOVED.
8. (E) TREE TO REMAIN. PROTECT TREE THROUGHOUT CONSTRUCTION

LEGEND

- PROPERTY LINE
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- SURVEYED TREE DRIP LINE
- EXISTING FENCE
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- EXISTING CONCRET REMOVAL
- EXISTING AC REMOVAL
- EXISTING CONCRETE REMAIN
- EXISTING TREE TO BE REMOVED
- TREE NUMBER IDENTIFIED IN PROJECT'S ARBORIST REPORT

LUCIA LANE

MT HERMON ROAD

GLEN CANYON ROAD

ADJACENT PROPERTY N.A.P.

EXISTING OFFICE BUILDING N.A.P.

APN: 022-162-73 N.A.P.
APN: 022-162-60 N.A.P.
APN: 022-162-61 N.A.P.
APN: 022-162-62 N.A.P.
APN: 022-162-63 N.A.P.
APN: 022-162-64 N.A.P.
APN: 022-162-65 N.A.P.
APN: 022-162-52 N.A.P.
APN: 022-162-5 N.A.P.
APN: 021-021-27 N.A.P.
APN: 021-021-33 N.A.P.
APN: 021-061-28 N.A.P.
APN: 022-162-06 N.A.P.

TREE GROUP #17

(E) PG&E TOWER TO REMAIN

N O R T H

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AVERAGE SLOPE CALCULATION (PER SV HILLSIDE RESIDENTIAL REGULATIONS)

$$S = \frac{0.00229}{A} I L \qquad S = \frac{0.00229}{1.037} (1) (7,435)$$

S = AVERAGE SLOPE

I = CONTOUR INTERVAL IN FEET

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL

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

S = 16.42%

I = 1 FOOT INTERVAL

L = 7,435

A = 1.037 ACRES (LOT 1, SEE C0.3)

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EXISTING SITE AND DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
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STATE OF CALIFORNIA

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By: jamalbuhong

OAK CREEK PARK
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SCOTT'S VALLEY, CA

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Of	11 Sheets

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IMPERVIOUS AREA	
PROPOSED	SQFT
BUILDING COVERAGE	54,685
DRIVEWAYS & PARKING	40,470
SIDEWALK	11,759
TOTAL	106,914

PAVEMENT LEGEND

- MAIN DRIVE - ASPHALT SECTION. SEE DETAIL 1 ON C6.4
- CONCRETE DRIVEWAYS AND SIDEWALK
- STORMWATER FLOW-THROUGH TREATMENT PLANTER (1)
- RETAINING WALL

X PARKING STALL CALCULATIONS

GUEST AND EMPLOY	=	68 PERPENDICULAR STALLS
ACCESSIBLE SPACES	=	3 ACCESSIBLE STALLS (9' X 18')
EV CHARGING SPACES	=	5 STALLS (9' X 18')
TOTAL	=	*76 PARKING STALLS*

HORIZONTAL CONTROL AND PAVING NOTES

1. TYPE "A" CURB AND GUTTER. SEE DETAIL 5, SHEET C6.4
2. TYPE "B" CURB AND GUTTER (CATCH). SEE DETAIL 5, SHEET C6.4
3. TYPE "C" VERTICAL CURB. SEE DETAIL 5, SHEET C6.4
4. 1' WIDE STOP BAR PAINTED WHITE (TYP)
5. TYPE "B" CURB & GUTTER TO TYPE "A" CURB & GUTTER TRANSITION
6. CONCRETE SIDEWALK
7. 3' WIDE VALLEY GUTTER
8. CONCRETE WEIR
9. 20' SWING GATE - EMERGENCY VEHICLE ACCESS
10. CONCEPTUAL LOCATION FOR NEW TRANSFORMER
11. VAN ACCESSIBLE EV CHARGING SPACE
12. STANDARD ACCESSIBLE EV CHARGING SPACE
13. STANDARD EV CHARGING SPACE

PROPERTY LINE

APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

APN: 022-162-6 N.A.P.

PROPOSED TOWNHOUSES

LOT 1

PROPOSED TOWNHOUSES

PROPOSED MIXED USE BUILDING

LOT 2

45' TRUCK TURNING RADIUS

PROPERTY LINE

(E) PG&E TOWER TO REMAIN

PROPERTY LINE

PROPOSED COMMERCIAL BUILDING

PROPERTY LINE

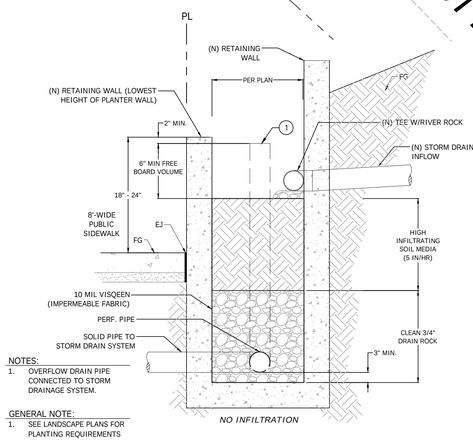
MT HERMON ROAD

GLEN CANYON ROAD

EXISTING O… BUILDIN… N.A.P.

45' TRUCK TURNING RADIUS

30'



NOTES:
1. OVERFLOW DRAIN PIPE CONNECTED TO STORM DRAINAGE SYSTEM.

GENERAL NOTE:
1. SEE LANDSCAPE PLANS FOR PLANTING REQUIREMENTS

1 FLOW THROUGH PLANTER

Scale: NTS

Call Two Working Days Before You Dig!
1-800-227-2600

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

HORIZONTAL CONTROL AND PAVING PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. GREMMER 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

OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C2.1
Of	11 Sheets

Drawing: Z:\Shared\Civil\318-00 Oak Creek Mix\CAD\Models\Sheets\Tentative Maps\C2.1 – HORZ CNTRL AND PAVING – 11x17.dwg Layout: C2.1 – HC-PAVING Last Saved: Mon Aug 29, 2022 – 2:41pm Last Plotted: Mon Aug 29, 2022 – 2:43pm By: JamesMurray

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
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GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
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Job:	318-00
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Of	11 Sheets

Drawing: Z:\Shared\CAD\318-00 Oak Creek Mxd Use\Models\Sheets\Tentative Plans\C3.1 - GRADING - TENTATIVE.dwg Layout: C3.1 Last Saved: Tue Mar 05, 2022 - 10:36am By: JamesBushong
Last Plotted: Mon Aug 09, 2021 - 2:49pm

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	5687	7686

NET VOLUME =
1999 CU.YDS. OF FILL

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-16.00	-13.00	1479.85	
2	-13.00	-10.00	4928.17	
3	-10.00	-7.00	9006.52	
4	-7.00	-4.00	15414.11	
5	-4.00	-1.00	47398.11	
6	-1.00	2.00	54630.07	
7	2.00	4.00	13516.74	
8	4.00	6.00	6588.66	
9	6.00	8.00	2849.17	
10	8.00	10.00	431.25	

APN: 022-162-61
N.A.P.

APN: 022-162-62
N.A.P.

APN: 022-162-63
N.A.P.

APN: 022-162-64
N.A.P.

APN: 022-162-6
N.A.P.

EXISTING OI
BUILDIN
N.A.F

M T. H E R M O N R O A D

G L E N C A N Y O N R D

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

GRADING CUT - FILL PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
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Drawn:	DD/JB
Job:	318-00
Sheet:	C3.2
Of	11 Sheets

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SANITARY SEWER PIPE SCHEDULE (X)

1. 8" PVC SDR-35 PIPE
2. 6" PVC SDR-35 PIPE
3. 4" PVC SDR-35 PIPE

SANITARY SEWER NOTES (X)

1. P.O.C. TO (E) SANITARY SEWER SYSTEM. CONTRACTOR SHALL VERIFY INVERT ELEVATION, LOCATION, MATERIAL & SIZE PRIOR TO THE START OF CONSTRUCTION.
2. (N) 4" PVC SDR-35 SEWER LATERAL @ 2.0 MIN SLOPE W/ CLEAN OUT PER THE CITY OF SCOTT'S VALLEY STANDARDS.
3. P.O.C. TO BUILDING SNAITARY SEWER SERVICE. INSTALL CLEANOUT
4. INSTALL CLEANOUT

GENERAL SANITARY SEWER NOTES

1. ALL SANITARY SEWER LATERALS SHALL BE EQUIPPED WITH A (N) CLEAN OUT 5-FT MIN FROM FACE OF BUILDING
2. ALL SANITATION DISTRICT REQUIREMENTS SHALL BE MET AT ALL TIMES

STORM DRAINAGE PIPE SCHEDULE (X)

1. 15" HDPE
2. 12" HDPE
3. 8" HDPE
4. 6" HDPE

STORM DRAIN NOTES (X)

1. (N) UNDERGROUND STORAGE CHAMBERS TO MEETING TIER 4 MITIGATION REQUIREMENTS FOUND IN THE SCOTTS VALLEY STORMWATER GUIDANCE MANUAL.
2. P.O.C. TO EXISTING 18" CMP SD PIPE. CONTRACTOR TO VERIFY EXACT SIZE, DEPTH, MATERIAL & LOCATION PRIOR TO CONSTRUCTION
3. P.O.C. TO EXISTING STORM DRAIN INLET

GENERAL STORM DRAIN NOTES

1. REFER TO DETAILS ON GRADING SHEETS FOR MORE STORM DRAINAGE INFORMATION WITHIN BIO-RETENTION AREAS.
2. CONTRACTOR SHALL PROVIDE & INSTALL ALL TRANSITIONS FROM PERF. PIPE TO SOLID PIPE W/ NECESSARY COUPLER FOR DISSIMILAR MATERIAL AND/OR SIZE.
3. ALL NEW STORM DRAIN INLETS AND CATCH BASINS SHOWN IN THESE PLANS SHALL BE EQUIPPED WITH A THERMOPLASTIC STENCILING STATING "NO DUMPING - DRAINS TO BAY", IN BLUE LETTERING, AS SHOWN BELOW. CONTRACTOR MAY SUBSTITUTE STENCILING FOR EMBLEM WITH ENGINEERS APPROVAL.

GENERAL WATER NOTES

1. ALL WATER UTILITY INSTALLATIONS AND ASSOCIATED EQUIPMENT SHALL BE IN ACCORDANCE WITH SVWD APRIL 2011 STANDARD SPECIFICATIONS AND DETAILS
2. WHERE NECESSARY, DEFLECT WATER ONSITE MAINS NOT TO EXCEED 3° FOR EVERY 20-FT OF PIPE.
3. ALL SERVICE LATERAL INSTALLATION SHALL BE PER SVWD DETAIL 14 ON SHEET C6.6.
4. REFER TO SVWD DETAIL 19 FOR ALL THRUST BLOCK REQUIREMENTS.

WATER PIPE SCHEDULE (X)

1. 10" PVC C900 DR 14
2. 8" PVC C900 DR 14
3. 6" PVC C900 DR 14
4. 4" PVC C900 DR 14
5. 2" TYPE "K" COPPER TUBING
6. 1" TYPE "K" COPPER TUBING
7. 6" PVC C900 (PURPLE PIPE)

WATER NOTES (X)

1. P.O.C. TO WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
2. (N) FIRE HYDRANT INSTALLATION PER SVWD DETAIL 10.
3. 2" DUAL-SERVICE CONNECTION PER SVWD DETAIL 4A. TYPICAL OF 8 (1 PER UNIT).
4. P.O.C. TO EXISTING 6" RECYCLED WATER MAIN. CONTRACTOR SHALL VERIFY EXACT SIZE, DEPTH, LOCATION AND MATERIAL PRIOR TO CONSTRUCTION.
5. BACKFLOW PREVENTION ASSEMBLY PER SVWD DETAIL 8
6. P.O.C. TO BUILDING FIRE SPRINKLER SERVICE.
7. DOMESTIC SERVICE CONNECTION PER SVWD DETAIL 1.
8. CAP AND INSTALL UTILITY IDENTIFICATION MARKER. STUB FOR FUTURE SVWD P.O.C.
9. REMOVE EXISTING BLOW-OFF AND INSTALL ARV AT HIGH POINT OF WATER MAIN PER SVWD DETAILS 24 OR 25.
10. FIRE SERVICE CONNECTION TO BUILDING
11. INSTALL DCDA PER SVWD DETAIL 9
12. IRRIGATION METER
13. REMOVE (E) BLOW OFF ASSEMBLY
14. INSTALL ARV PER SVWD DETAILS 24 OR 25

PROPOSED TOWNHOUSES

PROPOSED TOWNHOUSES

PROPOSED MIXED USE BUILDING

PROPOSED COMMERCIAL BUILDING

MT HERMON ROAD

GLEN CANYON ROAD

SDDI #1
TYPE: 2KR
RIM= 527
INV= 524

SSMH #5
TYPE: 48Ø
RIM= 510.2
INV= 502.5

SSMH #4
TYPE: 48Ø
RIM= 508.1
INV= 501.4

SSMH #3
TYPE: 48Ø
RIM= 506.8
INV= 499.2

SDDI #2
TYPE: U23
RIM= 510.9
INV= XX

SDDI #3
TYPE: 2KR
RIM= 510.8
INV= XX

SDMH #3
TYPE: 48Ø
RIM= 509.8
INV= XX

SDDI #4
TYPE: U23
RIM= 505.5
INV= XX

SSMH #2
TYPE: 48Ø
RIM= 504.8
INV= 498.5

SSMH #1
TYPE: 48Ø
RIM= 502.5
INV= 497.0

SDMH #2
TYPE: 48Ø
RIM= 503.3
INV= XX

SDMH #1
TYPE: 48Ø
RIM= 504.7
INV= XX

(E) SS LINE TO BE REMOVED AND REPLACED

INSTALL BLOW-OFF ASSY PER SVWD DETAIL 23

EXISTING OFFI BUILDING N.A.P.

(E) 10" DIP

(E) 24"ø RCP

(E) 18"ø RCP

(E) 42"ø RCP

(E) 12" CIS CMP

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD	SD	STORM MANHOLE
SD	SD	CURB INLET
SD	SD	DITCH/DROP INLET
SS	SS	SEWER MANHOLE
SS	SS	GATE VALVE
		UTILITY POLE
		FIRE HYDRANT
		WATER METER
		STORM DRAIN AREA DRAIN
NN		BACKFLOW PREVENTER
		THRUST BLOCK
SS	SS	SEWER LATERAL
W	W	WATER SERVICE
		CLEAN OUT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER MAIN
		PROPERTY LINE
		CENTER LINE
REC	REC	RECLAIMED WATER

Call Two Working Days Before You Dig!
1-800-227-2600

N O R T H
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date: 12.02.19
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Sheet: C4.1
Of 11 Sheets

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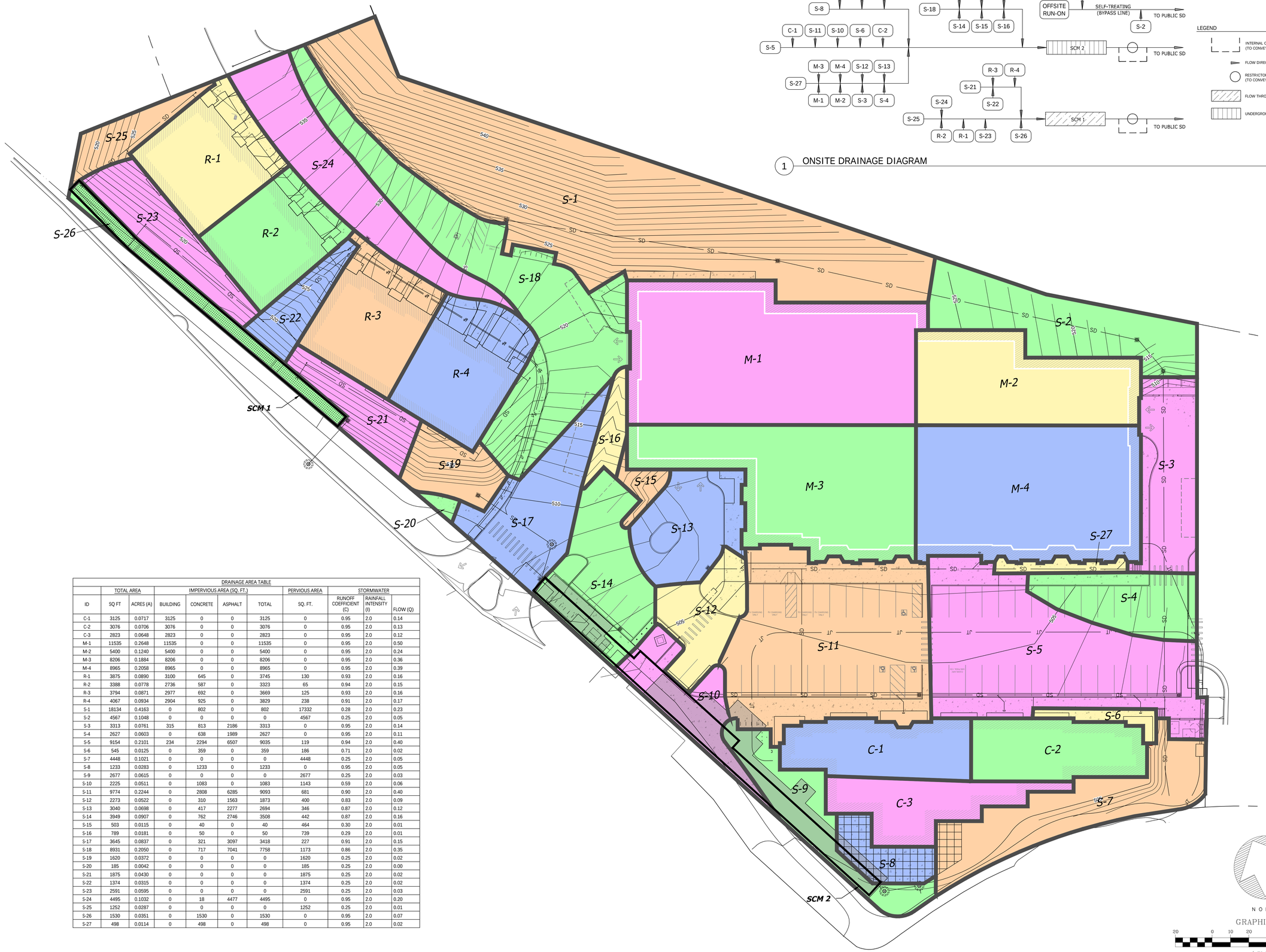

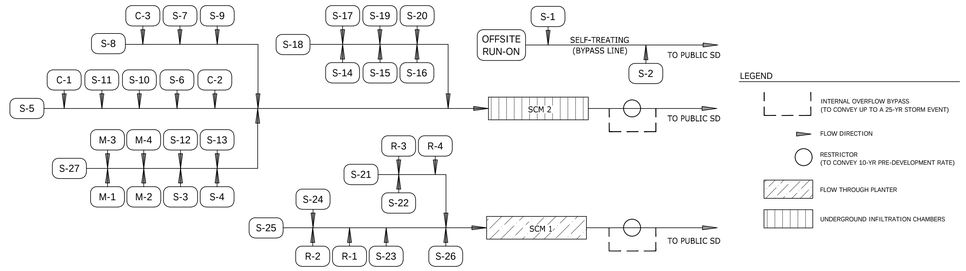

1 ONSITE DRAINAGE DIAGRAM

Scale: NTS

DRAINAGE AREA TABLE

	TOTAL AREA		IMPERVIOUS AREA (SQ. FT.)				PERVIOUS AREA	STORMWATER		
ID	SQ FT	ACRES (A)	BUILDING	CONCRETE	ASPHALT	TOTAL	SQ. FT.	RUNOFF COEFFICIENT (C)	RAINFALL INTENSITY (I)	FLOW (Q)
C-1	3125	0.0717	3125	0	0	3125	0	0.95	2.0	0.14
C-2	3076	0.0706	3076	0	0	3076	0	0.95	2.0	0.13
C-3	2823	0.0648	2823	0	0	2823	0	0.95	2.0	0.12
M-1	11535	0.2648	11535	0	0	11535	0	0.95	2.0	0.50
M-2	5400	0.1240	5400	0	0	5400	0	0.95	2.0	0.24
M-3	8206	0.1884	8206	0	0	8206	0	0.95	2.0	0.36
M-4	8965	0.2058	8965	0	0	8965	0	0.95	2.0	0.39
R-1	3875	0.0890	3100	645	0	3745	130	0.93	2.0	0.16
R-2	3388	0.0778	2736	587	0	3323	65	0.94	2.0	0.15
R-3	3794	0.0871	2977	692	0	3669	125	0.93	2.0	0.16
R-4	4067	0.0934	2904	925	0	3829	238	0.91	2.0	0.17
S-1	18134	0.4163	0	802	0	802	17332	0.28	2.0	0.23
S-2	4567	0.1048	0	0	0	0	4567	0.25	2.0	0.05
S-3	3313	0.0761	315	813	2186	3313	0	0.95	2.0	0.14
S-4	2627	0.0603	0	638	1989	2627	0	0.95	2.0	0.11
S-5	9154	0.2101	234	2294	6507	9035	119	0.94	2.0	0.40
S-6	545	0.0125	0	359	0	359	186	0.71	2.0	0.02
S-7	4448	0.1021	0	0	0	0	4448	0.25	2.0	0.05
S-8	1233	0.0283	0	1233	0	1233	0	0.95	2.0	0.05
S-9	2677	0.0615	0	0	0	0	2677	0.25	2.0	0.03
S-10	2225	0.0511	0	1083	0	1083	1143	0.59	2.0	0.06
S-11	9774	0.2244	0	2808	6285	9093	681	0.90	2.0	0.40
S-12	2273	0.0522	0	310	1563	1873	400	0.83	2.0	0.09
S-13	3040	0.0698	0	417	2277	2694	346	0.87	2.0	0.12
S-14	3949	0.0907	0	762	2746	3508	442	0.87	2.0	0.16
S-15	503	0.0115	0	40	0	40	464	0.30	2.0	0.01
S-16	789	0.0181	0	50	0	50	739	0.29	2.0	0.01
S-17	3645	0.0837	0	321	3097	3418	227	0.91	2.0	0.15
S-18	8931	0.2050	0	717	7041	7758	1173	0.86	2.0	0.35
S-19	1620	0.0372	0	0	0	0	1620	0.25	2.0	0.02
S-20	185	0.0042	0	0	0	0	185	0.25	2.0	0.00
S-21	1875	0.0430	0	0	0	0	1875	0.25	2.0	0.02
S-22	1374	0.0315	0	0	0	0	1374	0.25	2.0	0.02
S-23	2591	0.0595	0	0	0	0	2591	0.25	2.0	0.03
S-24	4495	0.1032	0	18	4477	4495	0	0.95	2.0	0.20
S-25	1252	0.0287	0	0	0	0	1252	0.25	2.0	0.01
S-26	1530	0.0351	0	1530	0	1530	0	0.95	2.0	0.07
S-27	498	0.0114	0	498	0	498	0	0.95	2.0	0.02

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
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TENTATIVE STORMWATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/21 CIVIL STATE OF CALIFORNIA

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OAK CREEK PARK
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SCOTT'S VALLEY, CA

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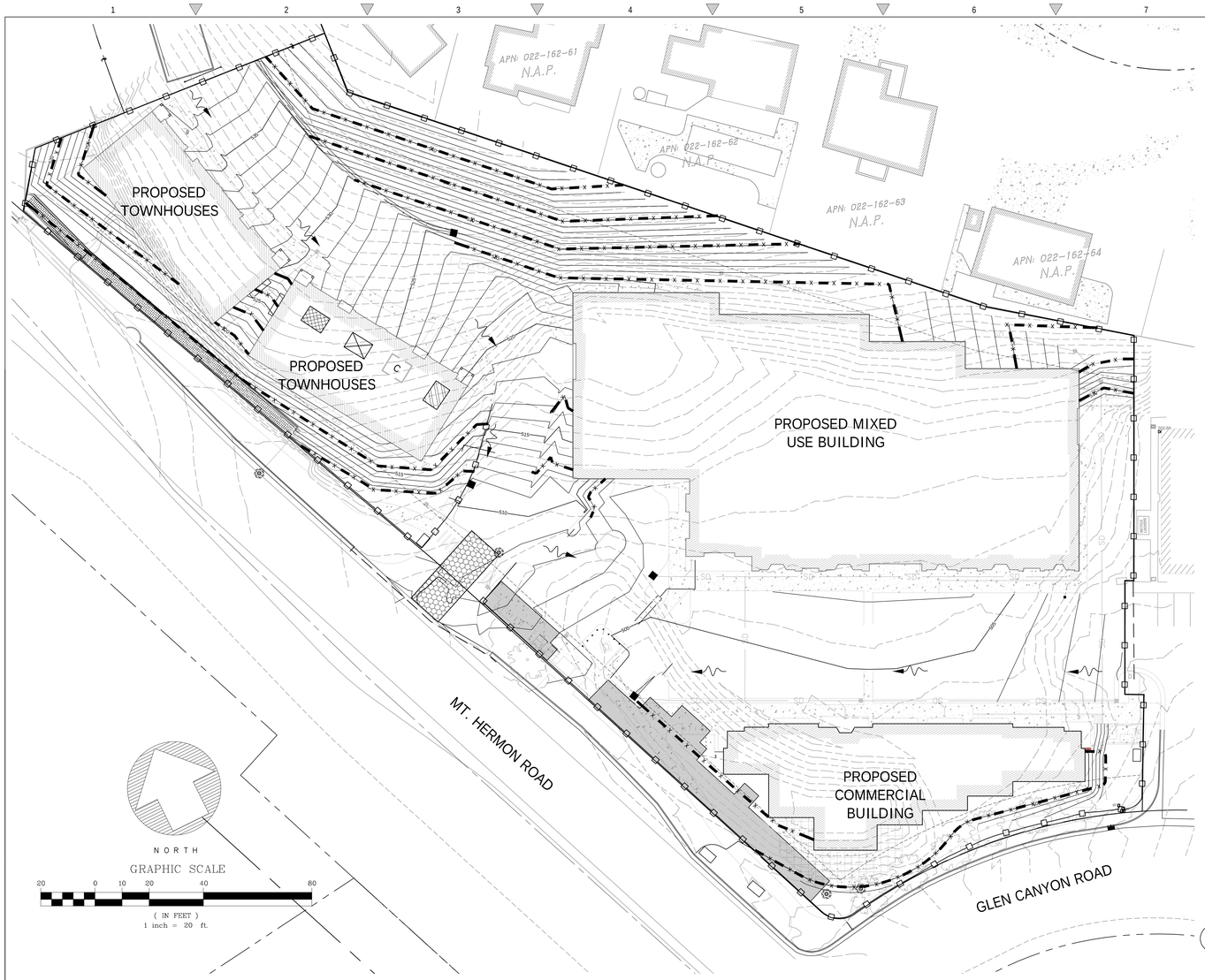


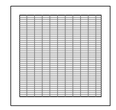
ERTEC® GR8 Guardä - For drainage inlets with grates in paved areas

Installation Guide

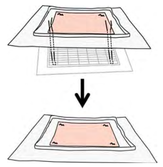
Table 1

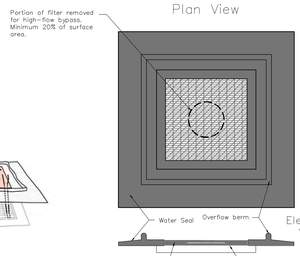
Grates less than	GG size
13"x13"	GG 13"x13"
20"x20"	GG 20"x20"
28"x28"	GG 28"x28"
36"x24"	GG 36"x24"
36"x36"	GG 36"x36"
42"x28"	GG 42"x28"
48"x36"	GG 48"x36"
48"x48"	GG 48"x48"

Custom sizes are available.



Unprotected drainage inlet





ERTEC® GR8ä
Protected drainage inlet

Installation Notes

1. **Placement**: Select correct size (Table 1). DO NOT remove grate. Lay GR8 Guardä on top of grate. GR8 Guardä shall extend at least 3 inches beyond grate in each direction.
2. **Anchor methods**: **A)** Attach with 16 gauge tie-wire. Cut wire to 18" length. At each corner of GR8 Guardä , feed one end of wire down through GR8 Guardä , around grate bar, and back up thru GR8 Guardä . Above ground, twist wires several times, cut-off excess (Fig 1). or **B)** Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guardä (Fig 2). or C) Place traffic cone on top of GR8 Guardä (Fig 3).
3. **Clean**: Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
4. **Protect**: In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near GR8 Guardä to discourage run-overs.
   GR8 Guardä works well with periodic run-overs, but does not survive long in constant stop and start traffic.

Fig 1

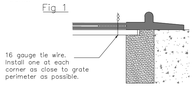
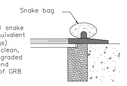
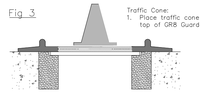


Fig 2



Snake Bag:
1. Place small snake bags or equivalent (gravel bags) containing clean, pea-sized graded gravel around perimeter of GR8 Guardä.

Fig 3



Traffic Cone:
1. Place traffic cone on top of GR8 Guardä.

Maintenance: Perform maintenance as required. Inspect following rainfall events and at least daily during prolonged rainfall. Maintain to provide an adequate sediment holding capacity. Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 50% of the barrier height. Removed sediment shall be incorporated in the project at designated locations.

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy of completeness of the information, and disclaims any liability regarding is use. ERTEC Environmental Systems's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental indirect or consequential damages arising for the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

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F: 281-821-3473
http://ertecenvironmental.com

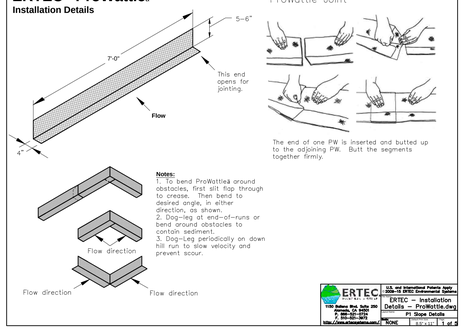
File Name: ERTEC – Installation Guide GR8 Guard.dwg
Layout Name: P1 Details
Scale: NONE
Sheet: 1 of 1

2 GR8 GUARD DETAIL

Scale: NTS

ERTEC® ProWattleä

Installation Details



Notes:
1. To bend ProWattleä around obstacles, first slit flap through to crease. Then bend to desired angle, in either direction, as shown.
2. Dog-leg at end-of-runs or bend around obstacles to contain sediment.
3. Dog-Leg periodically on down hill run to slow velocity and prevent scour.

ERTEC
U.S. and International Patents Apply
(800-15 ERTEC Environmental Systems)
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Aldine, TX 77060
T: 800-15-ERTEC
F: 281-821-3473
http://ertecenvironmental.com

File Name: ERTEC – Installation Details – ProWattle.dwg
Layout Name: P1 Slope Details
Scale: NONE
Sheet: 1 of 2

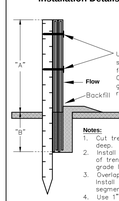
3 PRO WATTLE DETAIL

Scale: NTS

ERTEC® S-Fenceä

Installation Details

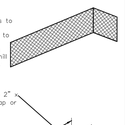
8", 10" or 14", SF08, SF10 or SF14



S-Fence	"A"	"B"
8"	5"	3"
10"	7"	3"
14"	11"	3"
20"	16"	4"

Use 1" Dry Wall screws: 2 screws for 8" or 10", 3 screws for 14".
Or alternately 16 gauge galvanized wire or 8" Black UV rated cable ties.

Notes:
1. Cut trench 2" to 4" wide, 3" to 4" deep.
2. Install in slot against downstream side of trench wall, backfill the trench to grade level.
3. Overlap segments by at least 3". Install stakes on downstream side of segment overlaps.
4. Use 1" Dry Wall screws: 2 or 3 places. Or alternately 16 gauge tie-wire or 8" Black UV rated staple cable ties (zip ties) to tie segments together.



Notes:
1. Dog-leg at end-of-runs to contain sediment.
2. Install on same contour to limit scour and flow concentration. Dog-leg periodically if on down-hill run to minimize velocity scour.

Staking Methods:
1. Wooden Stake: Use 1" x 2" x 18" . One at each overlap or 6.67' apart.
2. #3 or #4 rebar j-hook minimum 18" long. Use galvanized wire or zip ties to tie segments to j-hook.

Overlap segments 4"

Important: All information, including illustrations, is believed to be reliable. Users, however, should independently evaluate the suitability of each project for their application. ERTEC Environmental Systems makes no warranties as to the accuracy of completeness of the information, and disclaims any liability regarding is use. ERTEC Environmental System's only obligations are those in the ERTEC Environmental Systems Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental indirect or consequential damages arising for the sale, resale, use or misuse of the product. Specifications are subject to change without notice. In addition, ERTEC Environmental Systems reserves the right to make changes, without notification to Buyer, to processing or materials that do not affect compliance with any applicable specification.

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File Name: ERTEC – Installation Details – S Fence.dwg
Layout Name: P1 Details
Scale: NONE
Sheet: 2 of 2

4 S FENCE DETAIL

Scale: NTS

EROSION CONTROL LEGEND

- DIRECTION OF DRAINAGE
- PRO WATTLE (SEE DETAIL 3)
- S-FENCE (SEE DETAIL 4)
- ROCKED CONSTRUCTION ENTRANCE (SEE DETAILS 1)
- INLET PROTECTION (SEE DETAIL 2)
- PROPOSED STORM WATER SAMPLING LOCATION
- C — CONCRETE WASHOUT AREA (SEE DETAIL 5)
- SANITARY FACILITY
- MATERIALS & EQUIPMENT STORAGE AREA
- VEHICLE MAINTENANCE/FUELING AREA

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).

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

1. DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
2. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
3. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
4. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
5. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
6. MINIMIZE CUTS AND FILLS.
7. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
8. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
9. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF SCOTTS VALLEY.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

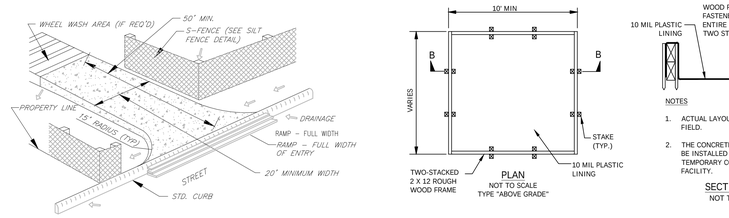
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.



1 ROCKED CONSTRIUCTION ENTRANCE

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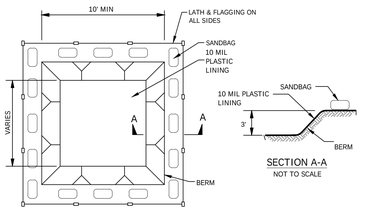
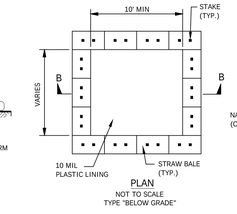


PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A-A
NOT TO SCALE



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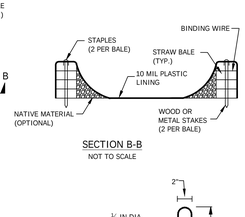

SECTION B-B
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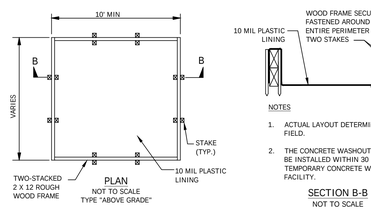

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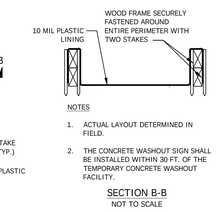
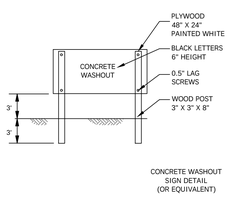


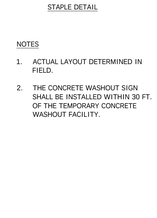
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SECTION B-B
NOT TO SCALE



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)



STAPLE DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

5 CONCRETE WASH DETAIL

Scale: NTS

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMEL
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
5444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

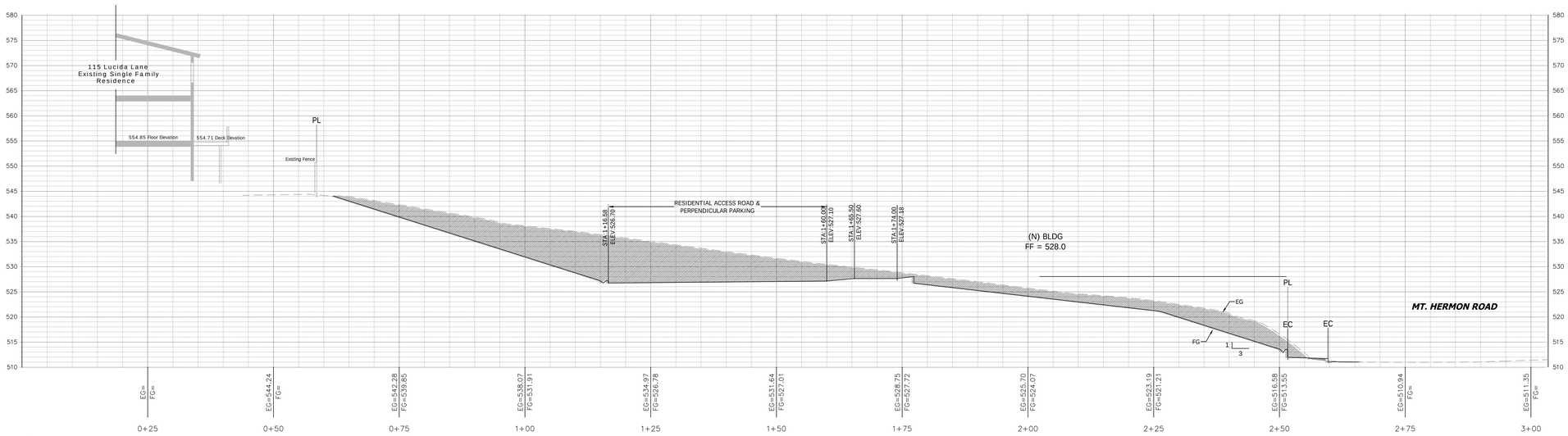
Date: 12.02.19
Scale: 1" = 20'
Drawn: DD/JB
Job: 318-00
Sheet: C5.1
Of 11 Sheets

330

Drawing: Z:\Shared\CAD\318-00 Oak Crest #6\CAD\Models\Sheets\Xerox\Xerox Plans\C5.1 - ECP - 318-00.dwg Layout: C5.1 - ECP Last Saved: Mon Aug 29, 2022 - 2:43pm Last Plotted: Mon Aug 29, 2022 - 2:43pm By: JonesBusheng

1 SECTION A

Scale: 1"=10'



2 SECTION B

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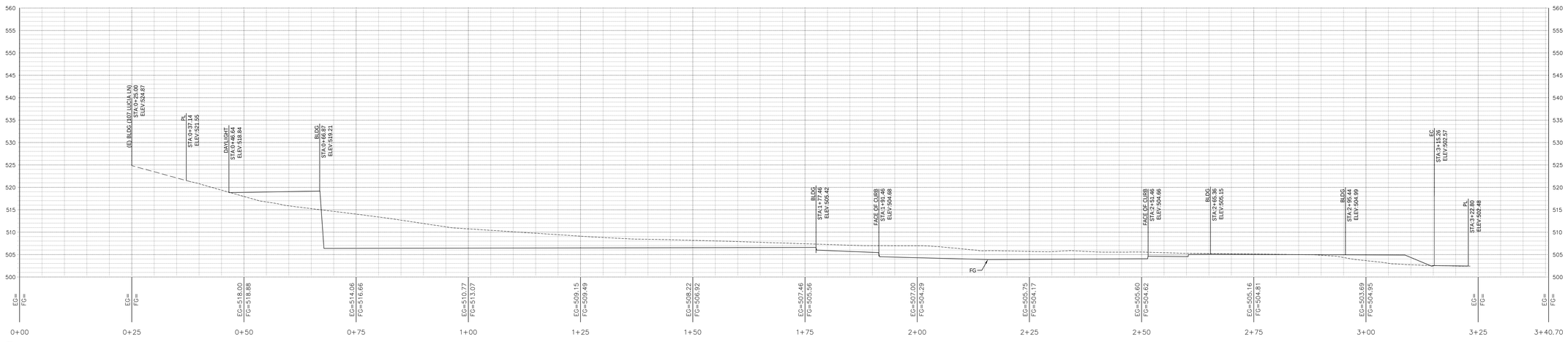

3 SECTION C

Scale: 1"=10'

REVISIONS	BY
3 CITY COMMENTS MAY 18, 2020	DD
2 CITY COMMENTS NOV. 6, 2019	DD
1 CITY COMMENTS MAY 22, 2019	DD

SECTIONS

REGISTERED PROFESSIONAL ENGINEER
TODD R. GREMMER
No. C 64561
Exp. 6/30/21
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OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12.02.19
Scale:	1" = 20'
Drawn:	DD/JB
Job:	318-00
Sheet:	C6.1
Of	11 Sheets

Drawing: Z:\Drawn\CAD\318-00 Oak Creek MU\CAD\Models\Sheets\Tentative Plans\C6.1 – SECTIONS – 12x24.dwg Layout: C6.1 – SECTIONS Last Saved: Mon Jan 24, 2022 – 7:08am Last Plotted: Mon Aug 29, 2022 – 2:49pm By: JonasBustamy

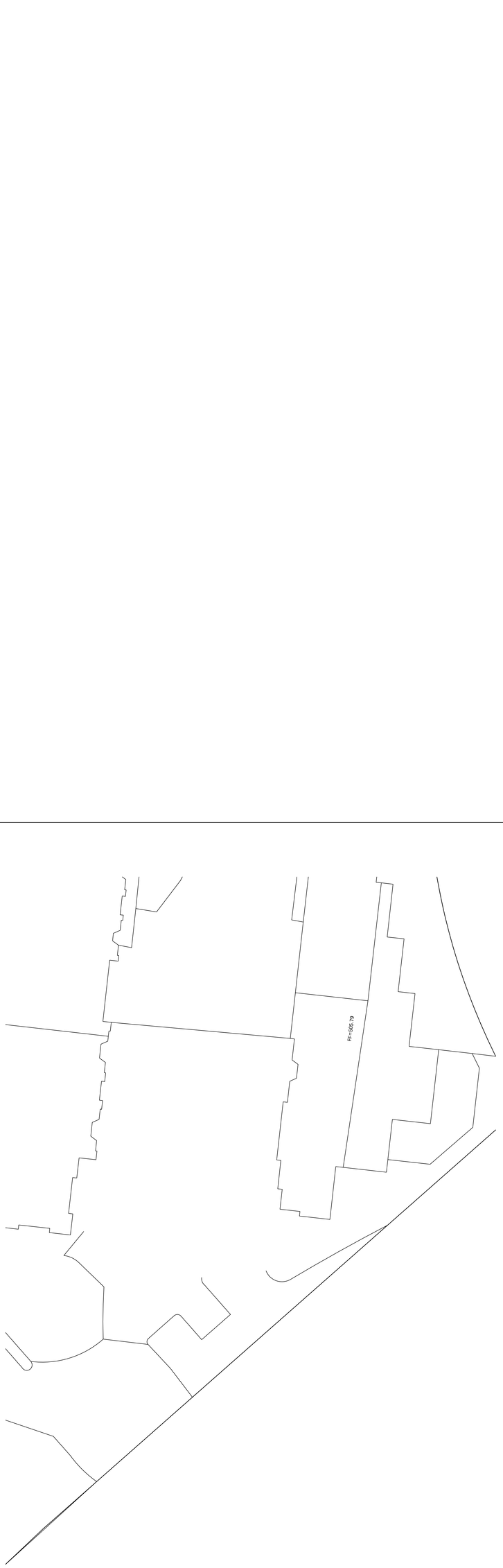
TENTATIVE
STORMWATER DETAILS

AS NOTED

C7.1

332

165



165

Hatched Area Indicates Area for Salvaged & Replanted Coastal Prairie Grasses (+- 1000 Sq Ft)

Tree #11-#15 Live Oak

Tree # 16 Live Oak

Tree #18 Ponderosa Pine

PROPOSED TOWNHOUSE BUILDING BUILDING 'D'

PROPOSED TOWNHOUSE BUILDING BUILDING 'C'

PROPOSED MIXED USE BUILDING 'A'

PROPOSED COMMERCIAL BUILDING 'B'

EXISTING OFFICE BUILDING

Approximate Area of Existing Native Coastal Prairie Grasses (+ 1000 Sq Ft)

Bike Parking

Bike Parking

Bike Parking

Bus Stop

Trash/Recycle

Patio

MT. HERMON RD.

GLEN CANYON ROAD

Revegetation Plan

Salvaged & Replanted Native Coastal Prairie Grass

NOTE: To mitigate impacts to the coastal prairie identified in the Biotic Report prepared by Biotic Resources Group dated December 20th, 2017 the existing native grass plants shall be salvaged and transplanted. This will be executed under the supervision of the Biotic Resources Group.

Planting Notes

PLANTING AREA PREPARATION
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8".
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS
1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

INSTALLATION
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material.
5. All trees shall be staked with 2, 2" x 10' lodge pole pine stake outside the root ball and secured with 2 rubber tree ties.

The landscape plans shall indicate that the irrigation system is to be run on a programable irrigation controller and the system shall be designed based upon water usage by hydrozone.
The Arborist report prepared by Maureen Hamb indicates 7 protected trees shall be removed. These trees will be replaced at a 3 to 1 ratio for a total of 21 trees.

Plant Legend

3 to 1 Ratio
21 Replacement Trees

Sym	Botanical Name	Common Name	Size	
	Trees			
T1	Platanus acerifolia 'Columbia'	Columbia London Plane Tree	24" Box	19
T2	Pistacia chinensis	Chinese Pistache	24" Box	17
T3	Tristania conferta	Brisbane Box	24'Box	29
T4	Tristania laurina	Swamp Myrtle	15GC	17
T5	Ginko biloba	Ginko	24" Box	12
T6	Podocarpus macrophyllus	Podocarpus	15GC	4
T7	Acer palmatum 'Bloodgood'	Red Japanese Maple	15GC	12
T8	Quercus agrifolia	CA Native Coast Live Oak	15GC	17
T9	Quercus lobata	CA Native Valley Oak	15GC	3
T10	Lagerstroemia indica	Crape Myrtle	15GC	13
T11	Olea europea 'Majestic Beauty'	Fruitless Olive	24" Box	3
T12	Cassia leptophylla	Gold Medallion Tree	24"Box	3
	Shrubs			
S1	Azara microphylla	Boxleaf Azara	15GC	20
S2	Loropetalum chinense 'Plum Delight'	Red-leafed Magenta Fringe Flower	5GC	16
S3	Cotinus coggygria 'Royal Purple'	Deep Purple Smoke Bush	5GC	10
S4	Garrya elliptica 'James Roof'	CA Native Silk Tassel	5GC	10
S5	Ceanothus 'Dark Star'	Ca Native Dark Blue Wild Lilac	5GC	36
S6	Nerium oleander 'Sister Agnes'	White Oleander	5GC	18
S7	Nerium oleander 'Petite Salmon'	Salmon Pink Oleander	5GC	30
S8	Mahonia aquifolium	CA Native Oregon Grape	5GC	36
S9	Phormium 'Cream Delight'	Green/White Variegated Flax	5GC	20
S10	Phormium 'Black Adder'	Deep Purple Flax	5GC	7
S11	Agave villmoriniana	Octopus Agave	5GC	9
S12	Fremontodendron 'San Gabriel'	CA Native Flannel Bush	5GC	10
S13	Leucadendron 'Pisa'	Yellow Silver-leaved Cone Bush	5GC	14
S14	Leucadendron salignum 'Blush'	Red Cone Bush	5GC	8
S15	Correa pulchella	Pink Australian Fuchsia	5GC	12
	Perennials			
P1	Juncus 'Carmen's Japanese'	CA Native Rush	1GC	TBP
P2	Limonium perezii	Purple Sea Lavender	1GC	TBP
P3	Cotyledon orbiculata	Pig's Ear-Succulent	1GC	TBP
P4	Echevaria 'Red Edge'	Hen and Chicks Succulent	1GC	TBP
P5	Anigozanthos flavidis	Yellow Green Kangaroo Paws	5GC	TBP
	Groundcovers			
GC1	Ceanothus gloriosus 'Anchor Bay'	CA Native Blue Wild Lilac	1GC	TBP
GC2	Grevillea lanigera 'Coastal Gem'	Pink Grevillea	1GC	TBP
GC3	Lantana 'Dwarf White'	Dwarf White Lantana	1GC	TBP
GC4	Cotyledon orbiculata	Pig's Ear Succulent	1GC	TBP
GC5	Rosmarinus 'Irene'	Violet Blue Prostrate Rosemary	1GC	TBP
GC6	Rosa 'White Flower Carpet Rose'	Carpet Rose	2GC	8

Retail Pedestrian Street
The retail pedestrian street shall be furnished with lightweight portable planters that can be configured to address each tenants needs. The effect will be an adaptable, soft green meandering space lending definition and interest to the pedestrian experience. Planters shall be various sizes of a durable lightweight fiberglass material and will be hand watered by the tenants. Plant material will consist of colorful drought tolerant species approved by the homeowners association.

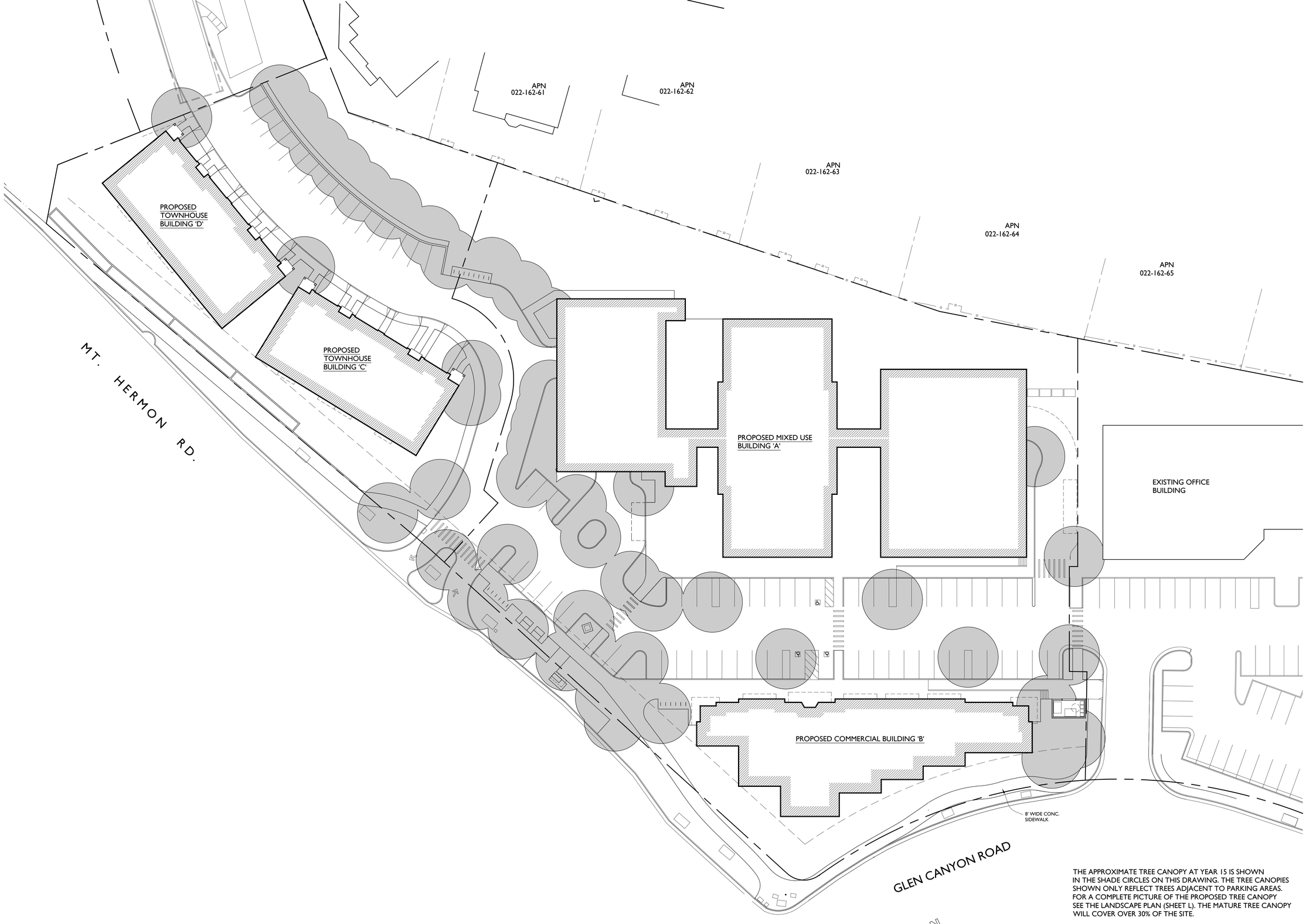
N

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
Revegetation Plan

OAK CREEK PARK

Ellen Cooper Landscape Architect
Ca. Lic. #2937
831 426-6845

Date 5-19-17
Revisions 3-12-18
9-28-19



1 PARTIAL TREE CANOPY DIAGRAM

SCALE: 1" = 20'-0"

THE APPROXIMATE TREE CANOPY AT YEAR 15 IS SHOWN IN THE SHADE CIRCLES ON THIS DRAWING. THE TREE CANOPIES SHOWN ONLY REFLECT TREES ADJACENT TO PARKING AREAS. FOR A COMPLETE PICTURE OF THE PROPOSED TREE CANOPY SEE THE LANDSCAPE PLAN (SHEET L). THE MATURE TREE CANOPY WILL COVER OVER 30% OF THE SITE.

THACHER &
THOMPSON
ARCHITECTS

215 OREGON STREET
SANTA CRUZ, CA 95060
(831) 566-3079 V
www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT GLEN CANYON ROAD
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19
	PLAN CHECK	6/01/20

THOMAS THACHER
C 12725
DECEMBER 31, 2023
EXPIRATION

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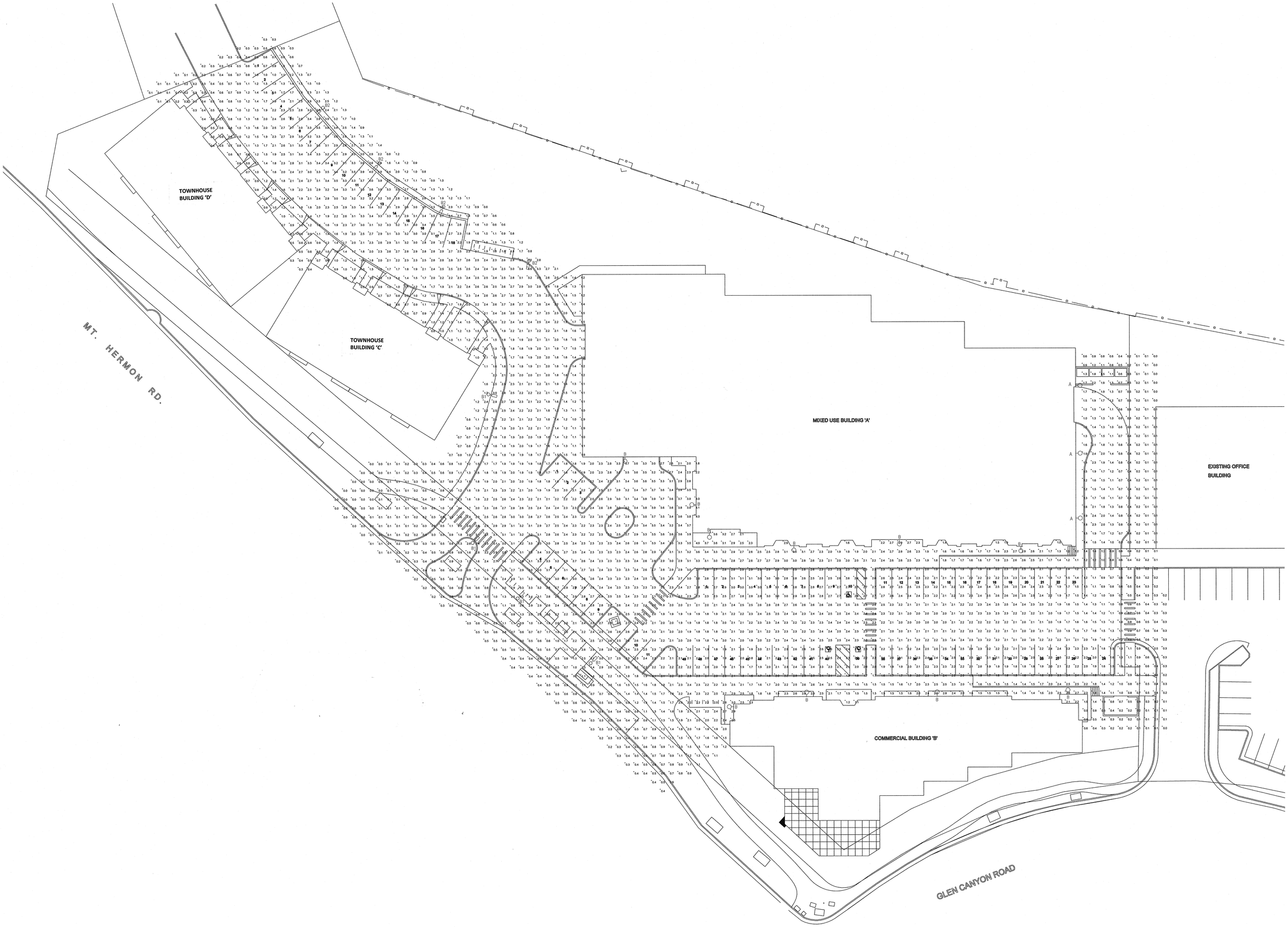

01 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.7FC

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P.O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

SITE PHOTOMETRIC PLAN

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E1.0

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MIXED USE BUILDING 'A'

COMMERCIAL BUILDING 'B'

01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

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JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.1

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01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

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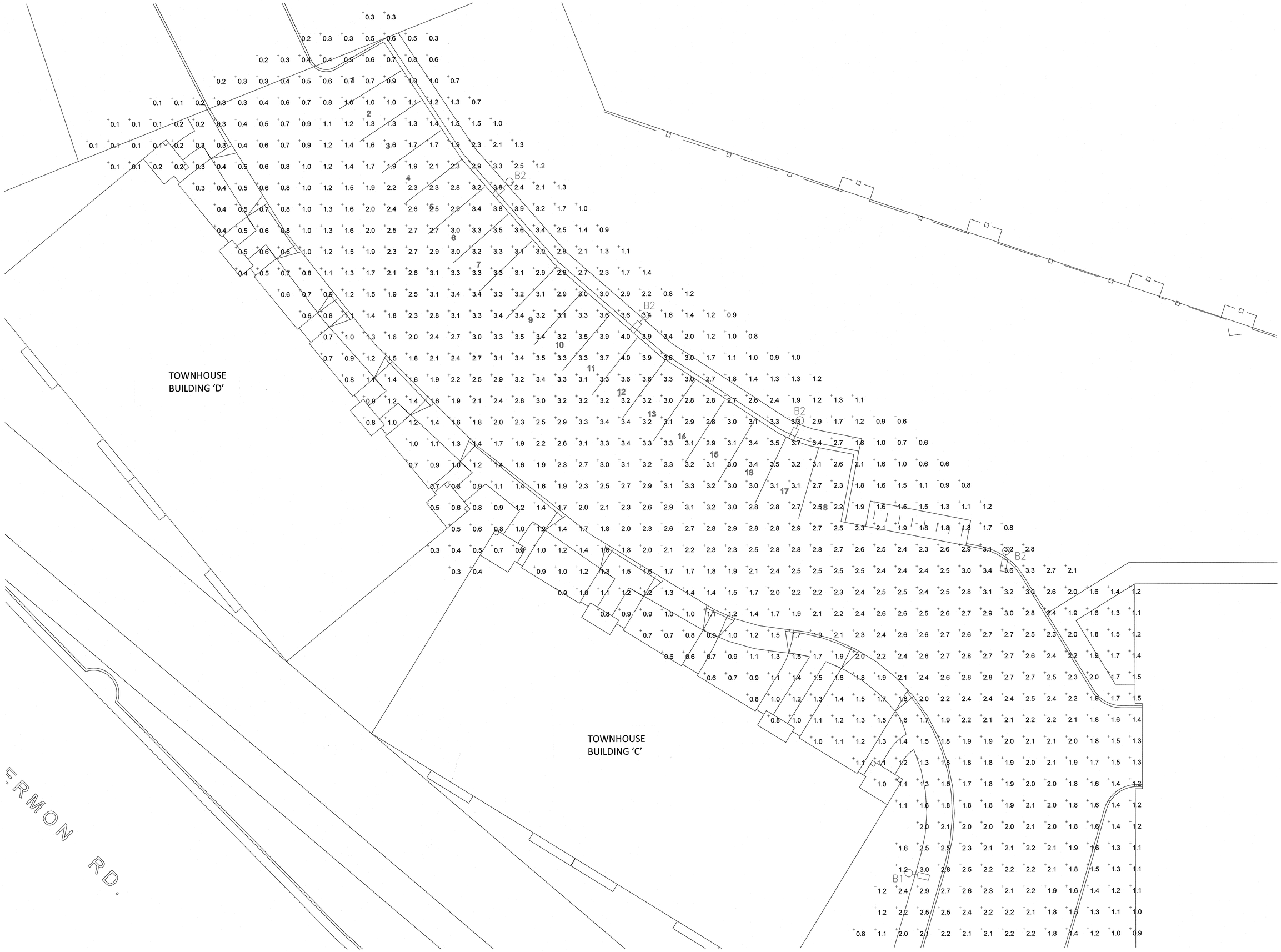
(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19
SCALE: AS NOTED
JOB 19066
SHEET
E1.2



01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1' - 0"

AVERAGE FOOTCANDLES 1.7FC

171

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(831) 688-8013

JOB NO.: 19066

MIRACLES UNLIMITED

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

PARTIAL SITE PHOTOMETRIC PLAN

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E1.3
338

WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

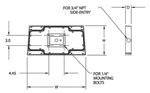
Weight: 20 lbs (9.1 kg)

Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

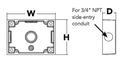


Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

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FIXTURE TYPE A

d-series

D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

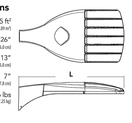
EPA: 0.95 ft² (.09 m²)

Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height: 7" (17.8 cm)

Weight (max): 16 lbs (7.0 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T3TM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4,5] 120[5] 208[5,6] 240[5,6] 277[5,6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PER NEMA twist-lock receptacle only (control ordered separate)[11] PER5 Five-wire receptacle only (control ordered separate)[11,12] PER7 Seven-wire receptacle only (control ordered separate)[11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[13,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[13,14] PIRHN Network, Bi-Level motion/ambient sensor[15] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[13,14]	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[13,14] BL30 Bi-level switched dimming, 30%[3,16,17] BL50 Bi-level switched dimming, 50%[3,16,17] PNMTD03 Part night, dim till dawn[3,18] PNMTSD3 Part night, dim 5 hrs[3,18] PNMTSD2 Part night, dim 6 hrs[3,18] PNMTD5 Part night, dim 7 hrs[3,18] FAO Field adjustable output[19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[20] **Shipped separately** BS Bird spikes[21] EGS External glare shield[21]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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FIXTURE TYPE B, B1, B2

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER & CATALOG NO.	MOUNTING	LAMPS		VOLTS	REMARKS
			QTY / WATTS	TYPE		
A	LITHONIA LIGHTING #WST LED P1 50K VW 120 PIR DDBX	WALL	1/12	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 WBA PIRH1 DDXBD	WALL	1/38	LED	120	MOTION/AMBIANT SENSOR MOUNT AT 20' AFG
B1	LITHONIA LIGHTING #DSXO LED P3 50K TFTM 120 SPA PIRH1 DDXBD	WALL	1/71	LED	120	MOTION/AMBIANT SENSOR 16' POLE AFG
B2	LITHONIA LIGHTING #DSXO LED P4 50K TFTM 120 SPA PIRH1 DDXBD	WALL	1/92	LED	120	MOTION/AMBIANT SENSOR 16' POLE AFG

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 19066

OAK CREEK PARK
MOUNT HERMON RD. AT
SCOTTS VALLEY DR.
SCOTTS VALLEY, CA

LIGHT FIXTURE CUTSHEETS, FIXTURE SCHEDULE

DATE 08-15-19

SCALE: AS NOTED

JOB 19066

SHEET
E3.1

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OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

LUCIA LANE

MT. HERMON RD.

MT HERMON ROAD

GLEN CANYON ROAD

APN: 022-162-73 N.A.P.

APN: 022-162-60 N.A.P.

APN: 022-162-61 N.A.P.

APN: 022-162-62 N.A.P.

APN: 022-162-63 N.A.P.

APN: 022-162-64 N.A.P.

APN: 022-162-65 N.A.P.

APN: 022-162-52 N.A.P.

APN: 022-162-15 N.A.P.

APN: 021-021-27 N.A.P.

APN: 021-021-33 N.A.P.

APN: 021-061-27 N.A.P.

APN: 021-061-28 N.A.P.

EL. 518'±

PROPOSED TOWNHOUSE BUILDING 'D'

PROPOSED TOWNHOUSE BUILDING 'C'

PROPOSED MIXED USE BUILDING 'A'

PROPOSED COMMERCIAL BUILDING 'B'

EXISTING OFFICE BUILDING

3' DRAINAGE SWALE

16 BIKES

FIRE ENGINE

5' CLEAR S.W. EXIT WIDTH

ROOF TOP COMMON AREA

GRID PATTERN = TYPICAL ROOFTOP OPEN SPACE

TRUCK LOADING AREA

6' WIDE CONC. SIDEWALK

APARTMENT ENTRANCE

COMMON AREA TERRACE

PASSENGER LOADING

12' WIDE SIDEWALK

5% SLOPE

12' BIKES

PG&E PYLON

8 BIKE LOCKERS

UNDERGROUND PG&E VAULT, TYP.

POTENTIAL FUTURE BUS STOP

8' WIDE CONC. SIDEWALK

TRASH/ RECY.

TRASH

POTENTIAL ON-GRADE TERRACE

5' HIGH STONE WALL

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PC-1

June 24, 2022

OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

LUCIA LANE

APN: 022-162-73
N.A.P.
EL. 518'±

APN: 022-162-60
N.A.P.

APN: 022-162-61
N.A.P.

APN: 022-162-62
N.A.P.

APN: 022-162-63
N.A.P.

APN: 022-162-64
N.A.P.

APN: 022-162-65
N.A.P.

APN: 022-162-52
N.A.P.

APN: 022-162-5
N.A.P.

APN: 021-021-27
N.A.P.

APN: 021-021-33
N.A.P.

APN: 021-061-27
N.A.P.

APN: 021-061-28
N.A.P.

MT. HERMON R.D.

MT HERMON ROAD

GLEN CANYON ROAD

PROPOSED TOWNHOUSE BUILDING 'D'

PROPOSED TOWNHOUSE BUILDING 'C'

PROPOSED MIXED USE BUILDING 'A'

PROPOSED COMMERCIAL BUILDING 'B'

EXISTING OFFICE BUILDING

PT. 'G' EL. 525.5'
PT. 'H' EL. 538.0'
PT. 'I' EL. 529.5'
PT. 'J' EL. 529.0'
PT. 'F' EL. 519.0'
PT. 'C' EL. 520.0'
PT. 'A' EL. 519.0'
PT. 'B' EL. 516.9'
PT. 'A' EL. 512.0'
PT. 'D' EL. 523.0'
PT. 'C' EL. 515.5'
PT. 'B' EL. 506.7'

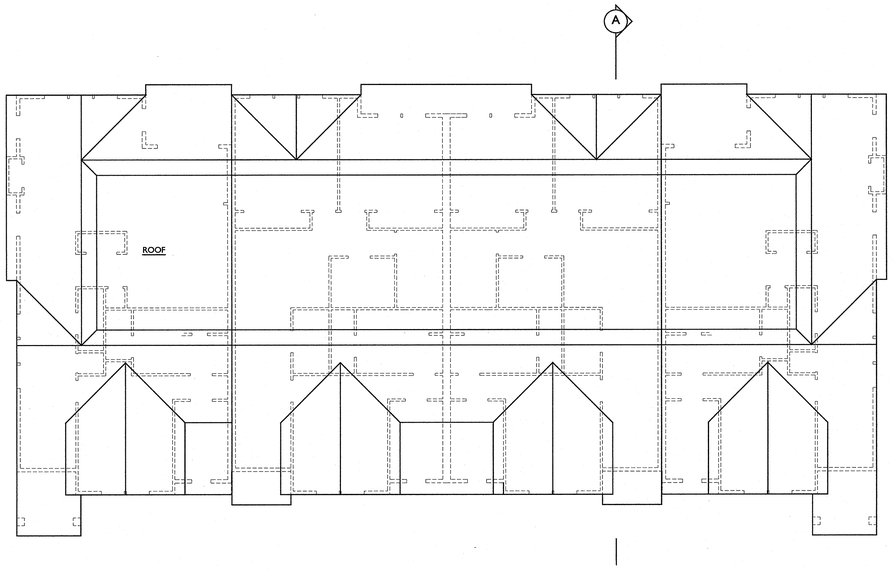
3' DRAINAGE SWALE
16 BIKES
FIRE ENGINE
TRUCK LOADING AREA
6' WIDE CONC. SIDEWALK
APARTMENT ENTRANCE
PASSENGER LOADING
12' BIKES
PG&E PYLON
8 BIKE LOCKERS
UNDERGROUND PG&E VAULT, TYP.
POTENTIAL FUTURE BUS STOP
8' WIDE CONC. SIDEWALK
POTENTIAL ON-GRADE TERRACE
5' HIGH STONE WALL
5' CLEAR S.W. EXIT WIDTH
ROOF TOP COMMON AREA
GRID PATTERN = TYPICAL ROOFTOP OPEN SPACE
COMMON AREA TERRACE
12' WIDE SIDEWALK
5% SLOPE
TRASH
TRASH/ RECY
25' SETBACK
45'
8'-0" TYP

NORTH

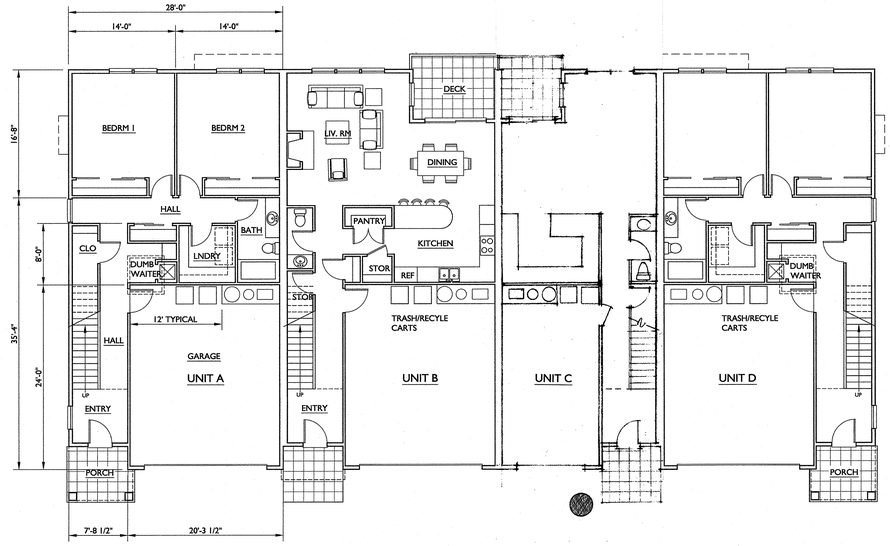
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PC-1A

June 24, 2022



1 TOWNHOUSE ROOF PLAN
SCALE: 1/8"=1'-0"

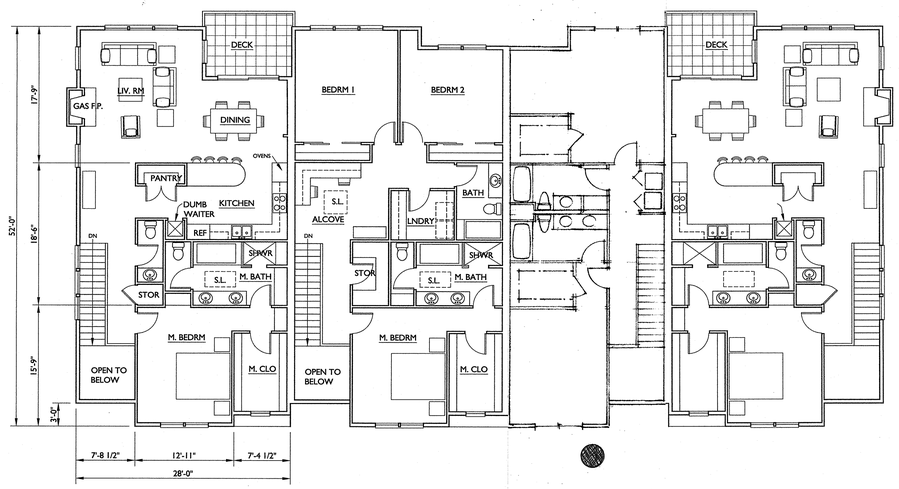


3 TOWNHOUSE FIRST FLOOR
SCALE: 1/8"=1'-0"

EXTERIOR BUILDING MATERIALS

TOWNHOUSES

	MATERIAL	COLOR REF.	TEXTURE
Stone Base	Carmel Stone	All stone	Natural cleft
Shingle walls	Cedar shingle	Walls	Natural
Chimneys	Cement plaster	Walls	Sand float
Trim	Painted wood	Trim	Rough sawn
Gutters	Aluminum ogee Style	Trim	Smooth
Downspouts & Vents	Aluminum	Match walls	Smooth
Eaves & Rafter tails	Wood	Walls	Rough sawn
Windows & SG Doors	Fiberglass	Trim	Smooth
Front doors	Wood / metal	Accent	Smooth
Awnings	None		
Skylights	None		
Garage doors	Aluminum	Trim	Smooth
Railings	Wood / S. Steel	Accent	Smooth



4 TOWNHOUSE SECOND FLOOR
SCALE: 1/8"=1'-0"

THACHER & THOMPSON ARCHITECTS
877 CEDAR STREET SUITE 248
SANTA CRUZ, CA 95060
(831) 457-3939 V
(831) 426-7609 F
www.tmarch.com

OAK CREEK PARK
MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19

THOMAS THACHER
C 12725
DECEMBER 31, 2019
EXPIRATION

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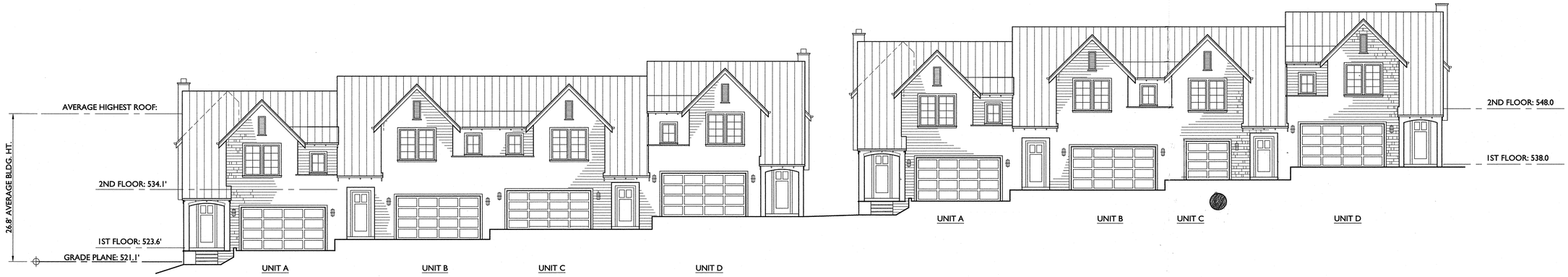
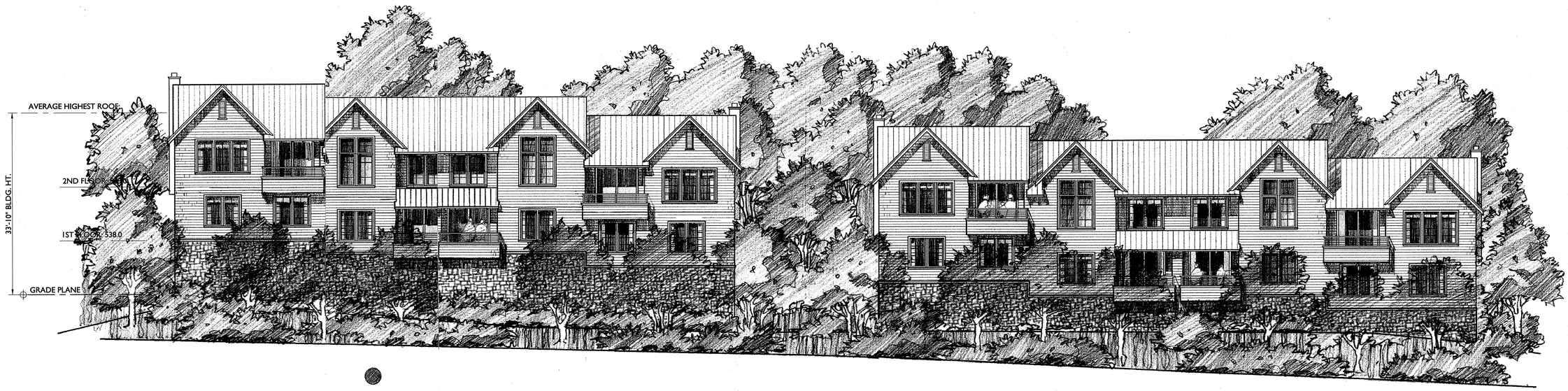
A5.0

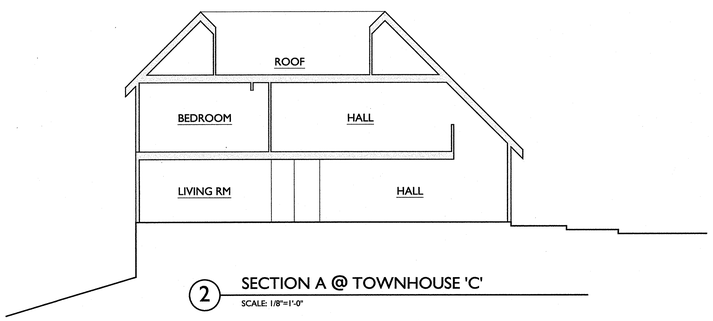


1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'D'



2 SECTION A @ TOWNHOUSE 'C'
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'C' SITE PLAN

CORNER A ELEVATION = 519.0'
CORNER B ELEVATION = 516.5'
CORNER C ELEVATION = 520.0'
CORNER D ELEVATION = 529.0'

AVERAGE ELEVATION = 521.1' = GRADE PLANE

SEE NORTH ELEVATION

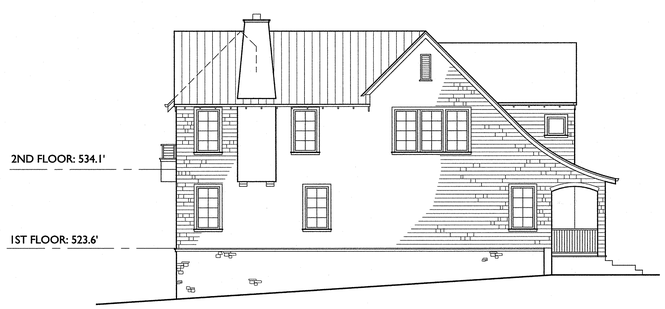
TOWNHOUSE BUILDING 'D' HEIGHT CALCULATIONS:

AVERAGE GRADE OF 4 CORNERS = GRADE PLANE PER CBC.
REFER TO BLDG. 'D' SITE PLAN

CORNER E ELEVATION = 529.5'
CORNER F ELEVATION = 519.0'
CORNER G ELEVATION = 525.5'
CORNER H ELEVATION = 538.0'

AVERAGE ELEVATION = 528.0' = GRADE PLANE

SEE SOUTH ELEVATION



3 EAST ELEVATION
SCALE: 1/8"=1'-0"

TOWNHOUSE BUILDING 'C'

4 WEST ELEVATION
SCALE: 1/8"=1'-0"

THACHER &
THOMPSON
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www.tmarch.com

OAK CREEK PARK

MOUNT HERMON ROAD AT SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA

DRAWING DATE
OCTOBER, 2016

PROJECT FILE NAME:
GRANUM 16.SD

REVISIONS		
No.	DESCRIPTION	DATE
	PLAN CHECK	7/15/19

THOMAS THACHER
C 12725
DECEMBER 31, 2019
EXPIRATION

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A5.1

Planning Commission Issues and Responses 6-23-22

Issue	Response	Relevant Details	Comment	Plan Sheet Ref.
Lot 1 (3bdm. apartments)				
1. Setback from Car wash	Detail added: setback is sufficient	1. Current setback is 97 ft from car wash which is notably more than Terrace project setback (83 ft) 2. Grade differential (20 ft) and landscaping provide adequate buffer. 3. Setback expands from 3 ft to 11.5 ft at midpoint of apartment building, and greater beyond that. 4. Setback averages 11.5 feet.	1. Any concern about future development of car wash site would appropriately be considered with any such future project. 2. Setback could be increased to 10 ft. with "Option B" under item 3, below.	New Neighborhood plan: PC-1
2. Parking: sufficiency of parking/shared parking	Add condition of approval requiring a shared parking agreement if either lot is sold separately	1. Each 3-bdrm apartment has 2 garage spaces, with another 18 spaces available collectively. 2. Lots 1 and 2 will be under one ownership. 3. All units are apartments – no condo map or ownership.	Property management can establish rules and lease terms to manage parking.	PC -1
3. Unit Size: consideration of smaller units	No Change; or Plan B Option	1. Project apartment mix includes 22 studio/1bdm, 22 2bdm, and 8 3bdm apartments. 2. Plan B Option would replace one 3bdm with a 2bdm in apartment.	1. Part of "missing middle" housing need is for 3bdm apartments for families needing more rooms. 2. Plan B option would increase side setback to 10 ft. minimum at car wash boundary	A5.0 and A5.1 (Plan B Option)

Issue	Response	Relevant Details	Comment	Plan Sheet Ref.
Lot 2 Commercial Mixed Use				
1. Parking Stall Dimensions	Detail added: drawings have been clarified	1. Parking meets city standard of 17 ft with 3ft overhang. 2. Shop front variation adds additional pedestrian area	Sidewalk width is 9ft minimum excluding overhang; plus added width at entryways	A6.0 rev.
2. Shared Parking	Add condition of approval re shared parking agreement if either parcel is sold separately	1. Parking provided meets city standards 2. Some retail parking is in first level of mixed-use building 3. Excess parking on Lot 1 available	Any parking issues can and will be addressed by property management	PC-1; A6.0 rev.
3. Enhanced Parking Lot Design: softening	Add condition of approval to include storefront planting and auto irrigation as appropriate consistent with retail needs	1. Storefronts have entry areas which provide variety, interest, and increased window display area. 2. Property manager will work with shopkeepers to implement.	Retailers typically design and install landscaping as part of entry theme and products sold.	A4.1 rev.; A6.0 rev.; L1 (landscape plan)
4. Rooftop Private Open Space: Concern re neighborhood impact	Plan clarification: open area is passive open space – not active or shared	1. “Rooftop” area of concern is 25 ft feet below the roof peak (is on floor of first apartment level above the parking.) 2. Apartments have private open space, either balconies on upper level or patios on the lower level below (with the open space area of concern.)	Landscaping can be added	A3.5 rev. (see elevation/section ‘A’); A3.2; A6.1
5. Architectural enhancements	Plan revision shows mural on east wall of mixed-use building.	1. Extensive tree planting (Urban Forest theme) and landscaping on street facing side of Building B screens building.	Service driveway planting was eliminated for fire access. Mural will provide a good substitute.	A4.1 rev.; Site Plan; L1 Landscape plan; revised elevation with mural (A3.5)

6. Circulation: Review for truck loading impacts	Detail added: clarification v/v added plan sheet illustrating truck movement	1. Engineering review confirmed truck maneuvering is workable. 2. Cars have 20+ feet road width to pass a parked truck in loading zone in either direction. 3. Queuing space for several cars is available out of the Mt. Hermon travel lane even with a bus in the pullout. 3. CEQA mitigation measure will be implemented v/v any transit district potential future use of bus pullout	Any delays due to truck maneuvering will be short-lived and are typical for this type of urban design.	C1.0 Turning Exhibit
7. Trash Bin Location: Review for impact on adjacent parcel	Detail added: plan clarification showing setback, landscaping, and grade differential	1. Trash enclosure is 46 feet from property line, separated by a wall and landscaping. 2. Roof over enclosure limits exposure	Neighboring house was built close to property line.	A3.5 rev. East elevation; site plan
8. Redwoods on adjacent parcel: concern for root impact and stability	Review letter from arborist	1. Minimal grading at that location – 12" +/-. 2. New building setback exceeds root zone.		A3.5 rev.; review letter
9. Parking Structure Venting: Neighbor concerns re potential impact of exhaust fumes	Review of details	1. No mechanical venting is anticipated 2. Open flow (grated) garage doors and other passive ventilation obviates any problem	Regulated by State building codes to prevent impacts	A3.5 rev. west elevation

Minutes

Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: June 9, 2022
Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	**MEETING LOCATION** City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 Remote Access Only	**POSTING:** The agenda was posted on May 6, 2022, at City Hall and on the Internet at www.scottsvalley.org.

Appointed Officials	City Staff Members
Lori Gentile, Chair	Taylor Bateman, Community Development Director
Chuck Maffia, Vice Chair	Olivia Beers, Assistant Planner
David Hodgin, Commissioner	Jonathan Kwan, Contract Planner
Steven Horlock, Commissioner	Susie Pineda, Contract Planner
Shawn Mosley, Commissioner	Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:04pm

ROLL CALL: Present: Gentile, Hodgin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meetings:
    a. August 12, 2021
    b. September 9, 2021
    c. October 21, 2021
    d. December 9, 2021
    e. February 24, 2022
    f. March 10, 2022,
    g. March 24, 2022
    h. May 12, 2022

M/S: Maffia/ Mosley
To approve the Consent Agenda.
Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

ALTERATIONS TO REGULAR AGENDA: Move the regular agenda first.
M/S: Maffia/Mosley
To move the regular agenda first.
Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

REGULAR AGENDA

1. **Proposed Project:** Capital Improvement Program for FY2022/23-2026/27
   Location: City-wide
   Applicant & Property Owner: City of Scotts Valley
   Project Description: State law requires cities to adopt a Capital Improvement Program (CIP) to implement the cities' General Plan. The CIP is a list of the proposed public works projects. The City's Public Works Department develops the CIP as a 5-year program and updates the program each year. By law, the Planning Commission must review the CIP for consistency with the General Plan.
   Staff: Chris Lamm, Public Works Director, clamm@scottsvalley.org
   M/S: Hodgin/Maffia
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

2. **Proposed Project:** Lloyd's Tires Office Trailer
   Location: 5310E Scotts Valley Drive / APN 022-042-08
   Planning Permit Application: Design Review DR22-005
   Applicant & Property Owner: Courtney Hughes & Steve Bogner
   Project Description: Consideration of a Design Review application to legalize an existing, unpermitted 317 square foot office trailer with an attached, unpermitted, 103 square foot deck.
   Staff Planner: Jonathan Kwan, Contract Planner, jonathank@csgengr.com
   M/S: Horlock/ Hodgin
   To approve Resolution No. 1773 for DR22-005 for the Lloyd's Tires Office Trailer at 5310E Scotts Valley Drive.
   Carried: 5-0-0
   Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
   Noes: None

3. **Proposed Project:** Oak Creek Park
   Location: Intersection of Mount Hermon Road and Glen Canyon Road / APN 022-162-76
   Planning Permit Application: Environmental Impact report EIR19-004

General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007

Applicant & Property Owner: Charlie Eadie & Granum Partners
Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments
Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us
M/S: Maffia/Horlock
To direct the applicant to work with staff to address the following items and bring the revised project back to the Planning Commission with a resolution for consideration.

Lot 1

a. Setbacks of the townhomes
b. Parking
c. Size of the units

Lot 2

a. Reduced Parking Dimensions
b. Shared Parking
c. Enhanced Parking Lot Design
d. Private open space regarding rooftop screening from neighbors
e. Architectural enhancements
f. Circulation and parking
g. Trash bin location
h. Redwoods behind the buildings
i. Parking Garage Venting

Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 9:34pm

Minutes

Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: September 8, 2022
Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	**MEETING LOCATION** Zoom Videoconference Remote Access Only	**POSTING:** The agenda was posted on 9/02/22, at City Hall and on the Internet at www.scottsvalley.org.

Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgin, Commissioner Steven Horlock, Commissioner Shawn Mosley, Commissioner	Taylor Bateman, Community Development Director Susie Pineda, Contract Planner Lauren Lambert, Deputy City Clerk

CALL TO ORDER: 6:06 PM

ROLL CALL: Present: Gentile, Hodgin, Horlock, Maffia, and Mosley

PUBLIC COMMENT: No one came forward

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

1. Approve the Action Meeting Minutes from the following meetings:
    a. August 11, 2021

    M/S: Mosley/Horlock
    To approve the Consent Agenda.
    Carried: 5-0-0
    Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
    Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None

PUBLIC HEARING AGENDA:

1. **Proposed Project:** Oak Creek Park
   Location: Intersection of Mount Hermon Road and Glen Canyon Road / APN 022-162-76

Planning Permit Application: Environmental Impact report EIR19-004
General Plan Amendment GPA18-001
Zone Change ZC18-001
Planned Development PD18-002
Minor Land Division MLD18-003
Design Review DR18-007
Applicant & Property Owner: Charlie Eadie & Granum Partners
Project Description: Consideration of an Environmental Impact Report, General Plan Amendment (GPA), Zone Change, Planned Development Zoning and Planned Development Permit, Design Review application and a Minor Land Division to allow for the construction of a mixed use commercial and residential development on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 square feet of commercial, eight townhomes, and 44 apartments
Staff Planner: Susie Pineda, Contract Planner, spineda@m-group.us
Public Comment:
Henry Hooker, member of Santa Cruz YIMBY, spoke in favor of the Oak Creek Park Project
Patrick Shay, Scotts Valley resident, spoke on concerns regarding his redwood trees in proximity to the back of building A on lot 1. Mr. Shay also spoke on concerns regarding the underground springs in the area, the location of the trash bins, and the parking lot ventilation.
Linda Kerner, speaking on behalf of Affordable Housing Now, spoke in favor of the Oak Creek Park Project regarding the housing that is needed in Scotts Valley
M/S: Horlock/Mosley
The Planning Commission added the following Conditions of Approval:

- Amendment to the condition regarding the neighboring trees to include other trees along the shared property line that may be impacted by the grading plan as determined by the arborist for the project.
- Adding trees to the parking area.

The Planning Commission also recommends the City Council consider:

- Sufficiency of the common space areas on the roof top
- The architectural appearance of the first commercial building on Glen Cayon and Mt. Hermon Road while the landscaping is maturing

Carried: 5-0-0
Ayes: Gentile, Hodgin, Horlock, Maffia, and Mosley
Noes: None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None

DIRECTOR UPDATES: None

ADJOURNMENT: 7:05 PM

Affordable Housing NOW!
P.O. Box 2374, Santa Cruz, California 95063
(831) 566-2360

Every Unit Counts!

December 1, 2022

Scotts Valley City Council
1 Civic Center Drive
Scotts Valley, CA 95066

RE: Oak Creek Park Mixed-Use Development

Dear City Council Members:

Affordable Housing NOW (AHN) appreciates the opportunity to comment on the proposed Oak Creek Park Mixed-Use Development. AHN enthusiastically supports this project as it provides exactly the kind of housing that is desperately needed in Scotts Valley.

There is a great need for more rental units in Scotts Valley as well as smaller housing units for single individuals, young professionals, and seniors. This project includes 52 rental units ranging in size from studios, to one, two and three bedroom apartments and townhomes. Scotts Valley is far from reaching its RHNA goals for very low, low and moderate-income households and this development will provide eight affordable units to help address the need for housing in those income categories.

It has taken several years for this project to come back to your Council and we urge swift approval to move the project forward. Many Scotts Valley residents, as well as people who work in the City but commute from other communities, are desperately in need of the housing this project will provide!

Sincerely,

Tim Willoughby

Tim Willoughby, AHN Chair

From: Henry Hooker <henry.hooker@gmail.com>
Sent: Thursday, December 1, 2022 12:58 PM
To: Jim Reed (EXT) <jimreedSV@gmail.com>; Randy Johnson (EXT) <rlj12@comcast.net>; Donna Lind (EXT) <dlindslind@earthlink.net>; SVCH-cityhall <cityhall@scottsvalley.gov>; Jack Dilles <jdilles@scottsvalley.gov>; Derek Timm <dtimm@scottsvalley.gov>
Subject: Oak Creek Housing Project

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

Esteemed Scotts Valley City Council Members,

I write in support of the Oak Creek Project coming before you on December 7. This is a project that deserves your support, and should be approved without further delays or modifications. The affordable homes are a huge benefit to the community, as are the market rate homes. All will help Scotts Valley achieve its RHNA goals, and provide housing opportunities for people trying to find housing in our area. Please approve this next step forward.

Respectfully,

Henry Hooker
Santa Cruz

From: Daniel Rodriguez Ramirez <drodri37@ucsc.edu>
Sent: Thursday, December 1, 2022 4:03 PM
To: Jim Reed (EXT) <jimreedSV@gmail.com>; Randy Johnson (EXT) <rlj12@comcast.net>; Donna Lind (EXT) <dlindslind@earthlink.net>; SVCH-cityhall <cityhall@scottsvalley.gov>; Jack Dilles <jdilles@scottsvalley.gov>; Derek Timm <dtimm@scottsvalley.gov>
Subject: In support of Oak Creek Project

CyAs Tech

Warning: Sender drodri37@ucsc.edu is not yet trusted by your organization.
Please be careful before replying or clicking on the URLs.

Report This Email Mark Safe

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

Dear Scotts Valley City Council,

I support the Oak Creek Project proposed in Scotts Valley. Scotts Valley is WAY behind in meeting RHNA goals for affordable homes of varying levels, including having 0% progress in very-low homes. All the homes, but especially the 8 affordable homes included in this project are much needed. Please move this project forward.

Be well,

Daniel

Daniel Rodriguez Ramirez, M.Ed.
Ph.D. Candidate in Social Psychology
Community Psychology Research and Action Team
Emphasis in Latin American and Latino Studies (LALS)
Graduate Student Researcher on yPAR project We Belong Too

University of California Santa Cruz
drodri37@ucsc.edu
Pronouns: he/they (click here to know more about this)

ARBORIST REPORT-

Tree Survey, Impact Assessment & Protection Plan

Oak Creek Park
3640 Glen Canyon Road
Scotts Valley, CA
APN: 022-162-76
11/10/2022

Prepared for:

Eadie Consultants
877 Cedar Street #248
Santa Cruz, CA 95060

Prepared by:

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

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Attachments: Appendix A - I

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C – Sheet T1 – Tree Protection Plan

Appendix D – Tree Appraisal Chart

Appendix E – Arborist Report by Maureen Hamb, Dated 7/2018

Appendix F – Glossary of Terms

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Appendix H - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- City of Scotts Valley Protected Trees

Appendix I - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 15 trees.
2. An 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
4. Appraised value of *Protected*, impacted trees, to determine a tree protection security deposit.

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A mixed-use project is proposed for a 3 ½ acre parcel at Mt. Herman & Glen Canyon Road, Scotts Valley.
- Fifteen trees growing on adjacent properties, and defined as *Protected Trees*, by the City of Scotts Valley, were surveyed.
- The *Protected Trees* are in good or fair condition and are suitable for preservation.
- The Protected Trees will have low or moderate construction impacts and can be incorporated into the project.
- Four of the fifteen Protected Trees will have moderate impacts and will require mitigation methods to reduce construction impacts.

Data Summary

General	
Total Trees Inventoried	**Count**
Total	**15**
Species (3)	
coast Redwood (*Sequoia sempervirens*)	**8**
ash (*Fraxinus spp.*)	**6**
coast live oak (*Quercus agrifolia*)	**1**
Regulated Trees	
Protected Trees	
All trees 13" or greater trunk diameter	15
Tree Disposition Categories – All Trees	
R.I. – Remove due to construction impacts	0
R.C. – Remove due to condition (poor condition)	0
R.T., I.M. - Retain tree. Preservable, low or moderate impacts that can be mitigated.	15

Background

Plans for this project have been submitted to the City of Scotts Valley Planning Department and received preliminary review. As a condition of the review process, Eadie Consultants has requested my services, to assess the condition of 15 trees growing on properties adjacent to 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.

A tree resource evaluation and project impact analysis report, regarding trees on the project site was completed by arborist Mareen Hamb on 7/2018. *For reference, the Hamb report is attached to this report.* Since the date of that report, refinements have been made to the proposed development. Off-site trees growing on adjacent private properties not included in the earlier arborist report are evaluated in this report.

This report contains anticipated construction impacts to these off-site trees based on the latest plan set.

Final recommendations for retention or removal of all trees (from both arborist reports), based on refinements in the current plan set, but not developed at the time of the original arborist report, are included in this report.

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), suitability for preservation ratings. Review preliminary development plans assess potential impacts to trees, provide recommendations for retention or removal, and specify tree protection mitigation treatments for impacted trees that will be retained. Provide valuations of impacted trees to calculate a tree security deposit.
To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including:** Plan Set, Architectural, Civil & Landscape Plan, reviewed in July and September of 2022 by Planning Commission, and recommended to City Council for approval.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Tree Protection Plan:** Develop tree protection specifications to mitigate anticipated impacts to retained trees.
- **Mapping:** Tree locations were plotted onto: Sheet 3.1 Grading Plan, and a Sheet T1, Tree Protection Plan, 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 9/16/2022 & 11/3/2022.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Scotts Valley as a reference for existing tree conditions and to help satisfy the City of Scotts Valley planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Plan Set, Architectural, Civil & Landscape Plan, reviewed in July and September of 2022 by Planning Commission, and recommended to City Council for approval.
- Landscape Plan, Sheet L, by Ellen Cooper
- Site Visit, Tree Inventory & Condition Evaluation at 3640 Glen Canyon Road, Scotts Valley on 9/16/2022 & 11/3/2022.
- City of Scotts Valley Municipal Code –Section 17.44.080 Tree Protection Regulations (applicable sections).
- *Guide for Plant Appraisal 10th Edition*

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OBSERVATIONS

The undeveloped 3 ½ acre parcel borders existing commercial and residential areas, (Image #1).

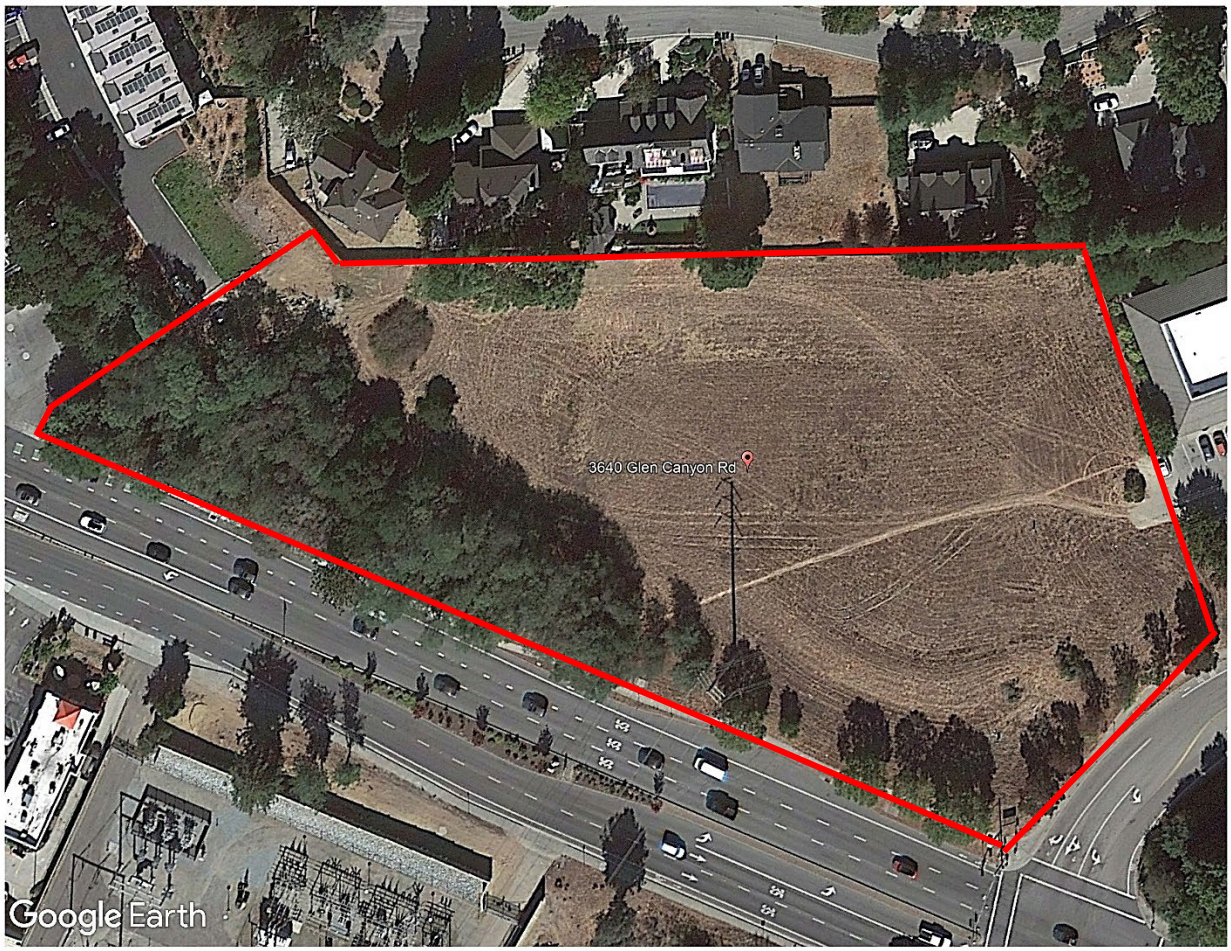

Image #1 - Aerial image of 3 ½ acre parcel, with project boundaries.

I surveyed fifteen trees defined as *Protected* trees according to City of Scotts Valley ordinance. They meet City ordinance criteria:
E. Any single-trunk tree greater than or equal to 13-inch diameter (40-inch circumference).

The trees I surveyed grow on adjacent properties. Three species were surveyed including a row of coast redwood and a row of ash and one coast live oak.

Trees T2-A through T9-A include a row of eight maturing to mature coast redwoods that grow in the backyards of properties uphill and to the east, but outside the project limits, (Image #2).

Image #2- Trees T2-A – T9-A, coast redwood, (circled). The eight coast redwoods grow off-site, east of project limits.

The coast redwoods have trunk diameters ranging from 16” to 48”. The tree canopies overhang the project limits from 5-10 feet.

The redwoods are well structured and in good condition.

Trees T10-A through T15-A include six mature ash that grow in the backyard of a property uphill and to the east, but outside the project limits, (Image #3).

Image #3- Trees T10-A – T15-A, ash. The six ash grow off-site, east of project limits.

The ash trees have trunk diameters ranging from 18” to 30”. All of the ash are multi-trunked. All lower limb structure has been removed, reducing wind dampening, and increasing stress on trunk attachments during wind events. The tree canopies overhang the project limits from 15-18 feet.

Some of the co-dominant trunks have developed included bark[1]. Overall, the ash are in fair condition.

[1] Included bark – Bark that becomes embedded in a union between co-dominant trunks. Lacks auxiliary wood and causes a weak structure.

One 15” diameter coast live oak grows on the adjacent commercial property, south of the project limits, (Image #4).

Image #4- Tree T1-A, coast live oak, (circled). The oak grows on the adjacent commercial property.

The oak is well structured and in good condition. Its canopy overhangs the project limits by 5 feet.

The remainder of the trees in this project are on-site trees and were assessed in the arborist report dated 7/2018.

DISCUSSION

The initial arborist report for this project Tree Resource Evaluation/Project Impact Analysis, by Maureen Hamb, dated July 2018, surveyed 17 trees and a grove of more than 200 acacia trees.

For this report, I surveyed an additional 15 trees, all located on adjacent properties.

Species List

Table 2 – Protected Trees

PROTECTED TREES		
Common Name	**Botanical Name**	**Count**
coast redwood `	(*Sequoia sempervirens*)	8
ash	(*Fraxinus spp.*)	6
coast live oak	(*Quercus agrifolia*)	1
coast live oak	(*Quercus agrifolia*)	1
Total *Protected* Tree Count		**15**

A complete species list can be found in the Tree Assessment Chart spreadsheet, Appendix A.

Tree Evaluation and Recording Methods

Site evaluations were made on 9/16/2022 & 11/3/2022. The inventory included some trees within the project limits, and some outside the project limits with canopies overhanging 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 Sheet T1, *Tree Protection Plan*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to Appendix C, Sheet T1, Tree Protection Plan.**

Condition Rating

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 9
- Fair - 6
- Poor - 0

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 - 9
- Fair – 6
- Poor - 0

Tree Protection Zone

The tree protection zone (TPZ), is a defined area (radius from trunk), 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.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

The CRZ is the biological limit of a tree's capacity to recover from root loss. It is "the area of soil around a tree where the minimum number of roots that are biologically essential to the structural stability and health of the tree are located. There are no universally accepted methods to calculate the CRZ." (Clark, Metheny, Smiley, et al, *The Tree Protection Zone & the Critical Root Zone*, 12/2021). The methods utilized to determine the Critical Root Zone are varied and can be based on professional guidelines and/or industry standards. Criteria such as trunk diameter, tree age and vigor, species tolerance, tree architecture and existing site constraints are commonly used criteria.

Using this information, the arborist can find the distance from the trunk that should be protected per unit of trunk diameter. The CRZ does not always represent a radius around the tree. When necessary, the area can be offset or shaped in a manner that accepts tree canopy constraints or existing conditions.

Critical Root Zone, Continued:

For purposes of this report the CRZ is the minimum tolerable distance between the trunk, and excavation that requires root cutting. I have estimated it to be five times the trunk Diameter at Breast Height, (DBH is 4.5' above grade). For example, if a tree has a one-foot trunk diameter, the CRZ extends to five feet from the trunk.

If encroachment into the CRZ or TPZ is required to retain the tree during development, the arborist must provide alternative construction methods or preconstruction treatments to reduce impacts.

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 ten times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to Trees

The trees surveyed in the initial arborist report dated 7/2018, are either within or very near the footprint of construction elements. Impacts will be high, the trees will not tolerate the anticipated root loss, and their removal will be necessary.

The fifteen trees surveyed in this report and growing on adjacent properties, will have low or moderate construction impacts that the trees can tolerate, and all 15 are suitable for retention.

A grading cut of 6" – 12" depth will be made within the critical root zone of coast redwood tree T9-A, ash trees T14-A and T15-A, and near the critical root zone of ash tree T13-A. The redwood and ash will suffer moderate root loss, which they can tolerate, and need tree protection treatments to reduce root loss impacts.

Between one to two feet of fill will be added within the canopy dripline of ash trees T6-A, T7-A, T8-A, and coast redwoods T7-A, T8-A and T9-A, which will not significantly affect these trees and impacts will be low.

Construction impacts to tree T1-A, coast live oak will be low.

No grading will occur immediately adjacent to trees T1-A – T6-A. Tree protection fencing will be required to protect these trees from construction activities. For the remainder of trees, the existing fencing will serve as the tree protection fencing.

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 11
- Moderate – 4
- High - 0

Mitigation Measures for Retained Trees

The trees retained on this project may require some or all the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching.
- Supervised root pruning.

Tree Protection Specifications & Recommended Sequence
(These specifications are included on the Tree Protection Plan, sheet T1)

Demolition Phase:

1. Tree Removal – Remove all on- site trees. Use Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017.
2. Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.

Construction Phase:

1. Grading - Use a ditch-witch trencher to pre-cut roots of trees T9-A, coast redwood and T13-A, T14-A and T15-A ash, before grading near the trees. The depth of the trenching shall be 18”. See Tree Protection Plan, sheet T1 for location. This procedure shall be performed under supervision of the Project Arborist. After ditch-witch trenching, roots shall be re- pruned by methods indicated on Tree Sheet T1, Tree Protection Plan, Pre-Construction Root Pruning.

Tree Appraisal and Valuation

The City of Scotts Valley requires valuation of all retained, *Protected Trees* potentially affected by a construction project. The value of fifteen trees has been appraised. Reference includes, 1) *Guide for Plant Appraisal 10th Edition.*

The total appraised value of four impacted trees to be retained is $127,538. The criteria for appraisal are included in the attached spreadsheet, *Appendix D, Appraised Value of Protected Trees – Reproduction Method/ Trunk Formula Technique.*

The owner/applicant will be required to obtain, and file with the Community Development Director, a Tree Protection surety bond prior to obtaining Building Division permits. The total value of the security deposit will be $127,538

Summary -

- Total number of trees: 32 (on-site,17 and off-site,15).
  Not including acacia grove.
- Number of *Protected* trees: 24
- Total appraised value of 15 impacted, retained trees: $127,538.
- Recommended security deposit: $127,538
- Number of *Protected* trees requested for removal: Nine

Tree Replacement

Nine (9) *Protected* trees are recommended for removal, due to anticipated construction impacts. Compensation for tree removal necessary to construct the project include:

- Preservation and protection of the retained trees during construction.
- Pre-construction treatments for specified trees.
- Tree re-planting as specified in Sheet L, Landscape Plan.

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. Therefore, if removals are approved, a total of 18 or more replacement trees is required.

A total of 140 trees are indicated on Sheet L, Landscape Plan by Ellen Cooper. This represents a replanting ratio of 15 trees replanted for every *Protected* tree removed.

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- A mixed-use project is proposed for a 3 ½ acre parcel at Mt. Herman & Glen Canyon Road, Scotts Valley.
- Fifteen trees growing on adjacent properties, and defined as *Protected Trees*, by the City of Scotts Valley, were surveyed.
- The *Protected Trees* are in good or fair condition and are suitable for preservation.
- The Protected Trees will have low or moderate construction impacts and can be incorporated into the project.
- Four of the fifteen Protected Trees, including trees T9-A coast redwood, and trees T13-A, T14-A and T15-A ash, will have moderate impacts and will require mitigation methods to reduce construction impacts.
- Nine *Protected Trees* are recommended for removal including trees T7 and T9, London plane, T11- T16, coast live oak and T18, Ponderosa pine.
- One hundred forty trees are included in the Landscape Plan as compensation for the *Protected Trees* removed.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove all on-site trees as shown in Landscape Plan.
3. Follow tree protection specifications for all off-site trees as shown on Tree Protection Plan, sheet T1.
4. Plant replacement trees for *Protected* trees removed, as shown on Landscape Plan, Sheet L.

Respectfully submitted,

Kurt Fouts

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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

Tree Disposition 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 multi-trunk with one trunk 8" in diameter or greater. Any oak 8 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
Trees Located on Adjacent Properties											
T1-A	coast live oak (*Quercus agrifolia*)	15"	Yes	40'x30'	Good	Good	Good	20'	Low	R.T	10' from property line
T2-A	coast redwood (*Sequoia sempervirens*)	24"	Yes	60'X15'	Good	Good	Good	20'	Low	R.T	5' from fence line
T3-A	coast redwood	16"	Yes	40'x15'	Good	Good	Good	15'	Low	R.T	6' from fence line
T4-A	coast redwood	18"	Yes	40'x15'	Good	Good	Good	15'	Low	R.T	< 1' from fence line

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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
Trees Located on Adjacent Properties											
T5-A	coast redwood	18"	Yes	65'X15'	Good	Good	Good	15'	Low	R.T	< 3' from fence line
T6-A	coast redwood	20"	Yes	65'x15'	Good	Good	Good	15'	Low	R.T	< 2' from fence line
T7-A	coast redwood	24"	Yes	65'X15'	Good	Good	Good	20'	Low	R.T	< 1' from fence line
T8-A	coast redwood	24"	Yes	65'x15'	Good	Good	Good	20'	Low	R.T	< 3' from fence line
T9-A	coast redwood	48"	Yes	65'x30'	Good	Good	Good	25'	Moderate (root loss, grading)	R.T	Average 16' from grading cut. < 2' from fence line
T10-A	ash	24"	Yes	65'X30'	Fair	Fair	Fair		Low	R.T	33' from 6" - 12" grading cut. Average 2' from fence line
T11-A	ash	30"	Yes	65'X30'	Fair	Fair	Fair		Low	R.T	23' from 6" - 12" grading cut.. Average 2' from fence line.
T12-A	ash	18"	Yes	65'X30'	Fair	Fair	Fair		Low	R.T	16' from 6" - 12" grading cut. 18' from 6" - 12" grading cut. Average 2' from fence line.
T13-A	ash	24"	Yes	65'X30'	Fair	Fair	Fair		Moderate (root loss, grading)	R.T	12' from 6" - 12" grading cut, (6X trunk diameter). Average 2' from fence line.
T14-A	ash	24"	Yes	65'X30'	Fair	Fair	Fair		Moderate (root loss, grading)	R.T	7' from 6" - 12" grading cut, (3.5X trunk diameter). Average 2' from fence line.
T15-A	ash	24"	Yes	65'X30'	Fair	Fair	Fair	20'	Moderate (root loss, grading)	R.T	5' from 6"-12" grading cut, (2.5X trunk diameter). May be boundary tree. Trunk straddles fence line.

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11/10/2022

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.

Relative Age:

I estimated tree age as young, semi-mature, mature, or over-mature.

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.

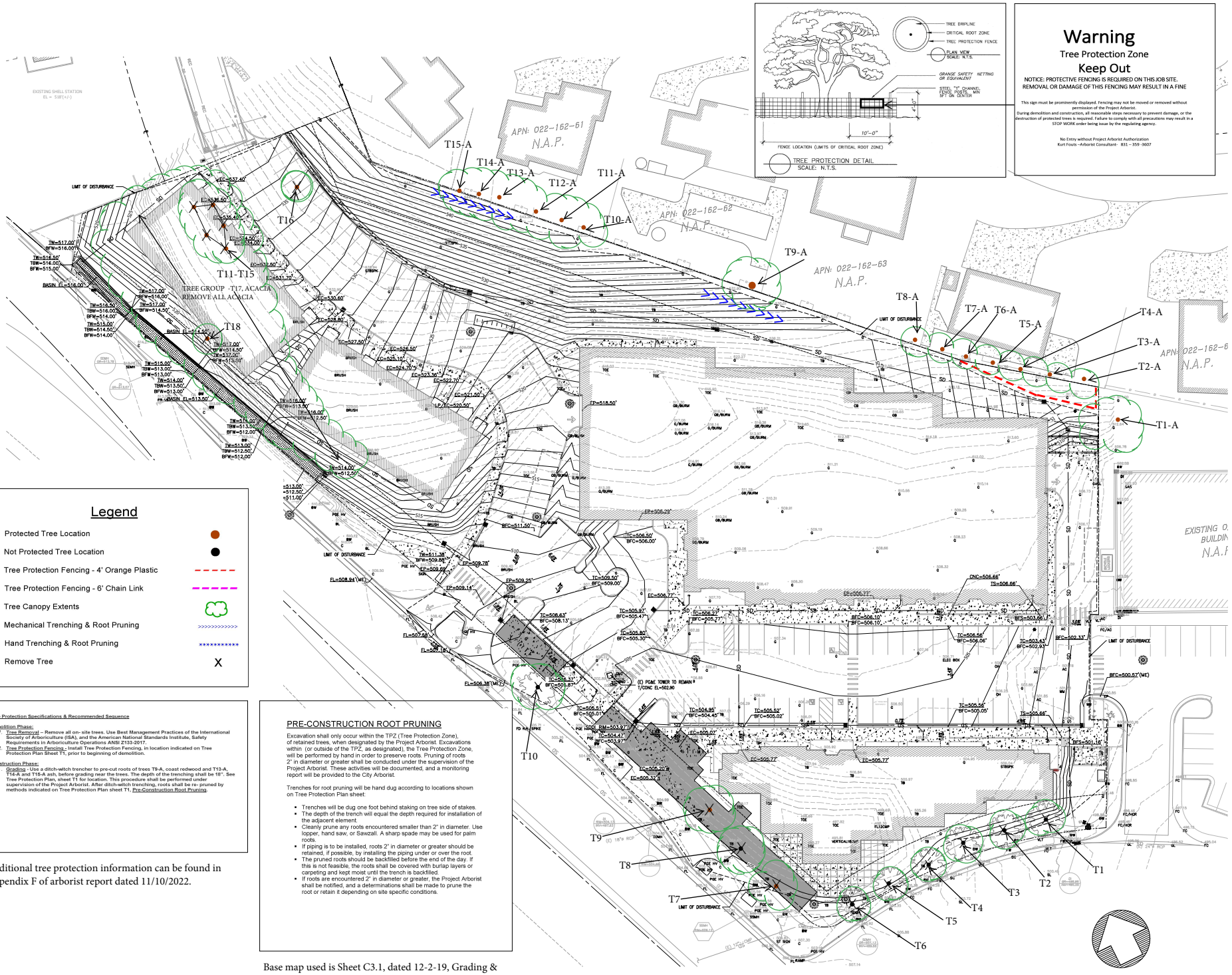
Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

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.



Legend

- Protected Tree Location
- Not Protected Tree Location
- Tree Protection Fencing - 4' Orange Plastic
- Tree Protection Fencing - 6' Chain Link
- Tree Canopy Extents
- Mechanical Trenching & Root Pruning
- Hand Trenching & Root Pruning
- Remove Tree

Tree Protection Specifications & Recommended Sequence

Demolition Phase:

1. Tree Removal – Remove all on- site trees. Use Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017.
2. Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition.

Construction Phase:

1. Grading - Use a ditch-witch trencher to pre-cut roots of trees T9-A, coast redwood and T10-A, T14-A and T8-A ash, before grading near the trees. The depth of the trenching shall be 18". See Tree Protection Plan, sheet T1 for location. This procedure shall be performed under supervision of the Project Arborist. After ditch-witch trenching, roots shall be re- pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.

Additional tree protection information can be found in Appendix F of arborist report dated 11/10/2022.

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- If piping is to be installed, roots 2" in diameter or greater should be retained, if possible, by installing the piping under or over the root.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

Base map used is Sheet C3.1, dated 12-2-19, Grading & Drainage Plan by C2C Civil Consultants, Scotts Valley.

K.F.
11/10/2022
APN: 022-162-76

Sheet T1
of one sheet

Tree Protection Plan
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Appendix D

3640 Glen Canyon Road, Scotts Valley

Appraised Value of Heritage Trees - Reproduction Method / Trunk Formula Technique

Tree #	Species	Trunk Diameter @ 4.5'	Basic Reproduction Cost	Health X Weighting	Structure X Weighting	Form X Weighting	Weighted Average Condition	Functional Limitations	External Limitations	Appraised Value
T1-A	coast live oak (Quercus agrifolia)	15"	$3,334	.75x.34	70x.33	75x.33	73%	80%	100%	**$1,900**
T2-A	coast redwood (*Sequioa sempervirens*)	24"	$16,434	75x.34	75x.33	75x.33	75%	80%	100%	**$9,200**
T3-A	coast redwood	18"	$9,235	75x.34	75x.33	75x.33	175%	80%	100%	**$5,200**
T4-A	coast redwood	18"	$9,235	75x.34	75x.33	75x.33	275%	80%	100%	**$5,200**
T5-A	coast redwood	18"	$9,235	75x.34	75x.33	75x.33	375%	80%	100%	**$5,200**
T6-A	coast redwood	18"	$9,235	75x.34	75x.33	75x.33	475%	80%	100%	**$5,200**
T7-A	coast redwood	24"	$16,434	75x.34	75x.33	75x.33	75%	80%	100%	**$9,200**
T8-A	coast redwood	24"	$16,434	75x.34	75x.33	75x.33	75%	80%	100%	**$9,200**
T9-A	coast redwood	48"	$65,484	75x.34	75x.33	75x.33	75%	80%	100%	**$36,835**
T10-A	ash (*Fraxinus spp* .)	24"	$16,435	75x.25%	37x.50	50x.25	50%	80%	100%	**$6,600**

Appendix D

3640 Glen Canyon Road, Scotts Valley

Appraised Value of *Heritage* Trees - Reproduction Method / Trunk Formula Technique

Tree #	Species	Trunk Diameter @ 4.5'	Basic Reproduction Cost	Health X Weighting	Structure X Weighting	Form X Weighting	Weighted Average Condition	Functional Limitations	External Limitations	Appraised Value
T11-A	ash	30"	$25,701	75x.25%	37x.51	50x.26	50%		100%	**$10,300**
T12-A	ash	18"	$9,253	75x.25%	37x.52	50x.27	50%		100%	**$3,700**
T13-A	ash	24"	$16,435	75x.25%	37x.50	50x.25	50%		100%	**$6,600**
T14-A	ash	24"	$16,436	75x.25%	37x.51	50x.26	50%		100%	**$6,601**
T15-A	ash	24"	$16,437	75x.25%	37x.52	50x.27	50%		100%	**$6,602**
								Total Value of Appraised Trees		**$127,538**

Kurt Fouts
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Sheet 2 of 2

11/10/2022

Maureen Hamb-WCISA Certified Arborist WE 2280

Professional Consulting Services

TREE RESOURCE EVALUATION
PROJECT IMPACT ANALYSIS

OAK CREEK PARK
3640 GLEN CANYON ROAD, SCOTTS VALLEY
APN 022-162-76

Prepared for
Eadie Consultants

July 2018

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INTRODUCTION

This arboricultural resource assessment/project impact analysis includes an evaluation of trees growing on undeveloped property located at 3640 Glen Canyon Road in the City of Scotts Valley.

A proposal for mixed use development has been prepared that will utilize the bulk of the site. This report includes an inventory of the trees on the site, review of the proposed plans and recommendations regarding the future disposition of the trees.

PROJECT DESCRIPTION AND LOCATION

A mixed-use project is proposed for an undeveloped property located at the corner of Glen Canyon Road and Mount Hermon Road (3640 Glen Canyon Road APN 022-162-76). The proposal includes two apartment buildings, one mixed use building and one commercial building with associated parking and landscaping.

ASSIGNMENT/SCOPE OF SERVICES

In May of 2018 I met with Charlie Eadie from Eadie Consultants on the Glen Canyon property. As the developers representative he provided the proposed plans for the site (C2G Civil Consultant Group). I was retained to inspect and evaluate the trees within the property boundaries in preparation for development. The following services have been completed to prepare the inventory and report.

- Inventory, number and map all trees growing adjacent to proposed development project.
- Identify tree species and measure trunk diameter at a point 54 inches above grade (DBH).
- Visually inspect each tree to determine health status, structural integrity and suitability for incorporation into the development project.
- Provide the “Critical Root Zone” dimensions
- Review development plans to assess potential construction impacts to trees.
- Provide recommendations for tree removal/retention based on overall tree condition and construction related impacts.

TREE INVENTORY OVERVIEW

The attached inventory includes the following information on trees growing adjacent to proposed development:

Tree Species
The inventory indicates the "common" name for each protected tree. The botanical names of the trees are listed here:

Coast live oak (*Quercus agrifolia*)
Acacia (*Acacia baileyana*)
Ponderosa pine (*Pinus ponderosa*)
Ash (*Fraxinus sp*)
Sycamore (*Platanus acerifolia*)

Trunk Diameter
The diameter of each trunk/trunks was measured at a point 54 inches above natural grade (DBH) using a diameter tape.

Tree Health
Tree health and tree structure are evaluated separately. A "healthy" tree can be weakly structured and represent a risk, a well-structured tree can be "unhealthy" or in poor vigor.

The determination of tree health is made during a Visual Tree Inspection. This analysis includes an evaluation of the biology of each tree using procedures developed by Claus Mattheck and published in The Body Language of Trees. The health of the tree is then rated as "good", "fair", or "poor" in the inventory.

The biological assessment determines health status and includes an evaluation of the following:

- Vitality of the leaves, bark and twigs
- Presence of fungi or decay
- Percentage and size of dead branching
- Status of old wounds or cavities.

Healthy trees rated as "good" display dense full canopies with dark green foliage. Dead branching is limited to small twigs and branches less than one inch in diameter. No evidence of disease, significant decay or inspect activity is visible. Vigorous, health trees are much better able to tolerate site alteration and invasive construction impacts than less vigorous trees of the same species.

Trees in "fair" health have 10-30% foliar dieback, small areas of dead branching greater than one inch in diameter and minor evidence of disease, decay, or insect activity.

Trees in "poor" health display greater than 30% foliar dieback, dead branches greater than two inches in diameter and/or areas of decay, disease or insect activity.

Tree Structure
As with tree health, the structural integrity of each tree is determined using the Visual Tree Inspection methods. This mechanical assessment includes an evaluation of the following:

- Integrity of the framework of the tree (supporting trunk and major branches)
- External symptoms (bulges, ribs or cracks) that can indicate internal defects
- Lean of main trunk and canopy configuration
- Development of root buttress

Trees with "good" structure are well rooted with visible taper in the lower trunk leading to buttress root development. These qualities indicate that the tree is solidly rooted in its growing site. No significant structural defects such as codominant stems (two stems of similar size that emerge from the same point on the trunk), weakly attached branches, cavities or decay are present.

Trees with "fair" structural integrity may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Small areas of decay or evidence of small limb loss may be present in these trees. The condition of these trees can be improved using common maintenance procedures.

Poorly structured trees display one or more serious structural defects that may lead to the failure of branches, trunk or the whole tree due to uprooting. Trees in this condition may have had root loss due to decay or site conditions. The supporting trunk or large stems could be compromised by decay or structural defect (large codominant stems with included bark). Trees in this condition represent a risk. In some situations, maintenance including cable support systems, props or severe pruning can reduce, but not eliminate the potential hazard.

Critical Root Zone (CRZ)
The **"Critical Root Zone"** is the optimum rooting area around a single tree or group of trees in which no grading or construction activity should occur. The zone should be large enough to retain sufficient root and crown area to maintain tree health and stability. The size of this zone depends on a number of factors (Matheny, Clark & Harris 1999)

This optimum area is based on the British Standards Institute (BS5837:1991 and BS 5837:2005). This method is based on ranges in tree diameter, tree age and vigor.

The CRZ does not always represent a radius around the tree. When necessary the area can be offset or shaped in a manner that accepts tree canopy constraints or existing conditions.

Comments
This provides a short summary of tree condition, location, impacts and recommendations.

Protected Status
The highlighted cells within the spreadsheet indicate "protected" status and require permit approvals from the City of Scotts Valley. Section 17.44.080 of the Tree Protection Regulations outline the specifics of protected trees that include trunk diameter sizes of oaks and other species and trees growing within five feet of a public right of way.

The ash trees growing along the back of the sidewalk are more than five feet from the sidewalk. Two of the sycamore trees growing at the back of the sidewalk are four feet from the right of way and are therefore protected and require a permit.

All oaks (six trees) and one pine on the site are protected based on trunk diameters. The group of acacia are not protected by Scotts Valley ordinances.

OBSERVATIONS

Site Description
The site is generally an open grassland with gentle to steep slopes. The western portion of the property is dense acacia tree growth with several coast live oaks and one Ponderosa pine growing within the grove.

The southeastern side of the site is an existing commercial building. The streetscape is an intersection of multiple traffic lanes where traffic is controlled with lights.

To the north a residential development is under construction, to the east is the back side of an existing residential development.

Tree Description
The attached inventory contains information on 17 individual trees and one large group of acacia. This group of trees range from less than one inch to 12 inches in trunk diameter (pictured at right).

In general, these trees are in fair health with structural defects that include whole tree failure due to uprooting, areas of decay and weak branch/stem attachments.

Acacia as a species is a non-native and has been identified as "invasive" by the Invasive Plant Council. The negative species characteristics have been documented as the following:

- Copious seed spread
- Displacement of native plants
- Increased fuel loads

Six small diameter ash trees are growing along the Granite Creek Road frontage. Four sycamore trees are growing along Mount Hermon Road behind the sidewalk (pictured below).

The ash trees are young with trunk diameters that range from five to 10 inches in trunk diameter. They are in an unmaintained condition. The wood support stakes have been left on the trees causing damage and girdling to trunks. They display structural defects that include weak stem branch attachments and crowded branch structures.

The sycamore trees are well structured and in good health. Trunk diameters range from nine to 11 inches.

Six coast live oaks and one Ponderosa pine are growing within the dense acacia growth at the northern portion of the grove.

The coast live oaks are a mix of both immature and mature trees. They are growing amongst the dense acacia growth and have been suppressed by the surrounding vegetation.

The pine is growing on a slope within the acacia growth. It is a young tree in fair condition.

PROJECT IMPACTS/RECOMMENDATIONS

The project as proposed utilizes the entire property. The trees (acacia, coast live oak and pine) within the central portion of the property cannot be incorporated into the development and removal is required.

The ash and sycamore trees growing at the perimeter may be in conflict with the sidewalk and landscaping proposed for the development. If possible, the sycamore should be considered for preservation and incorporation into the project. They are healthy and young with canopies the currently provide a level of screening from the public roadway. The ash are in fair to poor condition and may not be suitable for incorporation into the landscape plan for the site.

CONCLUSION

The mixed-use development proposed for this site will require the removal of all trees growing within the central portions of the property. This includes six coast live oaks, one Ponderosa pine and a group of acacia trees.

In addition, six immature ash trees and four sycamore trees growing behind the existing sidewalk may also require removal.

Please call my office with any questions regarding the trees on this development site.

Respectfully submitted,

Maureen Hamb-Certified Arborist WE2280

Oak Creek Park
Tree Inventory
July 2018

Tree #	Species	Trunk Diameter @ 54" (DBH)	Health	Structure	Impacts: High Moderate Low	CRZ Radius in feet	Comments/Recommendations
1	ash	10.4	good	fair	Moderate	5	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan
2	ash	6.6	fair	fair	moderate	3	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan
3	ash	5.1	fair	fair	moderate	3	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan
4	ash	6.2	good	fair	moderate	3	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan
5	ash	6.8	good	fair	moderate	3	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan
6	ash	10.1	good	fair	moderate	5	young tree growing along the Granite Creek public sidewalk/May be in conflict with landscape plan

Tree #	Species	Trunk Diameter @ 54" (DBH)	Health	Structure	Impacts: High Moderate Low	CRZ Radius in feet	Comments/Recommendations
7	sycamore	11.5	good	good	moderate	5	Healthy, well structured street tree/Attempt to incorporate into project
8	sycamore	9	good	good	moderate	5	Healthy, well structured street tree/Attempt to incorporate into project
9	sycamore	9.6	good	good	moderate	5	Healthy, well structured street tree/Attempt to incorporate into project
10	sycamore	10.1	good	good	moderate	5	Healthy, well structured street tree/Attempt to incorporate into project
11	coast live oak	9.3 to 13.3	fair	fair	high	8	Growing amongst dense acacia growth, multiple stems suppressed foliar canopy/Within proposed development envelope removal required
12	coast live oak	12 & 14.1	fair	fair	high	8	Thinning lower medium dead branching/Within development envelope. Removal required

Tree #	Species	Trunk Diameter @ 54" (DBH)	Health	Structure	Impacts: High Moderate Low	CRZ Radius in feet	Comments/Recommendations
13	coast live oak	19.9 & 18.5	fair	fair	high	15	Mature tree with two main stems, canopy is suppressed by dense acacia growth/Within development envelope removal required
14	coast live oak	12.3	fair	fair	high	6	Growing amongst dense acacia, young tree with suppressed lower canopy/Within development envelope removal required
15	coast live oak	10.7	fair	fair	high	5	Younger tree within acacia grove/Within development envelope removal required
16	coast live oak	4.6 & 4.2	good	fair	high	5	Young tree with short structure growing in open area/Within development envelope removal required
17	group of acacia	1 to 12	fair/poor	fair/poor	high		Large dense grove of (at least 200 small trees) growing behind existing sidewalk. Several uproots, areas decay and thin canopies/Within development envelope removal required
18	Ponderosa pine	13.5	fair	fair	high	7	Growing within dense acacia growth/Within building envelope removal required

DEMOLITION KEY NOTES

1. REMOVE (E) UNDERGROUND STORM DRAIN LINES.
2. REMOVE (E) AC PAVEMENT (APPROX. 1,406 FT).
3. REMOVE (E) CONCRETE.
4. (E) SSCO TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION. (SEE IMPROVEMENT PLANS).
5. (E) WATER METER TO BE REMOVED AND CAPPED FOR FUTURE CONNECTION (SEE IMPROVEMENT PLANS).
6. (E) TREES AND DRIPLINES TO BE REMOVED.
7. (E) FENCE TO BE REMOVED.
8. (E) TREE TO REMAIN. PROTECT TREE THROUGHOUT CONSTRUCTION

LEGEND

- PROPERTY LINE
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- SURVEYED TREE DRIP LINE
- EXISTING FENCE
- EXISTING SPOT ELEVATION (×575.00)
- EXISTING CONTOURS (575)
- EXISTING CONCRET REMOVAL
- EXISTING AC REMOVAL
- EXISTING CONCRETE REMAIN
- EXISTING TREE TO BE REMOVED

LUCIA LANE

APN 022-162-73

APN 022-162-60

APN 022-162-61

APN 022-162-62

APN 022-162-63

APN 022-162-64

APN 022-162-65

#16

#11-#15

#18

TREE GROUP #17

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

MT. HERMON ROAD

GLEN CANYON ROAD

ADJACENT PROPERTY
N.A.P.

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Call Two Working Days Before You Dig!
1-800-227-2600

REVISIONS	BY

EXISTING SITE AND DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/17
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

OAK CREEK PARK
MIXED USE DEVELOPMENT
SCOTT'S VALLEY, CA

Date:	12/16/16
Scale:	1" = 30'
Drawn:	DD/JB
Job:	318-00
Sheet:	C1.1
Of	9 Sheets

Drawing: W:\318-00\Dwg Sheet Files\Civil\Demolition Plan.dwg 11 - TOPO AND DEMO - DEMOLITION.dwg Layout: C11 - EX SITE DEMO Last Saved: Tue Apr 25, 2017 - 11:50am Last Printed: Tue Apr 25, 2017 - 1:54pm By: jamie

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)

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Appendix H - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.

2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.

3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.

4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.

5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.

6) Compaction of the soil within the tree protection zone shall be avoided.

7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.

8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.

9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.

10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of Scotts Valley - Protected Tree List*

A. Any size tree located within five (5) feet of a public right-of-way or street.

B. Any single-trunk **oak tree** greater than or equal to eight (8) inch diameter (25 inch circumference).**

C. Any multi-trunk **oak tree** with any trunk greater than or equal to four (4) inches diameter (12 inch circumference).**

D. Any tree greater than or equal to eight (8) inch diameter (25 inch circumference)** if located within 20 feet of a moderate slope (greater than 20% slope).

E. Any single-trunk tree greater than or equal to 13-inch diameter (40 inch circumference).**

F. Any multi-trunk tree with any trunk greater than or equal to eight (8) inch diameter (25 inch circumference).**

G. Any tree, regardless of size, required as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree.

H. Any **Heritage Tree**, as specified in Municipal Code Section 17.44.080 and Exhibit A. A list and map of Heritage Trees are available at the Planning Department. Fees for removal of Heritage Trees are higher than other protected tree removals and applications must be approved at a public hearing before the Planning Commission.

*** Note:** No tree removal permit is required to remove:
C Monterey Pine trees that are infected with pitch canker; ***proof of infection is required***;
C Blue Gum Eucalyptus or Acacia trees;
C Bay Laurel trees ***if*** they are growing under the drip-line of an established oak tree; or,
C Fruit trees.

****** Tree measurement shall be taken 4½ feet (54 inches) above the ground.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

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