A G E N D A

Scotts Valley Planning Commission
Special Meeting
REMOTE ACCESS ONLY
March 24, 2022
Time: 5:30 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5635	**MEETING LOCATION** City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 Remote Access Only	**POSTING:** The agenda was posted on March 18, 2022 at City Hall and on the Internet at www.scottsvalley.org.

PUBLIC ADVISORY REGARDING COVID-19

On September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361"), an urgency measure effective upon adoption, amending the Brown Act to allow legislative bodies to continue teleconferencing during a proclaimed State of Emergency, and either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees. In accordance with AB 361, the Scotts Valley City Council adopted Resolution No. 2007.1 on November 17, 2021, authorizing the continued use of teleconferenced meetings pursuant to AB 361. City Council and City Staff Members will be participating remotely via videoconference.

Public Participation

The meeting will be available on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places

people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

Appointed Officials	City Staff Members
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgin, Commissioner Shawn Mosley, Commissioner Steve Horlock, Commissioner	Taylor Bateman, Community Development Director Olivia Beers, Assistant Planner Scott Harriman, Contract Planner

Notice regarding Planning Commission Meetings:
The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely.

Agenda and Agenda Packet Materials:
The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: www.scottsvalley.org/AgendaCenter, City Hall is closed to the public therefore, the agenda is only available for viewing online.

CALL TO ORDER
(The Planning Commission Chair calls the meeting to order.)

ROLL CALL
(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME
This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA
(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA
(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

ALTERATIONS TO PUBLIC HEARING AGENDA
(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

ALTERATIONS TO REGULAR AGENDA
(Commission 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 Chair.)

1. **Location:** 19 Polo Heights / APN 024-021-36
   (33 Polo Heights on original application)
   Application: Design Review DR19-013
   Applicant & Property Owner: Todd Creamer
   Project Description: Consideration of revisions to an approved Design Review application for a new single-family home, on a recently subdivided hillside lot adjacent to Highway 17.
   Staff Planner: Scott Harriman, Contract Planner, sharriman@rgs.ca.gov

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS (The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES
(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT
(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

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 Planning Commission 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 Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. 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.

Agenda Item No. 1
03/24/22 PC Mtg.

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	March 24, 2022
Applicant / Property Owner:	Todd Creamer
Applications:	DR19-013 Revision
Location:	19 Polo Heights Road / APN 024-021-36 (33 Polo Heights Road on Original Application)
General Plan / Zoning:	Estate Residential / R-1-40, Estate Residential, H-R Hillside Residential Combining District
Environmental Status:	Mitigated Negative Declaration Adopted June 3, 2020
Request:	Consideration of revisions to an approved Design Review application for a new single-family home, on a recently subdivided hillside lot adjacent to Highway 17.
Staff Planner:	Scott Harriman, Consulting Planner, (650) 587-7300 x66 **sharriman@rgs.**ca.gov

BACKGROUND

The 1.76 net acres site was created through the approval of a General Plan Amendment, Rezoning, Minor Land Division, Environmental Review and Design Review in 2020. The original Planning Commission staff report and approved plans are attached.

Based on those approvals, Grading and Tree Removal permits were issued and site grading is complete with approximately 58 protected trees removed. A Building Permit application for the new residence is under review. The Building Permit plans include site and architectural revisions that require Planning Commission review and approval.

DESIGN CHANGES

Site and Architectural Changes: Revised plans show a two-car garage for the primary residence and a one-car garage for the ADU. Both of these one-story garages have flat parapet roofs, with a combined surface area of approximately 916 square feet. The flat garage parapet rooftops will likely be visible from Polo Heights Road given the prominent location of the garages and that the building pad is 12 to 22 feet below the hillside roadway surface. Plans also show the primary one-story garage rooftop as the future location of solar panels.

Parapet roofs are typically used to conceal rooftop features and equipment when viewed from below at street level. Parapet roofs are not as visually effective when viewed from above. Polo Heights Road is a private road with limited traffic and not within a significant view corridor.

Exterior material changes: As approved, a variety of exterior siding was shown throughout each elevation including natural wood colored mosaic tiles; charcoal colored faux sugi ban wood siding; smooth textured stucco in grey tones limited mostly to second story walls facing Highway 17; open wood trellis roof over the courtyard space; and zinc grey standing seam metal roofing with two-foot eaves over the remainder of the building.

Plans submitted for building permit show a simplified exterior material palette of predominantly stucco. Horizontal tongue and groove wood siding is shown on the recessed entry door wall and within the courtyard walls. Color renderings are included with the revised plans.

Tree replacement plans: The project was approved with a site landscape plan and replanting of 112-120 trees on site. The applicant has indicated that plans submitted for building permit will have a reduced number of on-site replacement trees with payment into the City's In-lieu Tree Fund for the balance of the required number of trees not planted. This is acceptable as the mitigation measures approved for the project including hydro-seeding on engineered fill areas and tree replacements for visual screening from Highway 17 and Polo Heights Road continue to remain in effect.

Retaining Walls: The project was approved with two retaining walls along the Polo Heights Road frontage. The top retaining wall provided a flat area and a roadside parking bay with low curb wall to demark the edge of pavement. A second retaining wall provided a landscape terrace at the driveway at building pad level.

Revised plans show a single retaining wall and the elimination of a parking bay along Polo Heights Road. A newly proposed, reconfigured parking pad is shown near the project driveway entrance. This revision is being reviewed by the Public Works Department to ensure safety and consistency with the original plans. Depending on the outcome of the review the parking area may need to be relocated at the discretion of the Public Works Department.

Summary of plan changes: The following table provides a summary of the proposed plan revisions.

Plan Revision Overview		
Feature	Approved	Proposed
Square footage of home	1,880sf	3,016 sf
ADU	766sf (2nd floor)	572sf (ground floor)
Garage area	764sf	917sf
Retaining walls at front	2 terraced landscape walls, Parallel parking bay w/curb wall along Polo Height Road	1 wall and relocated Parking Area
Utilities	On-site septic system	Connection to City Sewer

RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed site and architectural revisions, and if deemed appropriate, approve the revised plans based on findings and conditions contained in the original approval. The existing project approvals are to remain in effect including all associated mitigation measures and conditions of approvals.

ATTACHMENTS

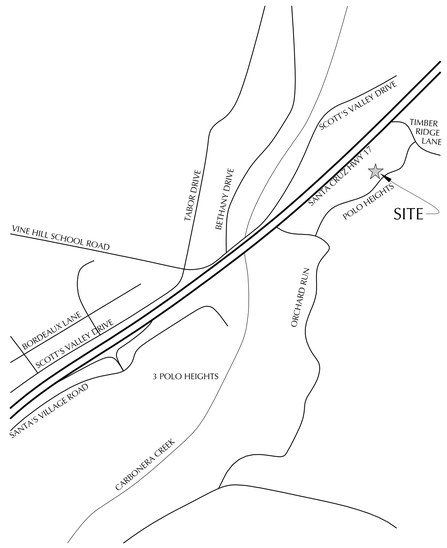
1. Revised Plans (Received 12/17/21)
2. Planning Commission Staff Report and Plans (06/03/2020)

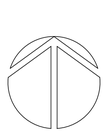
NEW RESIDENCE AND ADU FOR

THE CREAMER FAMILY

POLO HEIGHTS, SCOTTS VALLEY, CALIFORNIA

VICINITY MAP





CONSULTANTS

ARCHITECT:	WILLIAM C. KEMPF, ARCHITECTS 105 LOCUST STREET, SUITE B SANTA CRUZ, CA 95060 831 459-0951
CIVIL ENGINEER:	C2G CIVIL CONSULTANTS GROUP, INC. 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066 831 438-4420
STRUCTURAL ENGINEER:	R3 CONSULTING ENGINEERS 105 LOCUST STREET, SUITE A SANTA CRUZ, CA 95060 831 588-7628
ENERGY ANALYSIS:	INTELLIGENT HOUSE DESIGN 124 OTIS STREET SANTA CRUZ, CA 95060 831 345-1028
SURVEYOR:	C2G CIVIL CONSULTANTS GROUP, INC. 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066 831 438-4420
GEOTECHNICAL ENGINEER:	DEES & ASSOCIATES 501 MISSION STREET #8A SANTA CRUZ, CA 95060 831 427-1770

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, STATE OF CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING TO DETERMINE DIMENSIONS IS NOT VALID. ANY DIMENSIONS IN QUESTION SHALL BE VERIFIED WITH THE ARCHITECT.
4. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT FOR THOSE ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
6. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC'S SAFETY.
7. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING ENTITY.
8. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC., AS REQUIRED TO PROTECT LIFE AND PROPERTY.
10. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE PROPERTY OWNERS.
11. CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL ORIGINAL SIGNED DOCUMENTS FROM ANY INSPECTING AGENCY.
12. JOB COPIES OF THE BUILDING & PERMITS AND FIRE SYSTEM PLANS SHALL BE ON-SITE DURING INSPECTIONS.
13. ALL EXTERIOR WOOD FRAMING EXPOSED TO WEATHER, I.E. GIRDERS, BEAMS, JOISTS AND POSTS SHALL BE EITHER PRESSURE TREATED OR REDWOOD.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY BAULDRY ENGINEERING DATED JANUARY 2005, THE UPDATE LETTER FROM DEES & ASSOCIATES, DATED MAY 2021, AND THE BUILDING SETBACK GUIDELINES DATED JUNE 2, 2021

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PROJECT DATA

OWNERS:	TODD & ANGELA CREAMER 4444 SCOTTS VALLEY DRIVE, SUITE 6 SCOTTS VALLEY, CA 95066 831 438-4420
APN:	024-021-036
PROJECT ADDRESS:	POLO HEIGHTS RD. SCOTTS VALLEY, CA 95066
LOT AREA:	SEE CIVIL DRAWINGS
ZONING:	R-R-2.5 RURAL RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLED)
FIRE SPRINKLERS:	THROUGHOUT PER NFPA 13-D [COMPLETED AS A DEFERRED SUBMITTAL]
OCCUPANCY TYPE:	R-3, U
NUMBER OF STORIES:	TWO
PROJECT DESCRIPTION:	CONSTRUCT A NEW THREE BEDROOM, THREE BATHROOM, TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND AN ATTACHED 1-BEDROOM ADU ON A VACANT LOT
REFERENCE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ENERGY CODE

ABBREVIATIONS & SYMBOLS

&	AND
@	AT
Ø	DIAMETER
A.B.	ANCHOR BOLT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
DTL.	DETAIL
DIM.	DIMENSION
DN.	DOWN
D.F.	DOUGLAS FIR
DR.	DOOR
D.W.	DISHWASHER
EA.	EACH
EL.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
(E)	EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
F.O...	FACE OF ___
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.L.B.	GLUE LAM BEAM
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCHES
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
K.D.	KILN DRIED
LAM.	PLASTIC LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MAT.	MATERIAL
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.A.F.	POWDER ACTUATED FASTENER
PL.	PLATE
PLYWD.	PLYWOOD
(P)	PROPOSED
P.T.	PRESSURE TREATED
P.V.C.	POLY VINYL CHLORIDE
QTR.	QUARTER
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D.	REQUIRED
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
RWD.	REDWOOD
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
T.E.N.	TYPICAL EDGE NAILING
T&G	TONGUE & GROOVE
THK.	THICK
T.O...	TOP OF ___
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.S.F.	TOP OF SUB-FLOOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W/	WITH
W.C.	WATERCLOSET
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

WOOD TRIM
DIMENSIONAL LUMBER
WOOD BLOCKING
PLYWOOD
GYPSUM WALL BOARD
CONCRETE
CONCRETE BLOCK
BRICK
METAL

24 ROOM NUMBER

E DOOR REFERENCE

36 WINDOW REFERENCE

3 / A15 DETAIL REFERENCE

WILDLAND-URBAN INTERFACE

REFER TO 2019 CBC CHAPTER 7A AND CHAPTER 15

GENERAL 703A.1
- BUILDING MATERIAL, SYSTEMS, ASSEMBLIES AND METHODS OF CONSTRUCTION USED IN THIS CHAPTER SHALL BE IN ACCORDANCE WITH SECTION 703A.

ROOF GUTTERS
- ROOF GUTTERS SHALL NBE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

ROOFS AND ROOF EDGES. CBC 705A.1, 1505.1
- A NONCOMBUSTIBLE (TILE OR METAL) OR CLASS 'A' ROOFING ASSEMBLIES AREAS IS REQUIRED IN SRA OR LRA - VERY HIGH FIRE HAZARD SEVERITY ZONES. CLASS 'B' ROOFING ASSEMBLIES ARE REQUIRED IN ALL OTHER AREAS OF SANTA CRUZ COUNTY.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACES SHALL: BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS; BE FIRESTOPPED WITH APPROVED MATERIALS; OR HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
- WHERE PROVIDED, VALLEY FLASHING MUST BE NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL OVER A 36-INCH WIDE NO. 72 ASTM CAP SHEET.

ROOF EAVE CONSTRUCTION & ATTIC VENTS/ROOF VENTS. CBC 706A.3 & 707A.4, EXTERIOR WALLS/SIDING. CBC 707A.3
- NONCOMBUSTIBLE (NO METAL OR VINYL SIDING UNLESS APPROVED), LISTED IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, OR LOG WALL CONSTRUCTION ALLOWED.
- EXTERIOR WALL VENTS OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR MUST BE ¼ INCH CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT.
- EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

WINDOWS AND EXTERIOR DOORS. CBC 708A
- WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED GLASS BLOCK.
- EXTERIOR DOORS MUST BE NONCOMBUSTIBLE, OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.
- VEHICLE ACCESS DOORS THAT ARE NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD ARE ALLOWED.

DECKING, SURFACES, STAIRS TREADS, RISERS AND LANDINGS. CBC 709A
- DECKS, PORCHES AND BALCONIES SURFACES WITHIN 10 FEET OF THE PRIMARY STRUCTURE MUST BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION. ALTERNATE MATERIALS CAN BE USED OF THEY ARE IGNITION-RESISTANT AND PASS PERFORMANCE REQUIREMENTS SPECIFIED BY THE STATE FIRE MARSHAL.

UNDER FLOOR PROTECTION. CBC 707A.8
- THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES MUST MAINTAIN THE SAME IGNITION-RESISTANCE OF EXTERIOR WALLS OR BE ENCLOSED TO GRADE.

NOTE: IGNITION-RESISTANT MATERIALS ARE THOSE TESTED BY A FACILITY RECOGNIZED BY THE STATE FIRE MARSHAL OR ICC-EVALUATION SERVICE TO HAVE A FLAME-SPREAD RATING NOT OVER 25, AND COMPLY WITH ACCELERATED WEATHERING TESTS. CBC 703A.7

FIRE NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES AS AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
3. THE NEW RESIDENCE SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13D AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
4. SPRINKLER SYSTEM SUBMITTAL SHALL BE A DEFERRED SUBMITTAL PRIOR TO SYSTEM INSTALLATION, THREE SETS OF PLANS AND CALCULATIONS SHALL BE SUBMITTED TO CDF FOR APPROVAL BY THE DESIGNER/INSTALLER. PLANS SHALL INCLUDE THE WATER STORAGE, SUPPLY PIPING, PUMP, PRESSURE TANK AND RELATED EQUIPMENT INSTALLATION SHALL FOLLOW THE CDF GUIDE SHEET.
5. PLANS FOR THE UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWINGS MUST BE PREPARED BY THE DESIGNER-INSTALLER, THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.
6. A 10,000 GALLON MINIMUM WATER STORAGE TANK THAT IS DEDICATED TO FIRE PROTECTION SHALL BE PROVIDED, A HYDRANT SHALL BE LOCATED WITHIN 150' OF THE STRUCTURES WITH AN APPROVED NATIONAL STANDARD THREAD (NST) AND VALVE (CONTACT THE LOCAL FIRE HYDRANT WITHIN 6' BY WAY OF AN APPROVED ROADWAY OR DRIVEWAY. AUTHORITY FOR THE PROPER CONNECTION SIZE) FIRE EQUIPMENT SHALL BE ABLE TO ACCESS THE HYDRANT WITHIN 6' BY WAY OF AN APPROVED ROADWAY OR DRIVEWAY.
7. PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER CBC 2019 AND CRC 2019.
8. AN APPROVED SPARK ARRESTOR SHALL BE INSTALLED AT THE TOP OF ANY CHIMNEY, THE WIRE MESH SHALL HAVE NO OPENINGS LARGER THAN 1/2".
9. THE ROOF SHINGLES OR COVERING SHALL BE NO LESS THAN CLASS 'B' RATED.
10. PROVIDE 4' MIN. HIGH STREET ADDRESS NUMBERS THAT ARE CLEARLY VISIBLE FROM RACEHORSE LANE.
11. A 100' CLEARANCE SHALL BE MAINTAINED WITH NON COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS A SHORTER DISTANCE, WITH THE EXCEPTION OF SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL: MANUFACTURED TRUSS DRAWINGS
THE DEFERRED SUBMITTAL WILL NEED TO BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER FOR CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. A LETTER FROM THE PROJECT ENGINEER SHALL BE INCLUDED WITH THE SUBMITTAL.

DEFERRED SUBMITTAL: FIRE SPRINKLER DRAWINGS
THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN/BUILD SUB-CONTRACT. THE SPRINKLER CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND THEY MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13D AND CHAPTER 35 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

DEFERRED SUBMITTAL: PHOTOVOLTAIC SYSTEM
7.5 KWDC SOLAR PV SYSTEM ON BUILDING ONE AND 4 KWDC SOLAR PV SYSTEM ON BUILDING TWO WITH 96% EFFICIENT INVERTER TO BE PROVIDED AS SEPARATE SUBMITTALS. SYSTEMS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION, SEE PG 2 OF 11 OF THE CFR1R-PRF-01E ON SHEET M0.3 AND PG 2 OF 12 OF THE CFR1R-PRF-01E ON SHEET M0.5 FOR MORE INFO.

HERS FEATURE SUMMARY

BUILDING-LEVEL VERIFICATIONS:
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATIONS:
- MINIMUM AIRFLOW
- VERIFIED EER
- VERIFIED SEER
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- FAN EFFICACY WATTS/CFM

HEATING SYSTEM VERIFICATIONS:
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- PIPE INSULATION, ALL LINES

BUILDING AREAS

MAIN RESIDENCE

FIRST FLOOR HEATED	2,437 S.F.
SECOND FLOOR HEATED	579 S.F.
TOTAL HEATED AREA	3,016 S.F.
GARAGE (UN-HEATED)	609 S.F.
COVERED PORCHES	377 S.F.

ADU AREAS

HEATED	572 S.F.
GARAGE (UN-HEATED)	308 S.F.
COVERED PORCHES	24 S.F.

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
VICINITY MAP, PROJECT DATA, SHEET INDEX

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION:	DATE

SPRINKLER STAMP

CONSULTANT

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET
A1.1

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING,
LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD

TABLE 4.504.1 ADHESIVE VOC LIMIT [1,2]
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

INDOOR WATER USE TABLE PER 4.303.1

FIXTURE TYPE	MAXIMUM FLOW RATE	MINIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS/FLUSH[1,2]	NA
URINALS	0.125 GALLON/FLUSH	NA
SHOWERHEADS	1.8 GPM @ 80 PSI [3,4]	NA
RESIDENTIAL LAVATORY FAUCETS	1.2 GPM @ 60 PSI	0.8 GPM @ 20 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI [5]	NA

1. TANK -TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
2. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
3. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
4. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
5. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

REQUIRED STANDARDS

WATER CLOSETS (TOILETS): FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 – 1.28 GAL (4.8 L)
WATER CLOSETS (TOILETS): FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.14 AND U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION – 1.28 GAL (4.8 L).
WATER CLOSETS (TOILETS): TANK TYPE	U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 – 0.5 GAL (1.9 L)
URINALS, NONWATER URINALS	ASME A 112.19.19 (VITREOUS CHINA) ANSI Z124.9-2004 OR IAPMO Z124.9 (PLASTIC)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE – 0.5 GPM (1.9 L/MIN)	ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS: MAX. WATER USE – 0.25 GAL (1.0 L) PER METERING CYCLE	ASME A 112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE – 1.2 GPM (5.7 L/MIN)	ASME A 112.18.1/CSA B125.1

SOUND RATINGS FOR FANS - FROM ASHRAE 62.2-2007

(SECTION 7.2 SOUND RATINGS FOR FANS)
VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY THIS STANDARD, AS NOTED BELOW.

(SECTION 7.2.1 CONTINUOUS VENTILATION FANS)
THESE FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE.

(SECTION 7.2.2 INTERMITTENT FANS)
THESE FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 3 SONE, UNLESS THEIR MAXIMUM RATED AIRFLOW EXCEEDS 400 CFM (200 L/S).

EXCEPTION TO SECTION 7.2:
HVAC AIR HANDLERS AND REMOTE-MOUNTED FANS NEED NOT MEET SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE-MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE A LEAST 4 FT. (1M) OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE.

TABLE 7.1 PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)

DUCT TYPE	FLEX DUCT				SMOOTH DUCT			
FAN RATING (CFM AT 0.25 IN. W.G.)	50	80	100	125	50	80	100	125
	MAXIMUM ALLOWABLE DUCT LENGTH (FT)							
DIAMETER (IN.)	FLEX DUCT				SMOOTH DUCT			
3	X	X	X	X	5	X	X	
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	X
6	NL	NL	125	95	NL	NL	NL	55
7 AND ABOVE	NL	NL	NL	NL	NL	NL	NL	145

-THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15 FT OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING. INTERPOLATION AND EXTRAPOLATION IN TABLE7.1 IS NOT ALLOWED. FOR FAN RATING VALUES NOT LISTED USE THE NEXT HIGHER VALUE. THIS TABLE IS NOT APPLICABLE FOR FAN RATINGS 125 > CFM
-NL= NO LIMIT ON DUCT LENGTH OF THIS SIZE
-X= NOT ALLOWED, ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND -FITTINGS WILL EXCEED THE RATED PRESSURE DROP (0.25 IN W.G.).
NOTE: WATER GAUGE (W.G.) IS THE SAME AS WATER COLUMN (W.C.)

TABLE 5.504.4.5 FORMALDEHYDE LIMITS[1]MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333-96 (2002). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF EIGHT MILLIMETERS

TABLE 4.504.2 SEALANT VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL - NONPOROUS	250
ARCHITECTURAL - POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

CONSTRUCTION WASTE MANAGEMENT PLAN

PROJECT NAME: CREAMER RESIDENCE - POLO HEIGHTS
PROJECT MANAGER: _____
WASTE HAULING COMPANY: _____
CONTACT NAME: _____

WASTE MATERIAL TYPE	DIVERSION METHOD:		PROJECTED DIVERSION RATE
	COMMINGLED & SORTED OFF SITE	SOURCE SEPARATED ON SITE	
ASPHALT	NA	YES	75%
CONCRETE	NA	YES	75%
SHOTCRETE	NA	NONE	0%
METALS	NA	YES	80%
WOOD	NA	YES	80%
RIGID INSULATION	NA	YES	75%
FIBERGLASS INSULATION	NA	YES	75%
ACOUSTIC CEILING TILE	NA	NONE	0%
GYPSUM DRYWALL	NA	YES	80%
CARPET/CARPET PAD	NA	YES	80%
PLASTIC PIPE	NA	YES	75%
HARDIPLANK SIDING AND BOARDS	NA	YES	80%
GLASS	NA	YES	80%
CARDBOARD	NA	YES	80%
PALLETS SPECIALTY APPLICATIONS	NA	YES	100%
JOB OFFICE TRASH, PAPER, GLASS AND PLASTIC BOTTLES, CANS , PLASTIC	NA	YES	80%
ALKALINE AND RECHARGEABLE BATTERIES, TONER CARTRIDGES, & ELECTRONIC DEVICES	NA	YES	80%

NOTES:
1. WORKSHEETS SHALL BE VERIFIED BY CONTRACTOR ONCE JOB CONTRACT HAS BEEN AWARDED
2. CONSTRUCTION AND DEMOLITION WASTE WILL BE SORTED ON-SITE AND TAKEN TO SANTA CRUZ COUNTY GREENWASTE RECOVERY OR THE NEAREST LANDFILL
3. THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH
4. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES NOTED ON THE CWM PLAN BELOW TO IDENTIFY CONSTRUCTION METHODS FOR REDUCING THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE TO BE GENERATED.

ALL SUBCONTRACTORS SHALL COMPLY WITH THE PROJECT'S CONSTRUCTION WASTE MANAGEMENT PLAN.
ALL SUBCONTRACTOR FOREMEN SHALL SIGN THE CWM PLAN ACKNOWLEDGMENT SHEET.
WHERE NOTED, HAULING COMPANY = GENERAL CONTRACTOR; SORTING FACILITY = S.C. GREENWASTE RECOVERY

SUBCONTRACTORS WHO FAIL TO COMPLY WITH THE WASTE MANAGEMENT PLAN WILL BE SUBJECT TO BACKCHARGES OR WITHHOLDING OF PAYMENT, AS DEEMED APPROPRIATE. FOR INSTANCE, SUBCONTRACTORS WHO CONTAMINATE DEBRIS BOXES THAT HAVE BEEN DESIGNATED FOR A SINGLE MATERIAL TYPE WILL BE SUBJECT TO BACKCHARGE OR WITHHELD PAYMENT, AS DEEMED APPROPRIATE.

1. THE PROJECT'S OVERALL RATE OF WASTE DIVERSION WILL BE 75 %
2. THIS PROJECT SHALL GENERATE THE LEAST AMOUNT OF WASTE POSSIBLE BY PLANNING AND ORDERING CAREFULLY, FOLLOWING ALL PROPER STORAGE AND HANDLING PROCEDURES TO REDUCE BROKEN AND DAMAGED MATERIALS AND REUSING MATERIALS WHENEVER POSSIBLE. THE MAJORITY OF THE WASTE THAT IS GENERATED ON THIS JOBSITE WILL BE DIVERTED FROM THE LANDFILL AND RECYCLED FOR OTHER USE.
3. SPREADSHEET 1, ENCLOSED, IDENTIFIES THE WASTE MATERIALS THAT WILL BE GENERATED ON THIS PROJECT, THE DIVERSION STRATEGY FOR EACH WASTE TYPE AND THE ANTICIPATED DIVERSION RATE.
4. WASTE PREVENTION AND RECYCLING ACTIVITIES WILL BE DISCUSSED AT THE BEGINNING OF WEEKLY SUBCONTRACTOR MEETINGS. AS EACH NEW SUBCONTRACTOR COMES ON-SITE, THE WMP COORDINATOR WILL PRESENT HIM/HER WITH A COPY OF THE CWM PLAN AND PROVIDE A TOUR OF THE JOBSITE TO IDENTIFY MATERIALS TO BE SALVAGED AND THE PROCEDURES FOR HANDLING JOBSITE DEBRIS. ALL SUBCONTRACTOR FOREMEN WILL ACKNOWLEDGE IN WRITING THAT THEY HAVE READ AND WILL ABIDE BY THE CWM PLAN. SUBCONTRACTOR ACKNOWLEDGMENT SHEET ENCLOSED. THE CWM PLAN WILL BE POSTED AT THE JOBSITE TRAILER.
5. SALVAGE: EXCESS MATERIALS THAT CANNOT BE USED IN THE PROJECT, NOR RETURNED TO THE VENDOR, WILL BE OFFERED TO SITE WORKERS, THE OWNER, OR DONATED TO CHARITY IF FEASIBLE.
6. [HAULING COMPANY] WILL PROVIDE A COMMINGLED DROP BOX AT THE JOBSITE FOR MOST OF THE CONSTRUCTION WASTE. THESE COMMINGLED DROP BOXES WILL BE TAKEN TO [SORTING FACILITY NAME AND LOCATION]. THE AVERAGE DIVERSION RATE FOR COMMINGLED WASTE WILL BE 75 %. AS SITE CONDITIONS PERMIT, ADDITIONAL DROP BOXES WILL BE USED FOR PARTICULAR PHASES OF CONSTRUCTION (E.G., CONCRETE AND WOOD WASTE) TO ENSURE THE HIGHEST WASTE DIVERSION RATE POSSIBLE.
7. IN THE EVENT THAT THE WASTE DIVERSION RATE ACHIEVABLE VIA THE STRATEGY DESCRIBED IN (6) ABOVE, IS PROJECTED TO BE LOWER THAN WHAT IS REQUIRED , THEN A STRATEGY OF SOURCE-SEPARATED WASTE DIVERSION AND/OR WASTE STREAM REDUCTION WILL BE IMPLEMENTED. SOURCE SEPARATED WASTE REFERS TO JOBSITE WASTE THAT IS NOT COMMINGLED BUT IS INSTEAD ALLOCATED TO A DEBRIS BOX DESIGNATED FOR A SINGLE MATERIAL TYPE, SUCH AS CLEAN WOOD OR METAL.
NOTES:
   A. WASTE STREAM REDUCTION REFERS TO EFFORTS TAKEN BY THE BUILDER TO REDUCE THE AMOUNT OF WASTE GENERATED BY THE PROJECT TO BELOW FOUR (4) POUNDS PER SQUARE FOOT OF BUILDING AREA.
   B. WHEN USING WASTE STREAM REDUCTION MEASURES, THE GROSS WEIGHT OF THE PRODUCT IS SUBTRACTED FROM A BASE WEIGHT OF FOUR (4) POUNDS PER SQUARE FOOT OF BUILDING AREA. THIS REDUCTION IS CONSIDERED ADDITIONAL DIVERSION AND CAN BE USED IN THE WASTE REDUCTION PERCENTAGE CALCULATIONS.
8. [HAULING COMPANY] WILL TRACK AND CALCULATE THE QUANTITY (IN TONS) OF ALL WASTE LEAVING THE PROJECT AND CALCULATE THE WASTE DIVERSION RATE FOR THE PROJECT. [HAULING COMPANY] WILL PROVIDE PROJECT MANAGER WITH AN UPDATED MONTHLY REPORT ON GROSS WEIGHT HAULED AND THE WASTE DIVERSION RATE BEING ACHIEVED ON THE PROJECT. [HAULING COMPANY'S] MONTHLY REPORT WILL TRACK SEPARATELY THE GROSS WEIGHTS AND DIVERSION RATES FOR COMMINGLED DEBRIS AND FOR EACH SOURCE-SEPARATED WASTE STREAM LEAVING THE PROJECT. IN THE EVENT THAT [HAULING COMPANY] DOES NOT SERVICE ANY OR ALL OF THE DEBRIS BOXES ON THE PROJECT, THE [HAULING COMPANY] WILL WORK WITH THE RESPONSIBLE PARTIES TO TRACK THE MATERIAL TYPE AND WEIGHT (IN TONS) IN SUCH DEBRIS BOXES IN ORDER TO DETERMINE WASTE DIVERSION RATES FOR THESE MATERIALS.
9. IN THE EVENT THAT SUBCONTRACTORS FURNISH THEIR OWN DEBRIS BOXES AS PART OF THEIR SCOPE OF WORK, SUCH SUBCONTRACTORS SHALL NOT BE EXCLUDED FROM COMPLYING WITH THE CWM PLAN AND WILL PROVIDE [HAULING COMPANY] WEIGHT AND WASTE DIVERSION DATA FOR THEIR DEBRIS BOXES.
10. IN THE EVENT THAT SITE USE CONSTRAINTS (SUCH AS LIMITED SPACE) RESTRICT THE NUMBER OF DEBRIS BOXES THAT CAN BE USED FOR COLLECTION OF DESIGNATED WASTE THE PROJECT SUPERINTENDENT WILL, AS DEEMED APPROPRIATE, ALLOCATE SPECIFIC AREAS ONSITE WHERE INDIVIDUAL MATERIAL TYPES ARE TO BE CONSOLIDATED. THESE COLLECTION POINTS ARE NOT TO BE CONTAMINATED WITH NON-DESIGNATED WASTE TYPES.

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

GREEN BUILDING INFORMATION

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

CONSULTANT

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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A1.2

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however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

21. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

22. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

23. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official, as soon as work has stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

24. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

25. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.

26. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

27. The qualified/registered paleontologist shall monitor all earthwork activity as described in Conditions 19-24, above.

28. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.

29. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.

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California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.

i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca sp.*), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.

j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 - Biological Resources:

To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

Grading

15. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

16. Dust generation from all grading and construction activities shall be reduced to the greatest extent practicable. All contractors working on site shall implement Best Management Practices for dust control, including water down exposed surfaces each non-rainfall day at intervals that attenuate dust problems.

17. Any dirt tracked onto Polo Heights (Road) shall be removed daily in a manner that does not create substantial airborne dust.

Cultural Resources

Archaeological Resources

18. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

19. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

20. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum,

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Mitigation Measure #1 - Aesthetics:

A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources:

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.

b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treaty Act.

c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate state and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.

d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.

e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)

f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning.

g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.

h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of

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ingress or egress from Highway 17. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads.

7. The final map shall include a one-foot "no-vehicle access" easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

8. Prior to final map approval, an irrevocable offer to dedicate a 15-foot roadway easement shall be prepared by the applicant for review and approval by the City Public Works Department and recorded with the final map.

9. Prior to final map approval, the shaded area shown as a Landscape Easement on Proposed Lot A of the Tentative Map, Sheet C1.1, shall be relabeled as a "Restricted Area". The definition, limitations and requirements of the "Restricted Area" shall be prepared by the applicant for review and approval by City Planning staff and the City Attorney. The restricted area is intended to maintain the Highway 17 scenic corridor and shall prohibit the placement of accessory structures, vehicle parking, storage of equipment and/or materials in view from Highway 17, and fences, within the landscape easement as shown on the tentative map.

10. Fences, if desired, may be located only within the "Building Envelope" as shown on the tentative map.

11. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the City Community Development Department (CDD) and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.

12. The accessory dwelling unit shall comply with all applicable state and local laws in effect at the time of building permit issuance.

13. At no time shall either the primary or accessory dwelling unit be rented on a short-term basis.

14. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval as follows:

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Exhibit A
(Revised January 15, 2020)
Conditions of Approval
33 Polo Heights / APN 024-021-28
(#1 - #92)

Legal

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

2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

3. The developer shall obtain all required grading, improvement plans, and building permits; and pay all appropriate required fees before starting any grading/earth disturbance on the property.

Planning Department

4. The approved planning permits include a General Plan Amendment, Zone Change, Minor Land Division, Design Review and tree removal permit to subdivide the existing 3.73-acre site and construct one new single-family home as shown on the proposed development plans. The home and site improvements shall be constructed substantially as shown in the plans prepared by C2G Civil Consultants Group, Inc.; William C. Kempf, Architect, and Kurt Fouts, Arborist Consultant, received dated December 11, 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.

5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Prior to any grading and/or building permit, the developer shall prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use the Orchard Run or Timber Ridge Lane spur road access points for

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double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

City Public Works Department- Engineering Division

73. 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.

74. All required documents, final or parcel map sheets 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.)

75. 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.

76. 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.

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

78. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan (SWMP) and in accordance with the City's SWMP Ordinance No. 184.1.

79. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.

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62. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

63. Provide names of Special Inspectors with certifications as required.

64. Sound rated windows and doors shall be used on any side of the house (and accessory dwelling unit) that has line of site to Highway 17. Additionally, an alternative means of delivering outside air into the house (and accessory dwelling unit) with the windows closed shall be incorporated into the building plans.

65. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

66. All new utilities shall be installed underground.

67. 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.

68. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.

69. 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.

70. 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.

71. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

72. A hazardous material containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. The plan shall contain the following elements:

A. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;
B. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with

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Building Department

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

49. A separate Septic System permit shall be obtained from the Regional Water Quality Control Board or the local designated authority prior to issuance of any grading or building permit.

50. All contractors on site shall limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturday; and no construction on Sunday.

51. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at adjacent properties.

52. The sign shall be posted on-site during all construction activities identifying the name and contact phone number of the primary general contractor to be notified if any disturbances or excessive noise emanating from the site.

53. Winter grading, from October 15th to April 15th, shall require prior review and approval by the City.

54. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

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

56. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

57. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

58. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.

59. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

60. All structures shall comply with the most current California Energy Commission Standards (Title 24).

61. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

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

40. The developer/owner shall install replacement trees along the Highway 17 scenic corridor if a building permit for the proposed new home has not been issued within two years following the commencement of site grading and tree removal activities.

Landscaping

41. The landscaping improvements shall be permanently maintained and irrigated.

42. Prior to issuance of any grading and/or building permit, revised landscape plans shall be submitted for City Planning Department for review and approval, showing the number, size, location and name of all plants, trees, ground cover, and hydro-seed materials to be used.

Lighting

43. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.

44. All exterior building lighting shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

45. No exterior lighting shall be placed on building walls facing or in line-of-sight to Highway 17.

CC&R's and Joint Maintenance

46. The two-lot subdivision shall be subject to all CC&R's and any joint maintenance agreements established for the original 2012 Polo Heights Subdivision for the ongoing management and maintenance of any public or private site improvements for the project and shall be approved by the City and executed by the property owner prior to the approval of the final map. The property owner shall pay recording costs.

47. In the event that a future Polo Heights Road Maintenance Association is formed, or other similar subdivision improvement agreement be established for the maintenance of Polo Heights (roadway and subdivision), the current and future property owner(s) of subject property shall be required to participate in such association and/or agreement.

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30. Allow for the recovery of any discovered paleontological resources according to a recovery plan and methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).

31. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

32. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Trees

33. All recommendations in the Arborist Report prepared by Kurt Fouts, ISA Certified Arborist, dated April 5, 2018, revised date July 25, 2019, are incorporated as conditions of project approval.

34. The project is responsible for the replacement of 116, 15-gallon trees as a result of the proposed removal of 58 protected trees (2:1 replacement ratio). The developer shall make payment into the City's in-lieu tree replacement fund for the number of trees that are not replaced on-site following acceptance by the City of the final tree replacement plan.

35. A final tree replacement plan shall be provided for review and approval by City Planning staff, with input from the project arborist, and planting completed, prior to the certificate of occupancy for the building permit. The tree replacement plan shall include tree spacing and variety to achieve a natural planting pattern. All new tree species and replanting locations shall be selected in consultation with the project arborist, based on the specific tree location, surrounding landscape, soil type, and water and solar needs.

36. No tree removal shall occur until a grading and/or building permit is issued.

37. The project developer shall place a surety bond, or other equivalent instrument to the satisfaction of the City Attorney, in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the City prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.

38. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.

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88. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan (SWMP), December 1989 and in accordance with the City's SWMP Ordinance No. 184.1.

89. The applicant shall repair any damage caused to Polo Heights, the private roadway, by applicant or its contractors, consultants, and/or employees prior to issuance of a Certificate of Occupancy. A video recording, DVD format or equivalent, clearly showing the existing condition of Polo Heights 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.

Scott Valley Fire Protection District

90. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.

Scott Valley Water District (SVWD)

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

92. If the individual fire sprinkler system can be designed to have a demand of 30 GPM or less, the project can use Detail 4A (of the Scotts Valley Water District Water System Standard Specification) for individual water meters.

Docusigned by:
Todd Creamer
ADD5EB8E2483EAC3...

6/17/2020

Name and Signature of Property Owner Date

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

81. The Stormwater Management Plan shall demonstrate that the Development will not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. (**See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**

82. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.

83. 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.

84. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2017 electronic version prior to recording.

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

86. 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.

87. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.

WILLIAM C. KEMPF
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www.wckempf.com

NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
CONDITIONS OF APPROVAL

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION:	DATE

APPROVAL STAMP

CONSULTANT

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET
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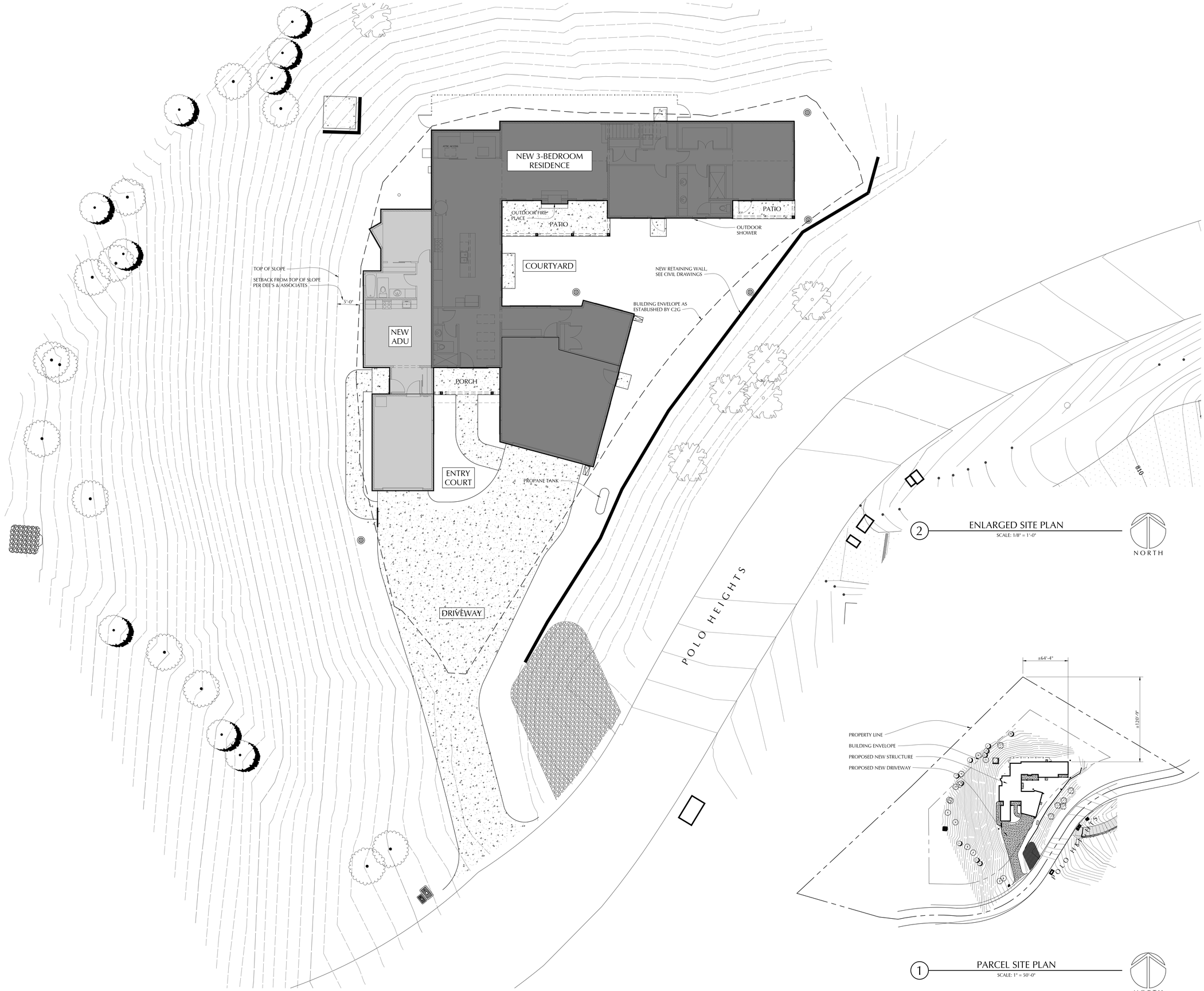

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

SITE PLAN

DRAWING DATE: DECEMBER 14, 2021

A.P.N.: 024-021-27

CLIENT NAME: TODD CREAMER

PROJECT NAME: POLO HEIGHTS

REVISIONS

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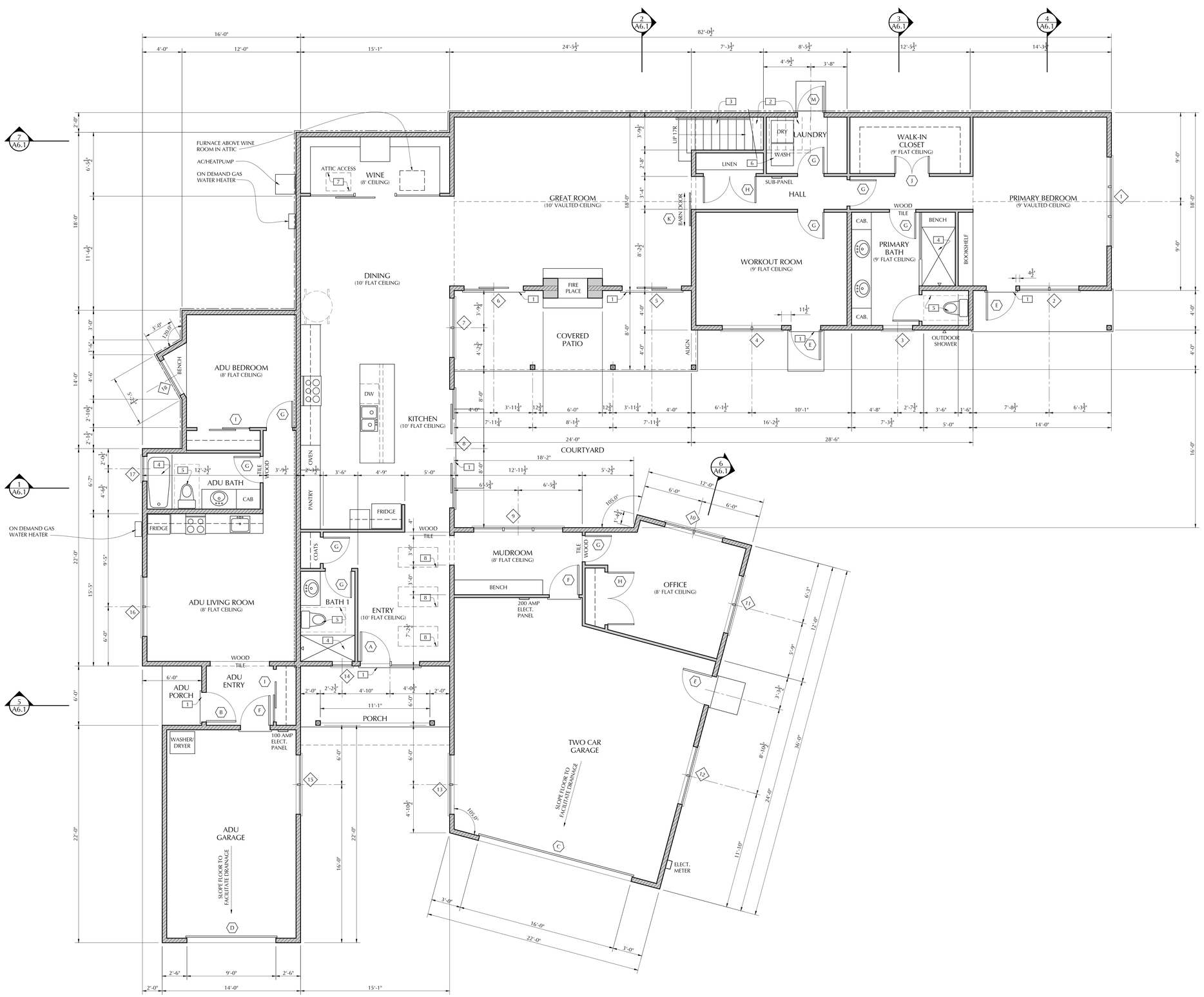

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

WALL LEGEND

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- 1-HR RATED WALL BETWEEN ADU AND MAIN RESIDENCE, SEE DETAIL 11/A7.2
- PROVIDE RESILIENT CHANNEL FOR SOUND ATTENUATION

SHEET NOTES

1. ALL APPLIANCES INCLUDING THE WASHING MACHINE, REFRIGERATOR & DISHWASHER SHALL BE ENERGY STAR RATED.

2. CLOTHES DRYER DUCT SHALL TERMINATE OUTSIDE OF BUILDING AND BE A MINIMUM OF 3' AWAY FROM ANY OPENINGS INTO THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER, PER CMC SEC. 504.5 DRYER EXHAUST DUCT LENGTH SHALL NOT EXCEED 14'.

3. WALLS SEPARATING THE ADU AND MAIN RESIDENCE SHALL BE 1-HR RATED, SEE 11/A7.2

4. NORTHERN EXTERIOR WALLS FACING HWY 17 SHALL BE PROVIDED WITH A RESILIENT CHANNEL FOR SOUND ATTENUATION.

5. GARAGE FLOOR SHALL BE SLOPED TO FACILITATE DRAINAGE

6. PROVIDE LOUVERED OPENINGS IN INTERIOR LAUNDRY ROOM DOOR FOR MAKEUP AIR, 100 SQ. IN. MIN. , PER CMC 504.4.1.

7. EXTERIOR CONCRETE LANDINGS SHALL BE PLACED TO PROVIDE 2" MIN. VERTICAL CLEARANCE BELOW ADJACENT WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING, SEE 11&12/A7.1

KEYED NOTES

1. 36" LONG MIN. LANDINGS AT EXTERIOR DOORS SHALL BE 7.75" MAX. BELOW TOP OF THRESHOLD (TYP. AT ALL EXTERIOR DOORS).
2. USABLE SPACE UNDER STAIRS SHALL BE PROTECTED BY 1/2" GYPSUM BOARD ON THE INTERIOR WALLS AND CEILING.
3. MIN. 36" WIDE STAIRWAY WITH CONTINUOUS HANDRAIL. HANDRAILS SHALL BE NO LESS THAN 1.25"Ø AND NO GREATER THAN 2"Ø, PROJECTING NOT LESS THAN 1.5" FROM WALL. STAIR SHALL BE PROVIDE WITH MIN. 42" TALL LOW WALL GUARD RAIL ON OPEN SIDE, SEE DETAILS 13&18/A7.1
4. GLAZING AROUND SHOWER SHALL BE SAFETY GLAZING. SHOWER COMPARTMENTS TO HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. INCHES AND ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.
5. WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ITS CENTER TO A SIDE WALL (30" TOTAL WIDTH) AND PROVIDED WITH A 30" WIDE BY 24" DEEP CLEAR SPACE IN FRONT NOSE OF THE WATER CLOSET.
6. PROVIDE METAL PAN AT WASHER TO DRAIN TO EXTERIOR.
7. PROVIDE ATTIC ACCESS PANEL 22"x30" MIN.
8. SKYLIGHT ABOVE

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
FIRST FLOOR PLAN

DRAWING DATE: DECEMBER 14, 2021
A.P.N.: 024-021-27
CLIENT NAME: TODD CREAMER
PROJECT NAME: POLO HEIGHTS

REVISIONS		
No.	DESCRIPTION	DATE

APPROVAL STAMP

CONSULTANT

STAMP
LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
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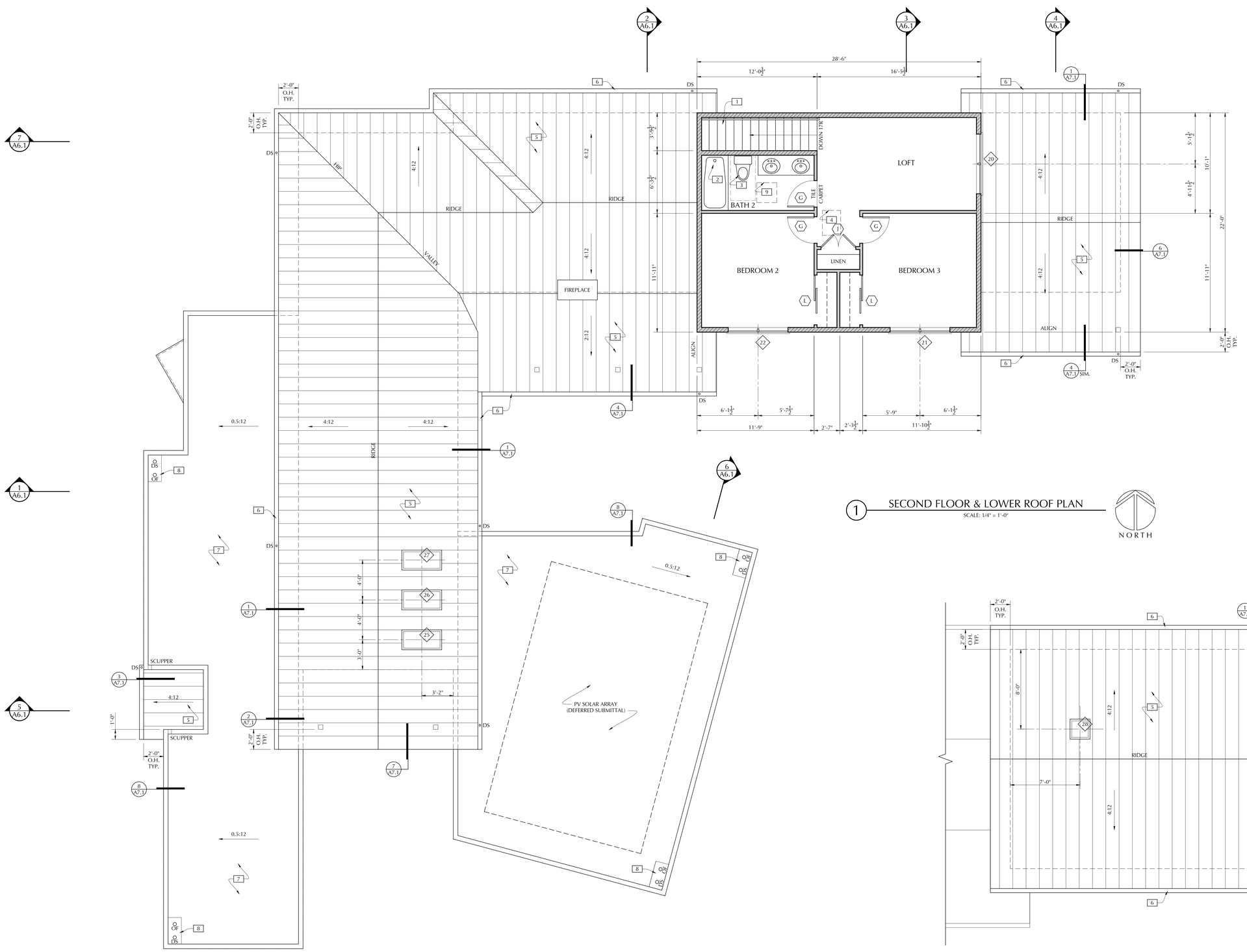
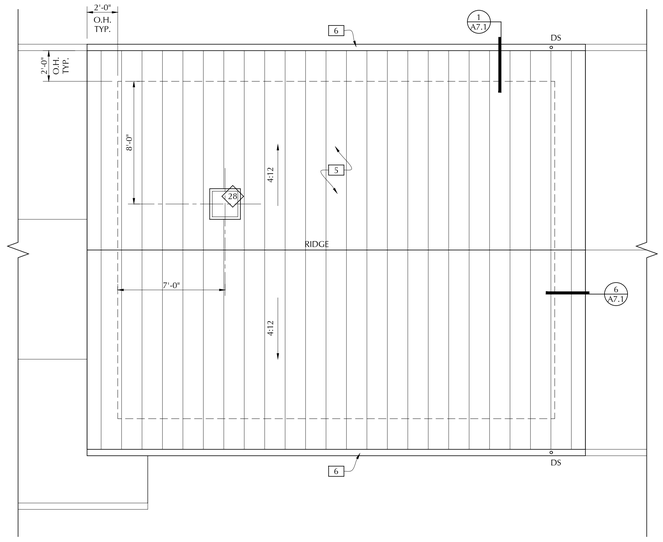
A3.1



1 SECOND FLOOR & LOWER ROOF PLAN

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



2 UPPER ROOF PLAN

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

WALL LEGEND

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- 1-HR RATED WALL BETWEEN ADU AND MAIN RESIDENCE, SEE DETAIL 11/A7.2
- PROVIDE RESILIENT CHANNEL FOR SOUND ATTENUATION

GENERAL SHEET NOTES

1. ALL GUTTERS SHALL BE PROVIDED WITH GUTTER GUARDS TO PREVENT THE ACCLIMATION OF OF LEAVES & DEBRIS.
2. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN NO.26 GAUGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 LB MINERAL- SURFACED NON PERFORATED CAP SHEET, AT LEAST 36IN. WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. ALL SHEET METAL TO BE USED ON THE ROOF IS TO BE MIN. 26 GAUGE.
4. ALL ROOF AREAS OVER CONDITIONED SPACES ARE TO BE UN-VENTED ASSEMBLIES PROVIDED WITH A CLOSED CELL SPRAY FOAM INSULATION APPLIED TO THE UNDER SIDE TO THE ROOF SHEATHING AND EXTENDING DOWN THE WALL FACE TO CREATE AN UN-VENTED ASSEMBLY.

KEYED NOTES

1. HANDRAILS SHALL BE NO LESS THAN 1.25"Ø AND NO GREATER THAN 2"Ø, PROJECTING NOT LESS THAN 1.5" FROM WALL, SEE DETAILS 13&18/A7.1
2. GLAZING AROUND SHOWER SHALL BE SAFETY GLAZING.
3. WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ITS CENTER TO A SIDE WALL (30" TOTAL WIDTH) AND PROVIDED WITH A 30" WIDE BY 24" DEEP CLEAR SPACE IN FRONT NOSE OF THE WATER CLOSET.
4. PROVIDE ATTIC ACCESS PANEL 22"x30" MIN.
5. STANDING SEAM METAL ROOF PANELS OVER 35-40# MODIFIED INORGANIC FELT AND STRUCTURAL SHEATHING, INSTALL PER MANUFACTURERS SPECIFICATION
6. 5" OGEE SHAPED PAINTED NON-COMBUSTIBLE GUTTERS WITH 3"Ø PAINTED DOWNSPOUTS, TYPICAL THROUGHOUT
7. IB ROOF MEMBRANE SLOPED TO DRAIN AT 1/2" PER 1'-0"
8. ROOF DRAIN WITH OVERFLOW, SEE 17/A7.1
9. SKYLIGHT ABOVE

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

SECOND FLOOR & ROOF PLAN

DRAWING DATE: DECEMBER 14, 2021
A.P.N.: 024-021-27
CLIENT NAME: TODD CREAMER
PROJECT NAME: POLO HEIGHTS

REVISIONS		
No.	DESCRIPTION	DATE

APPROVAL STAMP

CONSULTANT

STAMP
LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET
A3.2

FINISH SCHEDULE

ROOM NAME	FLOOR							WALLS							CEILING							BASE			NOTES
	CARPET	TILE	CONCRETE	ENGINEERED WOOD	NATURAL LINOLEUM			1/2" GYPSUM BD.	5/8" TYPE 'X' GYP. BD.	WATER RESIST G.B.	5/8" GYP. BD.	TILE			1/2" GYPSUM BD.	5/8" TYPE 'X' GYP. BD.						WOOD	TILE	NONE	
MAIN HOUSE - FIRST FLOOR																									
ENTRY		○						○							○							○			
BATH 1		○						○		○					○								○		
MUDROOM		○						○							○							○			
OFFICE				○				○							○							○			
TWO CAR GARAGE			○					○							○							○			
KITCHEN				○				○							○							○			
DINING				○				○							○							○			
WINE				○				○							○							○			
GRETROOM				○				○							○							○			
HALL				○				○							○							○			
WORKOUT				○				○							○							○			
LAUNDRY				○				○							○							○			
PRIMARY BEDROOM				○				○							○							○			
PRIMARY BATH		○						○		○					○								○		
WALK IN CLOSET				○				○							○							○			
STAIRS	○														○										
MAIN HOUSE - SECOND FLOOR																									
LOFT	○							○							○							○			
BATH 2		○						○		○					○								○		
BEDROOM 2	○							○							○							○			
BEDROOM 3	○							○							○							○			
ADU - FIRST FLOOR																									
ADU ENTRY		○						○							○							○			
ADU LIVING ROOM	○							○							○							○			
ADU BATH ROOM		○						○		○					○								○		
ADU BEDROOM	○							○							○							○			
ADU GARAGE			○					○							○							○			

FINISH SCHEDULE NOTES

1. VERIFY ALL FINISHES WITH THE OWNER
2. GYP. BD. FINISH TO BE "OLD WORLD" ALL ROOMS INCLUDING GARAGE. PROVIDE OWNER WITH TEXTURE SAMPLES
3. GYP. BOARD @ SLOPED CEILINGS WHERE RAFTER SPACING IS 24" SHALL BE 5/8"
4. ALL INTERIOR TRIM TO BE PAINTED.
5. 5/8" GYP BOARD WHERE FRAMING SPAN IS GREATER THAN 16" O.C.
6. ALL CLOSET FLOORING AND BASEBOARDS SHALL MATCH THE ADJACENT ROOM
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR
8. CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH ANSI A108.1, A108.4 THROUGH A108.6, A108.11, A118.1, A118.3, A136.1 AND A137.1. [CRC R702.4.1]
9. BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GREEN BUILDING ITEM

10. CARPET INSTALLED SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM.
11. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL HAVE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS)HIGH PERFORMANCE PRODUCTS DATA BASE.
12. USE ONLY REFABICATED LOW/NO VOC PAINTS FOR INTERIOR AND EXTERIOR.

DOOR AND FRAME SCHEDULE

DOOR NO.	WIDTH	HEIGHT	THICK	GLAZING	DOOR TYPE	NOTES
A	6'-0"	8'-0"	1 3/4"	YES	EXTERIOR ENTRY SWING DOOR WITH SIDELITE	4,5,6,7,13,14
B	3'-0"	6'-8"	1 3/4"	YES	EXTERIOR ENTRY SWING DOOR	4,5,6,7,13,14
C	16'-0"	8'-0"	-	YES	OVERHEAD GARAGE	
D	9'-6"	8'-0"	-	YES	OVERHEAD GARAGE	
E	3'-0"	8'-0"	1 3/4"	NO	EXTERIOR SWING DOOR	4,5,6,7,13,14
F	3'-0"	6'-8"	1 3/8"	NO	INTERIOR DOOR AT GARAGE	7,8
G	2'-8"	6'-8"	1 3/8"	NO	INTERIOR SWING	
H	5'-4"	6'-8"	1 3/8"	NO	INTERIOR SWING - DOUBLE	
I	5'-4"	6'-8"	1 3/8"	NO	CLOSET BYPASS	
J	3'-6"	6'-8"	1 3/8"	NO	INTERIOR SWING - DOUBLE	
K	3'-4"	8'-0"	1 3/8"	NO	INTERIOR BARN DOOR	
L	5'-0"	6'-8"	1 3/8"	NO	CLOSET BYPASS	
M	2'-8"	6'-8"	1 3/4"	NO	EXTERIOR SWING DOOR	4,5,6,7,13,14

DOOR AND FRAME SCHEDULE NOTES

1. CONTRACTOR SHALL VERIFY ALL DOOR SIZES & ROUGH OPENINGS IN FIELD PRIOR TO ORDERING.
2. VERIFY ALL DOOR STYLES AND HARDWARE WITH OWNER PRIOR TO ORDERING.
3. COLOR OF EXTERIOR FINISH TO BE SELECTED BY OWNER.
4. PROVIDE GALVANIZED DOOR PAN UNDER ALL EXTERIOR DOORS.
5. ALL GLAZING IN DOORS SHALL BE SAFETY GLAZING.
6. ALL EXTERIOR SWING DOORS SHALL HAVE SILL EXTENDERS.
7. DOORS BETWEEN CONDITIONED & UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED.
8. MINIMUM 1 3/8" THICK SOLID CORE WOOD DOOR SHALL BE SELF CLOSING & SELF LATCHING PER CRC R302.5.1.
9. INSTALL AND VERIFY ROUGH OPENING PER MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS.
10. DOOR SHALL BE PROVIDED WITH 100 SQ.IN. MIN. LOUVERED OPENINGS AS REQUIRED FOR COMBUSTION AIR.
11. DOORS SHALL COMPLY WITH MINIMUM CODE REQUIREMENTS AS FOLLOWS:
    A. TESTED AND LABELED TO COMPLY WITH THE AAMA STANDARDS PER CRC, SEC. 609.3.
    B. SAFETY GLAZING TESTING AND LABELING PER CRC, SECTIONS. 308.1 & 308.4
    C. ENERGY TESTING AND CERTIFICATION PER CEnC, SEC. 110.6.
12. DO NOT REMOVE NFRC LABELS FROM DOORS AND WINDOWS UNTIL FIELD VERIFICATION IS COMPLETE.
13. ALL GLAZING IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNIT WITH A MINIMUM OF 1 TEMPERED PANE OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER 2019 CRC SECTION 708A.2.1 OR BE CONSTRUCTED OF GLASS BLOCK UNITS
14. EXTERIOR DOORS SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK. RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO 3/8" OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
15. PROVIDE LOUVERED OPENINGS IN INTERIOR LAUNDRY ROOM DOOR FOR MAKEUP AIR, 100 SQ. IN. MIN. , PER CMC 504.4.1.

INSULATION SCHEDULE

AREA DESCRIPTION	R-VALUE	INSULATION TYPE
ROOF AREAS ABOVE LIVING AREAS	R-30	CLOSED CELL SPRAY FOAM INSULATION
2x6 EXTERIOR WALLS	R-21	FIBERGLASS BATT
INTERIOR WALLS AT GARAGE	R-15	FIBERGLASS BATT
INTERIOR WALL BETWEEN DWELLING UNTIS	R-19	FIBERGLASS SOUND BATT
INTERIOR WALLS AT BEDROOMS & BATHS	R-11	FIBERGLASS SOUND BATT

INSULATION SCHEDULE NOTES:
GREEN BUILDING ITEMS:
1. INSTALLER SHALL INSULATE ALL HOT WATER PIPES THROUGHOUT HOUSE
2. INSTALL INSULATION OUTSIDE OF THE RAINY SEASON AFTER BUILDING IS WEATHER TIGHT
3. ALL INSULATION SHALL BE RECYCLED-CONTENT, FORMALDEHYDE-FREE FIBERGLASS INSULATION

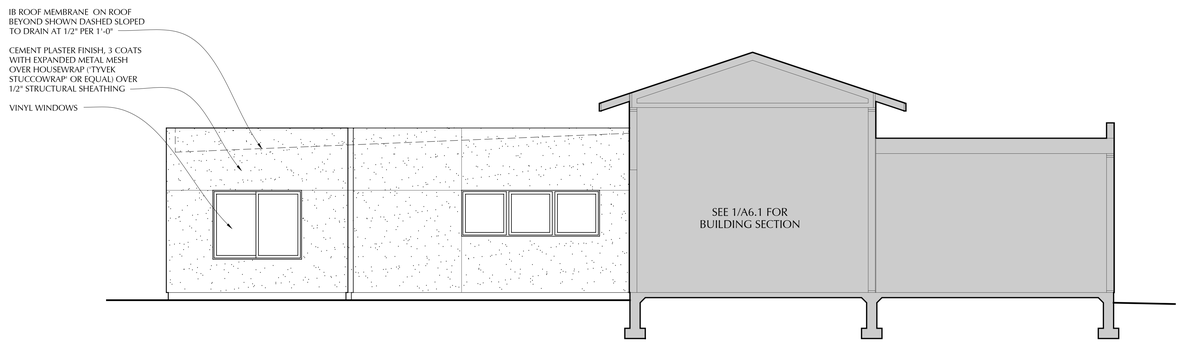
WINDOW SCHEDULE

NO.	TYPE	WINDOW R.O. (WxH)	HEADER HEIGHT	NOTES
1	DOUBLE CASEMENT/PICTURE	9'-0" x 3'-0"	8'-0"	
2	SLIDER	6'-0" x 4'-6"	8'-0"	4
3	CASEMENT	3'-0" x 4'-0"	8'-0"	4,8
4	SLIDER	6'-0" x 4'-6"	8'-0"	4
5	PATIO SLIDER	6'-0" x 8'-0"	8'-0"	9
6	PATIO SLIDER	6'-0" x 8'-0"	8'-0"	9
7	PICTURE - 2 PANEL	6'-0" x 6'-0"	8'-0"	
8	PATIO SLIDER	12'-0" x 8'-0"	8'-0"	9
9	DOUBLE CASEMENT/PICTURE	9'-0" x 3'-0"	6'-8"	
10	SLIDER	6'-0" x 4'-6"	6'-8"	3
11	SLIDER	6'-0" x 3'-0"	6'-8"	
12	SLIDER	6'-0" x 3'-0"	6'-8"	
13	SLIDER	6'-0" x 3'-0"	6'-8"	
14	AWNING	2'-0" x 4'-0"	8'-0"	8
15	SLIDER	6'-0" x 3'-0"	6'-8"	
16	SLIDER	6'-0" x 4'-0"	6'-8"	
17	AWNING	2'-6" x 4'-0"	6'-8"	4,8
18	CASEMENT	4'-0" x 4'-0"	6'-8"	3
19				
20	SLIDER	6'-0" x 3'-0"	6'-8"	
21	SLIDER	6'-0" x 4'-6"	6'-8"	3,7
22	SLIDER	6'-0" x 4'-6"	6'-8"	3,7
23				
24				
25	SKYLIGHT	2'-0" x 4'-0"		
26	SKYLIGHT	2'-0" x 4'-0"		
27	SKYLIGHT	2'-0" x 4'-0"		
28	SKYLIGHT	2'-0" x 2'-0"		

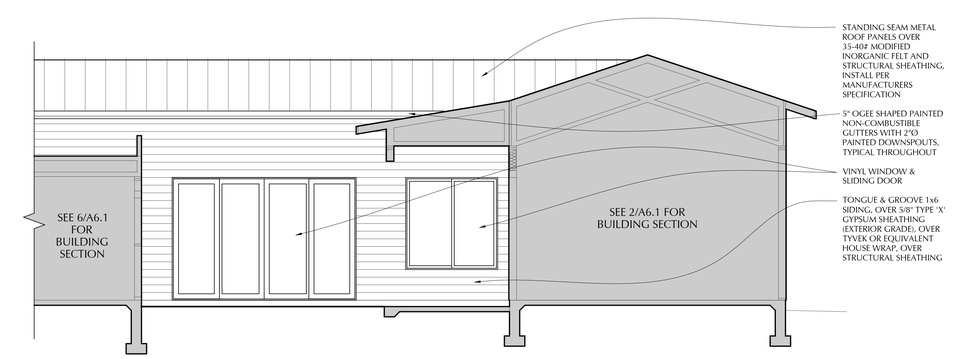
WINDOW SCHEDULE NOTES

1. WINDOWS SHALL BE VINYL BY MILGARD. ALL GLAZING SHALL BE DOUBLE PANE INSULATED WITH A LOW E^2 COATING, WITH A MAX U-FACTOR OF 0.30, COLOR OF EXTERIOR FINISH TBD.
2. CONTRACTOR SHALL VERIFY WINDOW ROUGH OPENINGS PRIOR TO FRAMING
3. EGRESS REQUIREMENTS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE WHICH STATES THAT BEDROOMS SHALL HAVE A MINIMUM OF ONE WINDOW WITH THE CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24" INCHES AND WIDTH OF 20". THE MINIMUM DISTANCE FROM THE FINISHED SILL SHALL BE NO GREATER THAN 44 INCHES ABOVE THE FLOOR.
4. ALL GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLAZING PER CODE AND GLAZING WITHIN 24" OF DOORS VERTICAL EDGE IN A CLOSED POSITION
5. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS
6. SEE PLANS AND ELEVATIONS FOR WINDOW OPERATION
7. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE EQUIPPED WITH AN OPENING CONTROL DEVICE IN COMPLIANCE WITH ASTM F2090. THE OPENING CONTROL DEVICE, SHALL NOT RESTRICT THE NET CLEAR OPENING FOR EGRESS, AFTER OPERATION TO RELEASE THE CONTROL DEVICE.
8. BATHROOM WINDOWS SHALL HAVE OBSCURE GLASS, VERIFY WITH OWNER
9. ALL GLAZING IN DOORS SHALL BE TEMPERED
10. FIRST FLOOR WINDOWS HEADER HEIGHTS ARE TAKEN FORM THE TOP OF THE CONCRETE SUB-FLOOR, AND SECOND FLOOR HEADER HEIGHT IS TAKEN FROM THE TOP OF THE PLYWOOD SUB-FLOOR, UNLESS NOTED OTHERWISE.
11. WINDOWS SHALL COMPLY WITH MINIMUM CODE REQUIREMENTS AS FOLLOWS:
    A. TESTED AND LABELED TO COMPLY WITH THE AAMA STANDARDS PER CRC, SEC. 609.3.
    B. SAFETY GLAZING TESTING AND LABELING PER CRC, SECTIONS. 308.1 & 308.4
    C. ENERGY TESTING AND CERTIFICATION PER CEnC, SEC. 110.6
12. DO NOT REMOVE NFRC LABELS FROM DOORS AND WINDOWS UNTIL FIELD VERIFICATION IS COMPLETE.

ALL WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 1 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING



2 NORTH ELEVATION FROM COURTYARD
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION FROM COURTYARD
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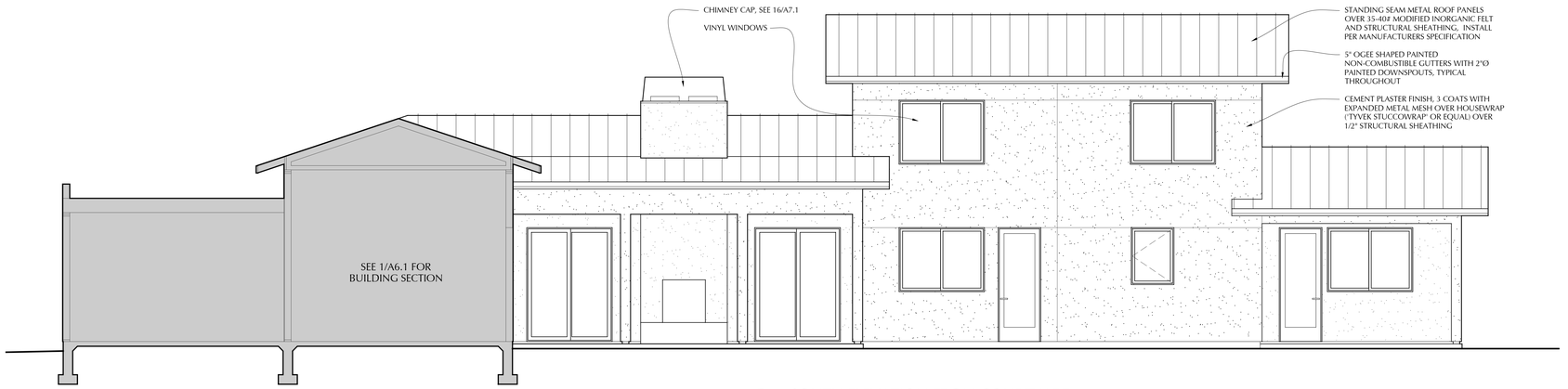

3 SOUTH ELEVATION FROM COURTYARD
SCALE: 1/4" = 1'-0"

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

BUILDING SCHEDULES & COURTYARD ELEVATIONS

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

CONSULTANT

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
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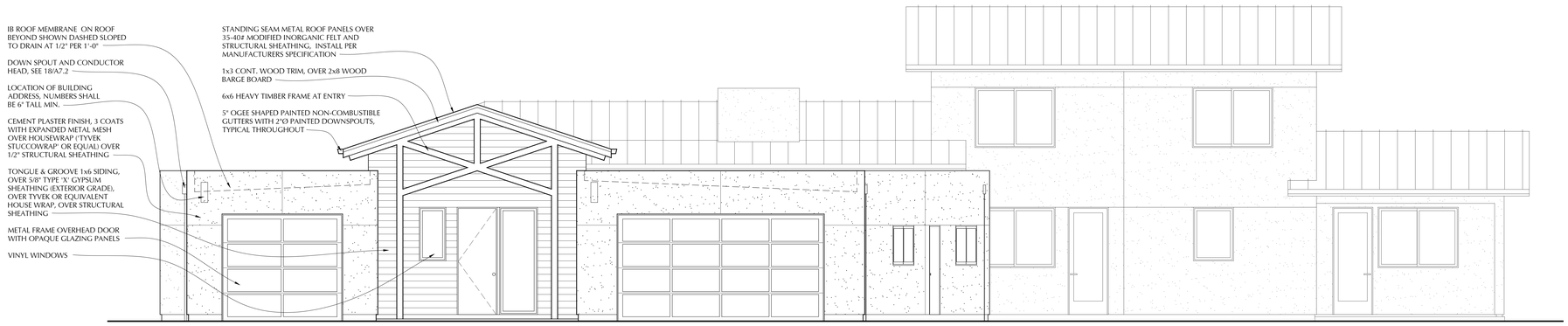
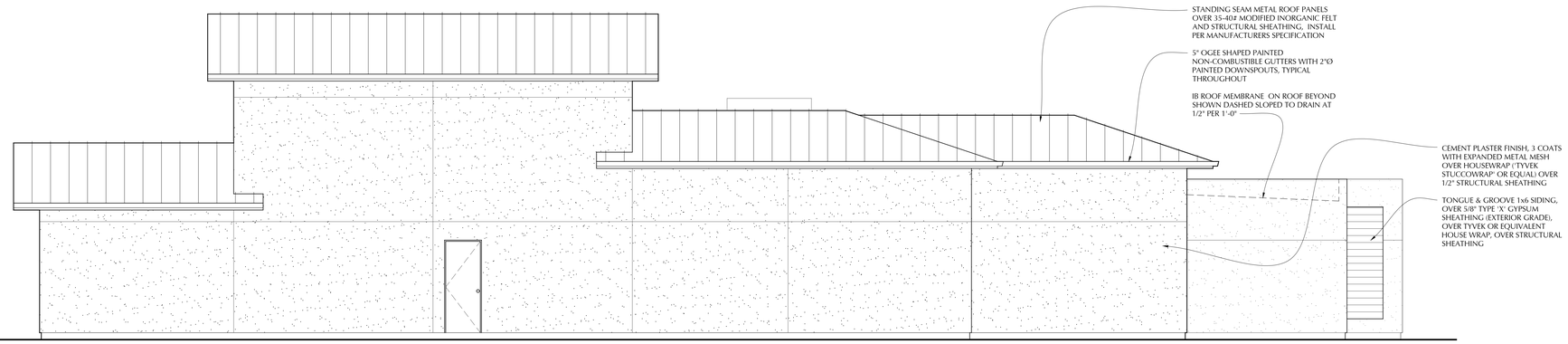
SHEET
A4.1



1 SOUTH ELEVATION

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



2 NORTH ELEVATION

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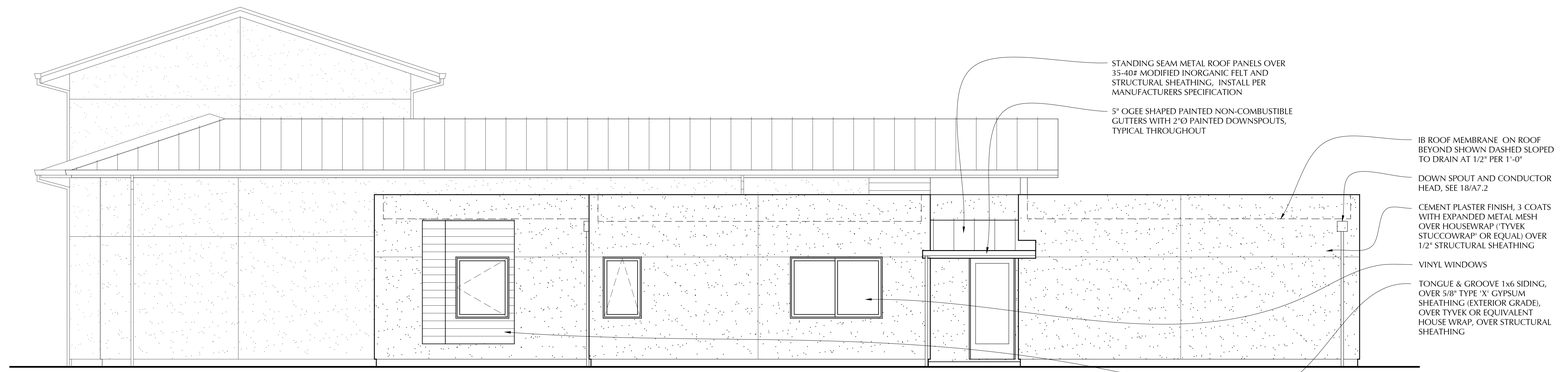

3 WEST ELEVATION

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

4 EAST ELEVATION

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

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NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
EXTERIOR ELEVATIONS

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

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POLO HEIGHTS

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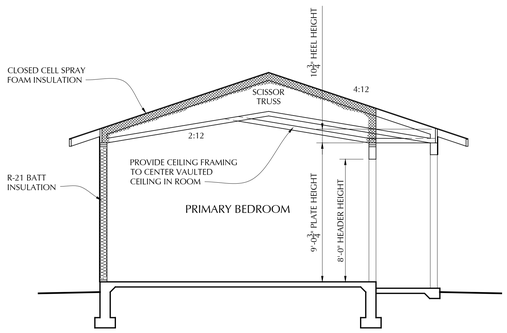
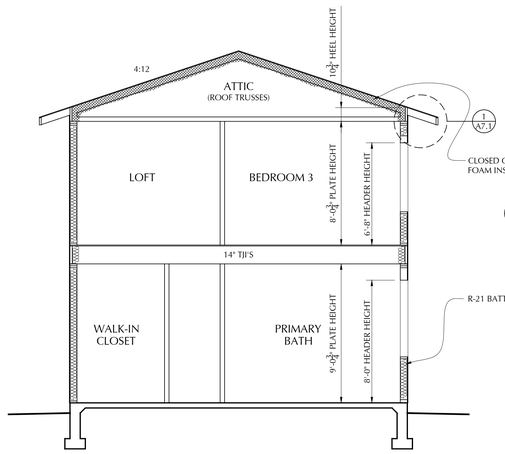
SHEET

A5.1



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



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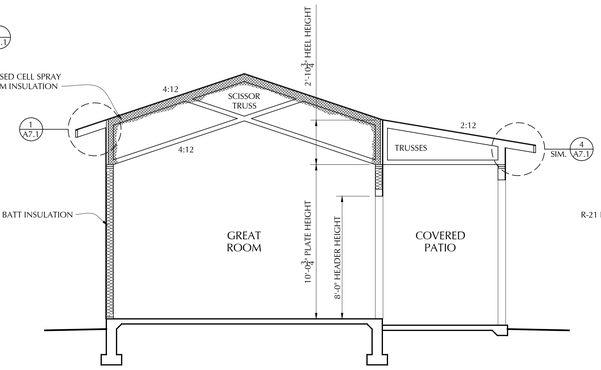

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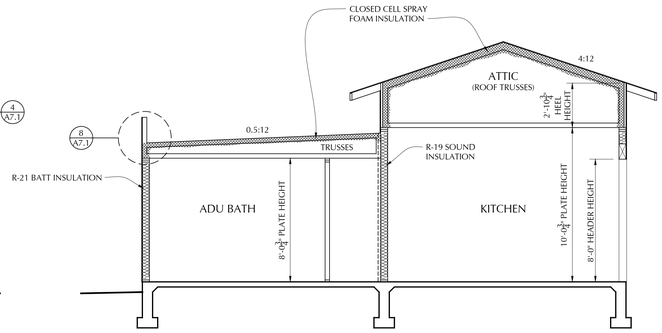

1 BUILDING SECTION
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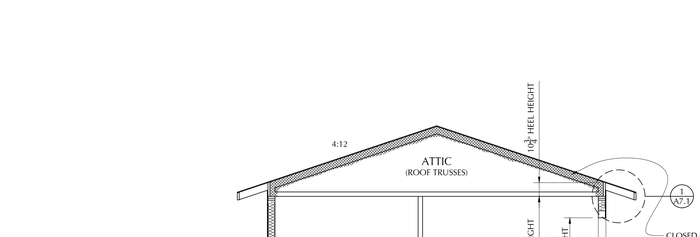
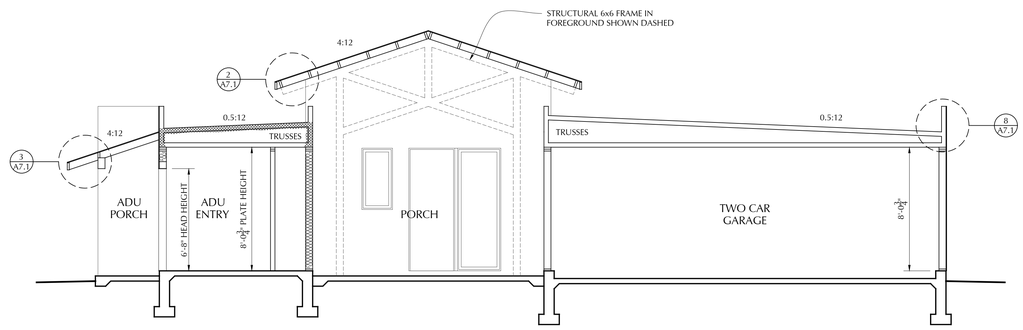


6 BUILDING SECTION
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
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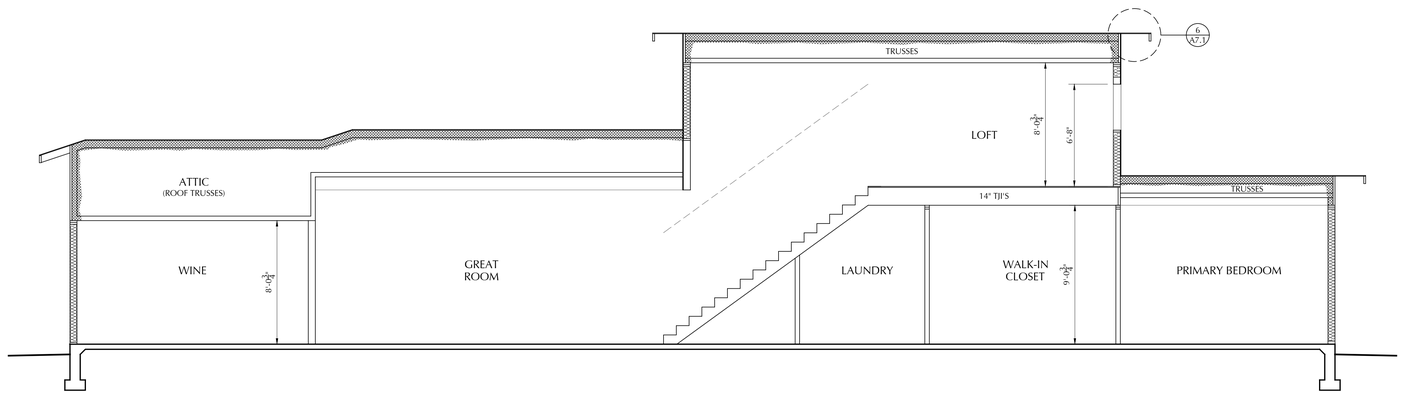

7 BUILDING SECTION
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BUILDING SECTIONS

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REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

CONSULTANT

STAMP
LICENSED ARCHITECT
WILLIAM C. KEMPF
No. 25962
SEPTEMBER 30, 2023
RENEWAL
STATE OF CALIFORNIA

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SHEET
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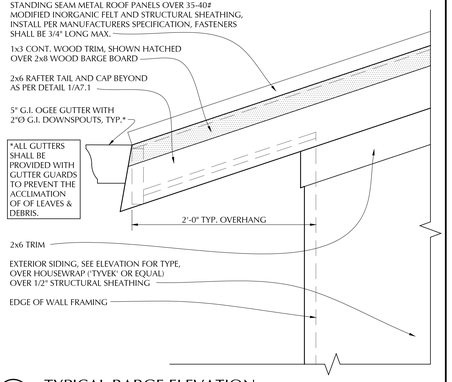

5 TYPICAL BARGE ELEVATION
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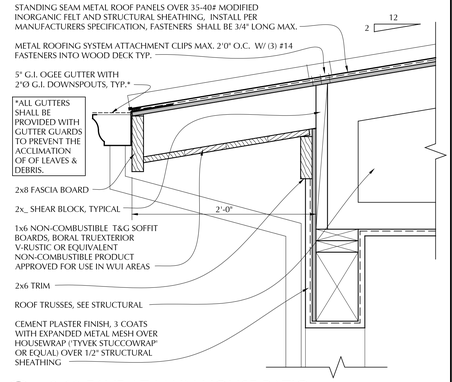
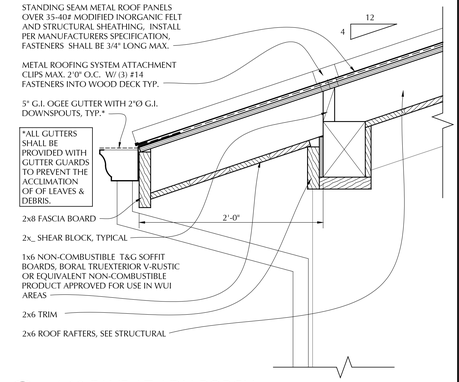


4 2:12 EAVE AT MAIN HOUSE PATIO
SCALE: 1 1/2"=1'-0"



3 4:12 EAVE AT ADU PORCH
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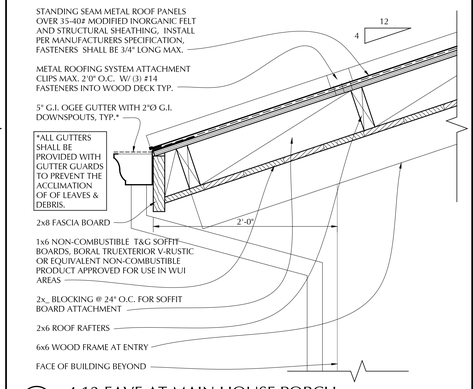

2 4:12 EAVE AT MAIN HOUSE PORCH
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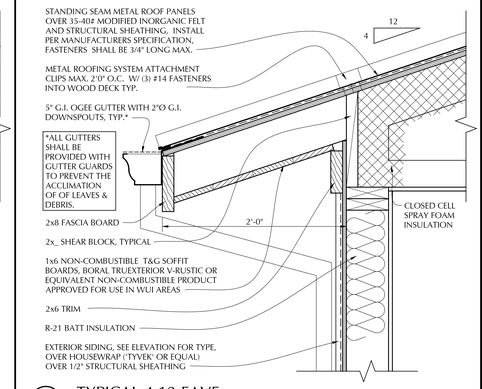

1 TYPICAL 4:12 EAVE
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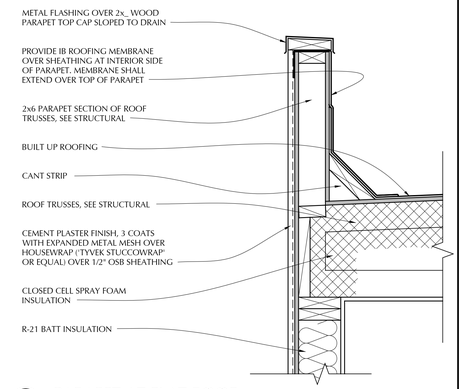
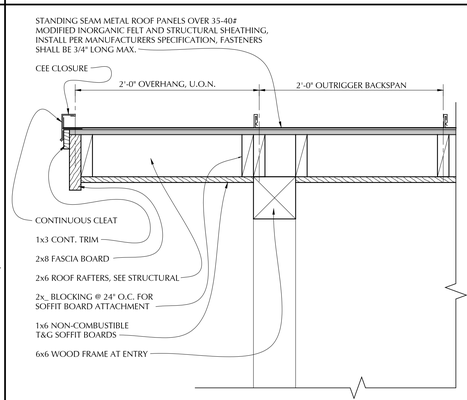
10 NOT USED
SCALE: 1 1/2"=1'-0"

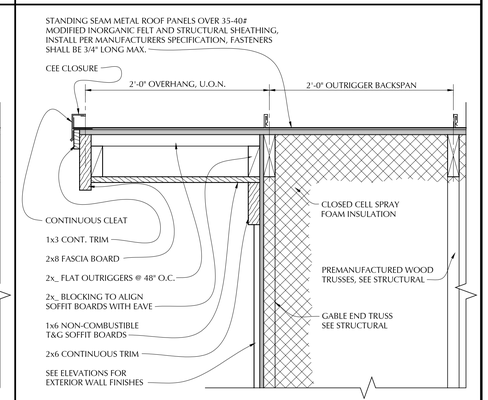
9 NOT USED
SCALE: 1 1/2"=1'-0"



8 PARAPET AT FLAT ROOF
SCALE: 1 1/2"=1'-0"



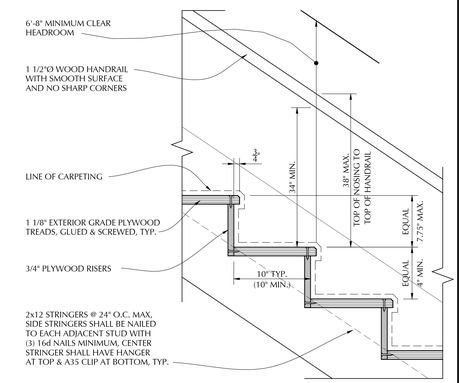
7 TYPICAL RAKE AT METAL ROOF
SCALE: 1 1/2"=1'-0"



6 TYPICAL RAKE AT METAL ROOF
SCALE: 1 1/2"=1'-0"

15 NOT USED
SCALE: 1 1/2"=1'-0"

14 NOT USED
SCALE: 1 1/2"=1'-0"



13 INTERIOR STAIR SECTION
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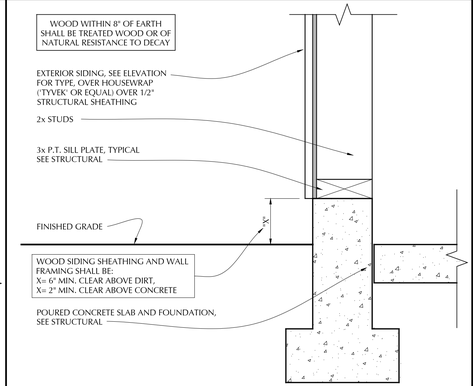
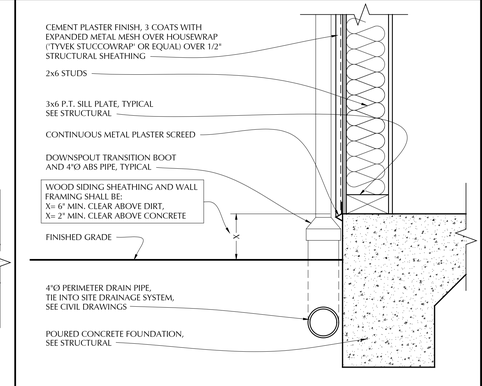


12 GARAGE FOUNDATION, TYPICAL
SCALE: 1 1/2"=1'-0"



11 FOUNDATION AT STUCCO FINISH
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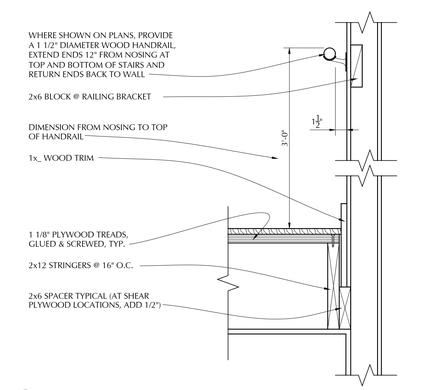
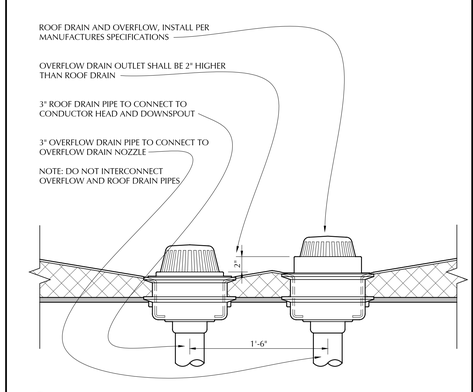
20 NOT USED
SCALE: 1 1/2"=1'-0"

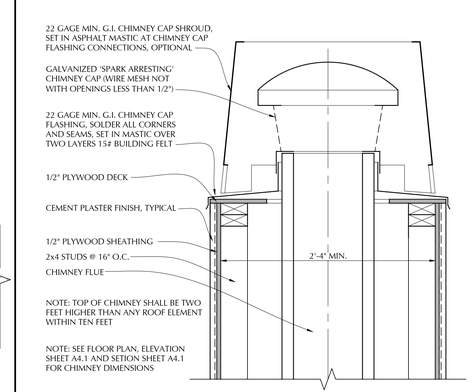
19 NOT USED
SCALE: 1 1/2"=1'-0"



18 INTERIOR STAIR AT WALL
SCALE: 1 1/2"=1'-0"



17 ROOF AND OVERFLOW DRAINS
SCALE: 1 1/2"=1'-0"



16 TYPICAL CHIMNEY CAP
SCALE: 1 1/2"=1'-0"

WILLIAM C. KEMPF ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
ARCHITECTURAL DETAILS

DRAWING DATE: DECEMBER 14, 2021
A.P.N.: 024-021-27
CLIENT NAME: TODD CREAMER
PROJECT NAME: POLO HEIGHTS

REVISIONS

No.	DESCRIPTION:	DATE

SPECIAL STAMP

CONSULTANT

STAMP

LICENSED ARCHITECT
WILLIAM C. KEMPF
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SEPTEMBER 30, 2023
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SHEET
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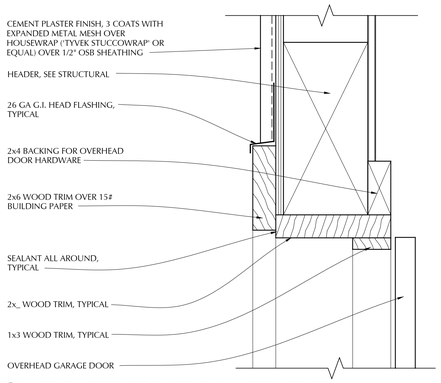
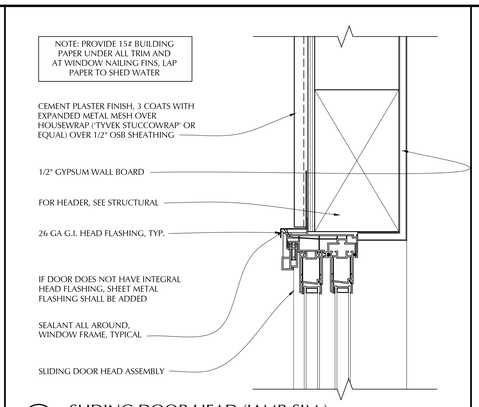
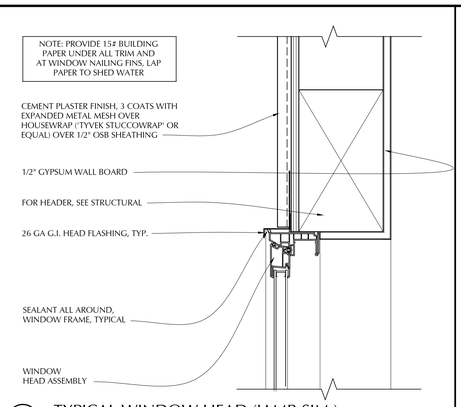
5 NOT USED
SCALE: 3"=1'-0"



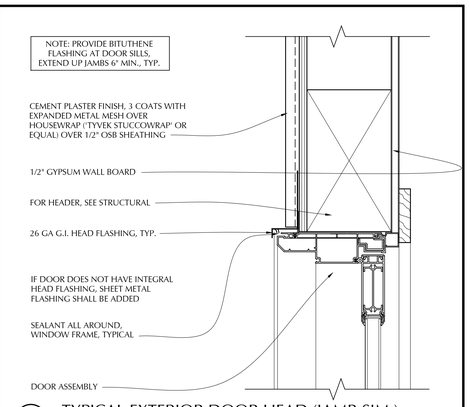
4 GARAGE DOOR HEAD, JAMB SIMILAR
SCALE: 3"=1'-0"



3 SLIDING DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"



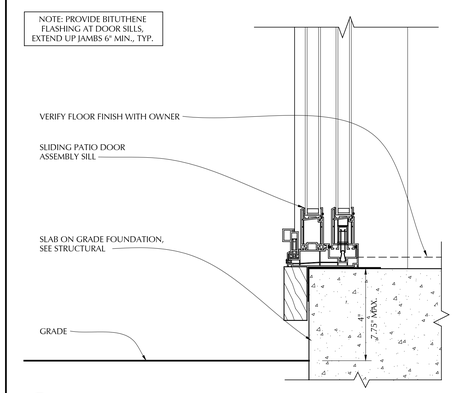
2 TYPICAL WINDOW HEAD (JAMB SIM.)
SCALE: 3"=1'-0"



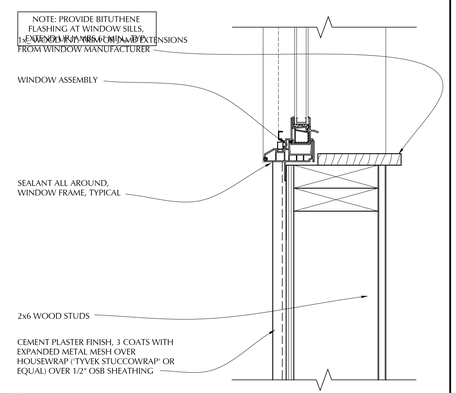
1 TYPICAL EXTERIOR DOOR HEAD (JAMB SIM.)
SCALE: 3"=1'-0"

10 NOT USED
SCALE: 3"=1'-0"

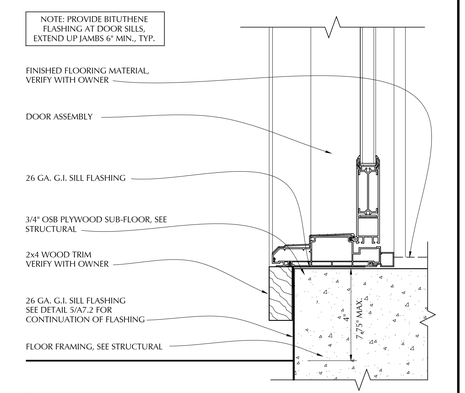
9 NOT USED
SCALE: 3"=1'-0"



8 SLIDING DOOR SILL
SCALE: 3"=1'-0"

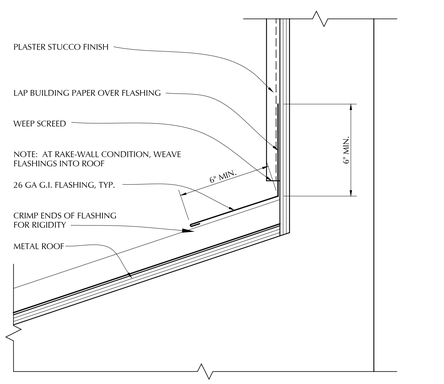


7 TYPICAL WINDOW SILL
SCALE: 3"=1'-0"

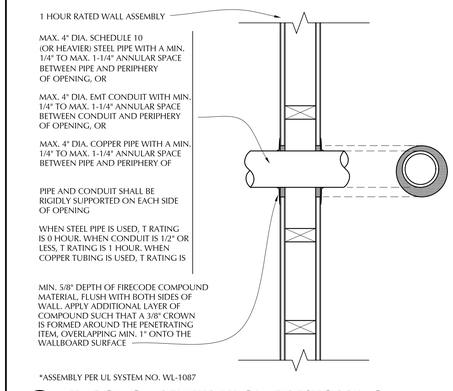


6 TYPICAL EXTERIOR DOOR SILL
SCALE: 3"=1'-0"

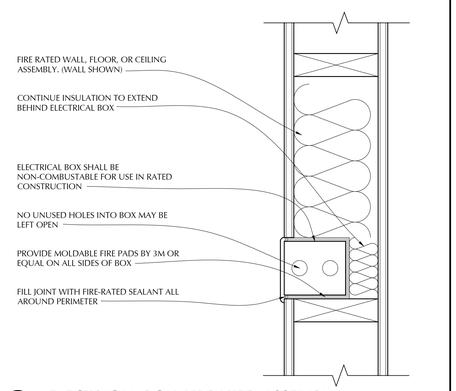
15 NOT USED
SCALE: 3"=1'-0"



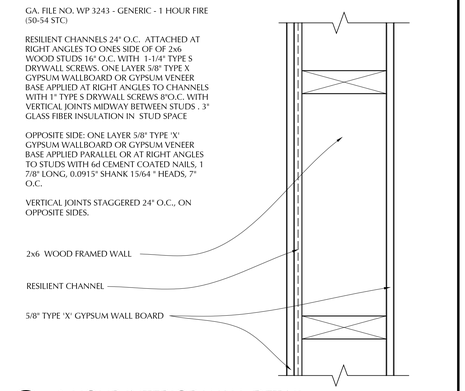
14 TYPICAL ROOF-WALL FLASHING
SCALE: 3"=1'-0"



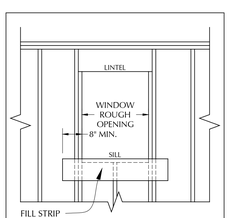
13 THROUGH PENETRATION FIRESTOPPING
SCALE: 3"=1'-0"



12 ELECTRICAL BOX AT RATED ASSEMBLY
NOT TO SCALE

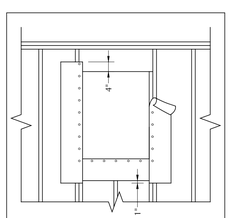


11 1-HOUR INTERIOR WALL DETAIL
SCALE: 3"=1'-0"

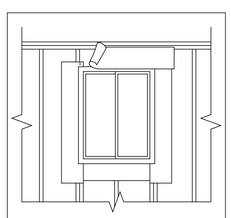


ATTACH A FILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

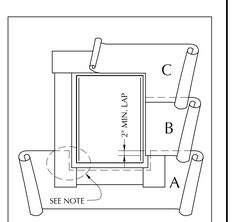
NOTE: PLYWOOD NOT SHOWN FOR CLARITY.



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" WIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).



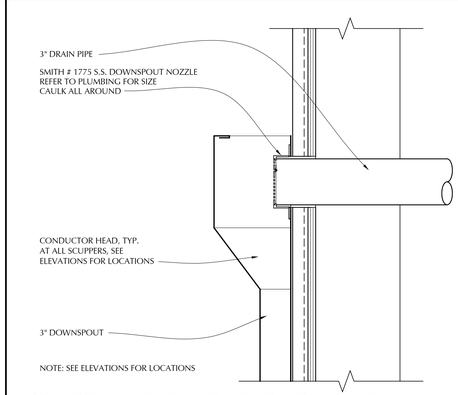
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FELT AT LEAST 9" WIDE.



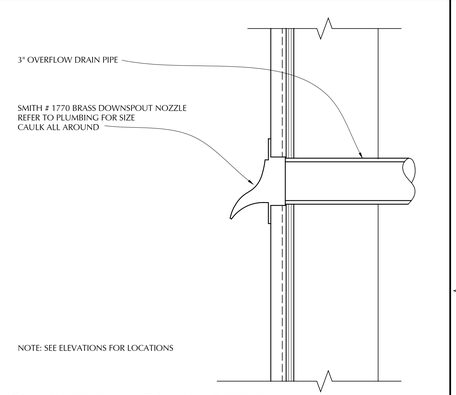
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.

NOTES: SECTION 1403.2, OF THE 2019 CALIFORNIA BUILDING CODE, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE THE CRC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE 15 LB. ASPHALT-SATURATED FELT WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT. LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING.

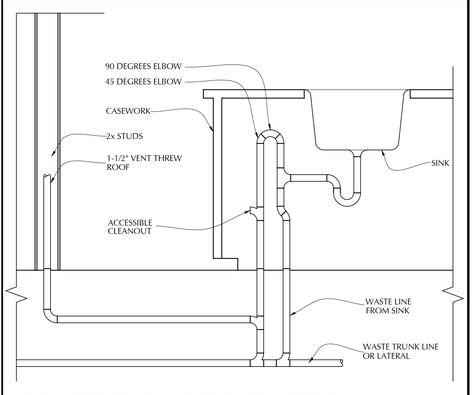
20 HOW TO FLASH WINDOWS
NOT TO SCALE



18 DOWNSPOUT AND CONDUCTOR HEAD
SCALE: 3"=1'-0"



17 OVERFLOW DRAIN NOZZLE
SCALE: 3"=1'-0"



16 KITCHEN ISLAND SINK VENT DETAIL
SCALE: 3"=1'-0"

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www.wckempf.com

NEW RESIDENCE AND ADU FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA
ARCHITECTURAL DETAILS

DRAWING DATE:
DECEMBER 14, 2021

A.P.N.
024-021-27

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

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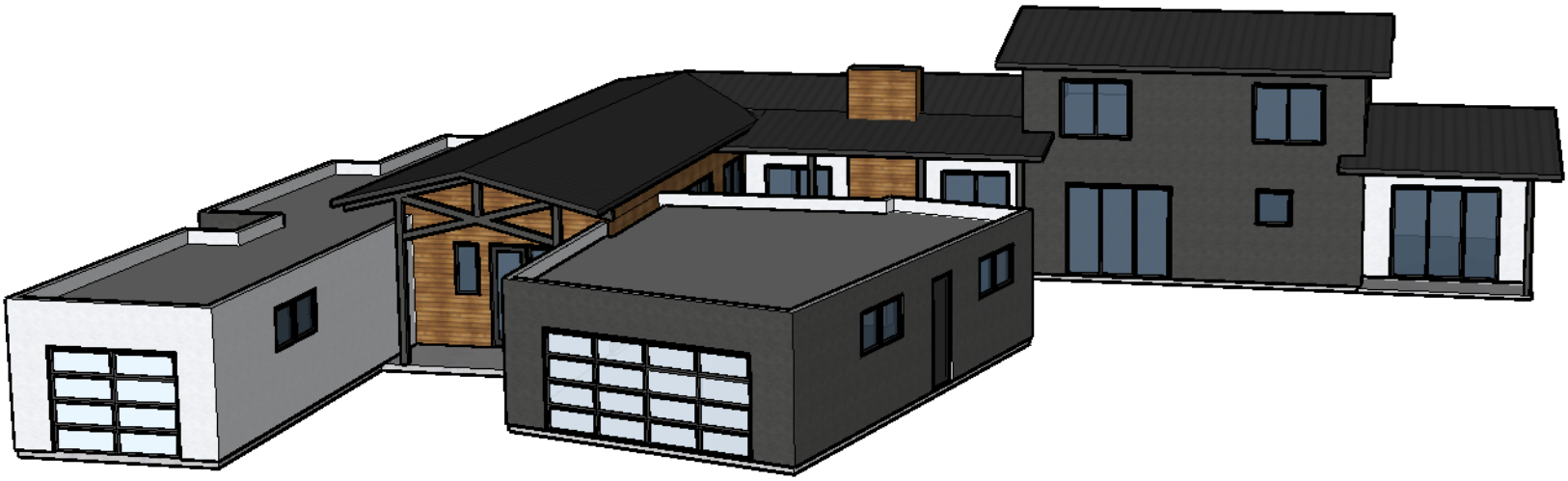
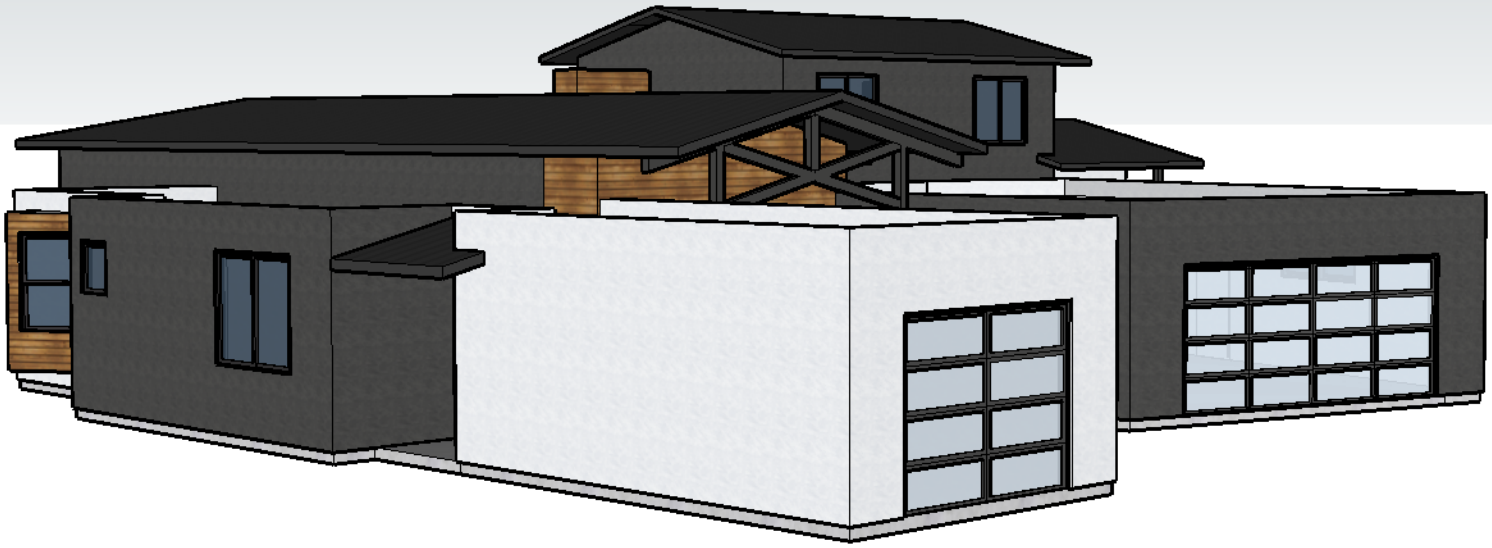
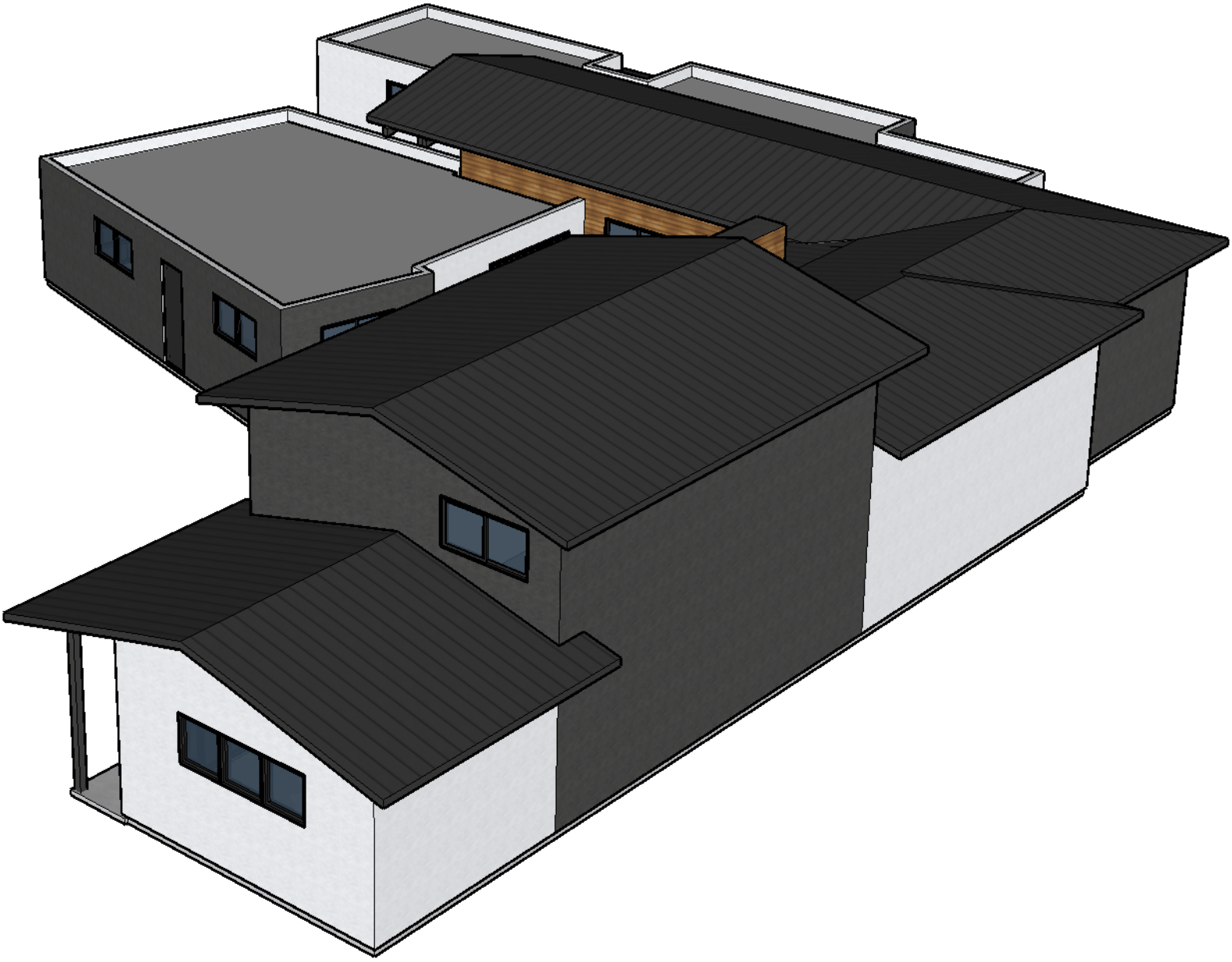
SHEET
A7.2







AGENDA ITEM 1
DATE: 6-3-2020

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: June 3, 2020

TO: Honorable Mayor and City Council

FROM: Scott Harriman, Consulting Planner

APPROVED: Tina Friend, City Manager

SUBJECT: **A PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL FOR A GENERAL PLAN AMENDMENT (GPA18-002), ZONE CHANGE (ZC18-002), MINOR LAND DIVISION (MLD18-004), DESIGN REVIEW (DR19-013), TREE REMOVAL, AND ENVIRONMENTAL ASSESSMENT (EA18-008) FOR A TWO-LOT SUBDIVISION OF 3.73-ARCE PARCEL AND DEVELOPMENT OF ONE NEW SINGLE-FAMILY HOME LOCATED AT 33 POLO HEIGHTS / APN 024-021-28**

SUMMARY OF ISSUE

The project proposes to subdivide an existing 3.73-acre site, containing an existing single-family home, into two lots to allow for the construction of a new single-family home. The project site, previously part of a larger parcel of land, has two General Plan and Zoning Designations. A General Plan Amendment and Zone Change are necessary to unify the site into Estate Residential, R-1-40, which would allow lots with a minimum size of 40,000-square feet. The proposed subdivision would create two lots of 76,666 and 74,052-square feet (1.76 and 1.70 acres, respectively). The project also includes a Design Review application for a proposed 1,880-square foot, three-bedroom, single-family home, three-car attached garage and a 776-square foot ADU above the garage on Lot A. Site improvements include new landscaping, tree removal and replanting, and sound attenuating architectural features specifically designed for the site's hillside location adjacent to Highway 17. No change is proposed to the existing home on Lot B.

PLANNING COMMISSION REVIEW

On January 16, 2020 the Planning Commission held a public hearing to consider the proposed General Plan Amendment (GPA), Zone Change, and development plans for the proposed development. The Commission was supportive of the proposed subdivision, home design and revised conditions of approval. The Commission asked if the proposed home would be solar-ready, and about roadway access given the Polo Heights is a private (non-

public) access road. The Commission also asked about the project's agreement to relinquish access rights on the two spur roads, Orchard Run and Timber Ridge Lane, onto Highway 17. Following the applicant's presentation, the Planning Commission expressed support for the project and voted unanimously to recommend City Council approval of the project.

SITE AND PROJECT DESCRIPTIONS

The project site is a 3.73-acre parcel located on the downslope side of Polo Heights Road, a roadway owned and maintained by residents. The subject parcel is adjacent to Highway 17 along its western boundary. The project proposes to subdivide the 3.73-acre parcel into two parcels, Lots A and B. The proposed new home site, Lot A, would be 1.76 net acres in size. Lot B, the existing home site, would be 1.70 net acres in size. Both parcels, as part of the proposed subdivision, would provide an irrevocable offer to dedicate a 15-foot roadway easement to the City of Scotts Valley, which reduces both parcels to the net lot sizes as shown above. The City could accept the easement at any time in the future without cost should Polo Heights Road become a public road.

The project proposes pad grading for the new home, driveway and surface parking. The proposed development includes a two-story, L-shaped, 1,880-square foot, three-bedroom single-family home and three-car garage. A one-bedroom, 776-square foot, secondary dwelling unit (also known as an accessory dwelling unit or ADU) is proposed and located above the garage. The main residence wing and garage/ADU wing are separated by an arbor-covered outdoor courtyard, enclosed on one side by a two-story exterior wall which provides sound attenuation from Highway 17. All exterior doors and windows that have line-of-sight to Highway 17 will be sound-rated in accordance with the project's acoustical study, as well as provisions for an alternative means of ventilation when windows are closed.

Public utilities available to the site include water from Scotts Valley Water District and gas and electric from Pacific Gas and Electric. A private on-site septic system provides sanitary wastewater treatment for the proposed home. Landscape plans include native and foreground accent plants, and tree removals and replacement trees with an emphasis on visual screening from Highway 17 and Polo Heights Road.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. General Plan Amendment – Parcel has two General Plan designations. GPA would unify the parcel into one land use designation.
2. Zone Change – The zoning needs to conform into one designation, in the same way as the General Plan.
3. Minor Subdivision – The project proposes to subdivide the existing 3.73-acre site into two residential lots.
4. Design Review – Architectural and site plan review is required for the construction of a residential structure in the hillside residential combining district pursuant to Municipal Code Section 17.40.060.
5. Tree Removal Permit – Approximately 58 protected trees would be removed.

DISCUSSION AND ANALYSIS

The following section provides an overview of the relevant general plan and zoning standards, requested development entitlements and environmental conditions associated with the proposed project. The attached Planning Commission staff report contains a detailed analysis of the project's compliance with applicable City codes and standards.

GENERAL PLAN: The project site has two General Plan designations: Rural Residential (2.5-acre minimum lot size) and Estate Residential (40,000-square foot minimum lot size). The GPA would unify the site into one designation, Estate Residential, and allow the site to be subdivided into two lots. As proposed, Lots A and B would have net lot sizes of 1.76 and 1.70-acres (76,666 and 74,052-square feet), respectively, well in excess of the minimum 40,000-square foot Estate Residential lot size.

ZONING: The project site has "split zoning" (two zoning designations on one parcel); and situated in the R-R-2.5, Residential-Rural, and the R-1-40, Estate Residential Zoning Districts. Land uses permitted in both zoning districts include single family homes and secondary dwelling units. The project is requesting to rezone the entire 3.73-acre site into the R-1-40, Estate Residential Zoning District to unify the parcel into one zoning district, R-1-40, allowing for one new residential home. The table below describes each of the proposed parcel's compliance with the R-1-40 zoning standards.

Zoning Compliance Table – 33 Polo Heights				
R-1-40; Estate Residential				
	City Standard	Proposed Lot A	Proposed Lot B	Compliance
Lot Area	40,000 sf/unit	76,666 sf	74,052 sf	Yes
Lot Width	100'	400'+	400'+	Yes
Lot Depth	150'	180'+	160'+	Yes
Setbacks - Front	30'	30'	50'	Yes
- Side	10' max	60'	130'	Yes
- Rear	20' min	80'	65'	Yes
Height	35'	22'	<30'	Yes
Site Coverage	50%	6%	>10%	Yes
Parking	2-car garage + 1. 1 space for ADU	3-car garage + 3 1 space for ADU	Existing-no change	Yes
Retaining Walls	Design Review for retaining walls in front and rear >3 and 6-ft	4 and 5-ft front yard retaining walls subject to design review	Existing-No change	Design Review included in review

As shown above, each of the proposed lots and the proposed home exceeds the minimum R-1-40, Estate Residential development standards. In addition, other than lot size, each of the proposed lots comply with the development standards for the R-R-2.5, Rural Residential zoning district. As proposed, the proposed lot split, allowing one new home, would not change the semi-rural character of the residential neighborhood or surrounding area.

MINOR LAND DIVISION: The application includes a tentative map proposing to subdivide the 3.73-acre site into two lots; Lot A, 1.76-acres in size, and Lot B, 1.70-acres in size. Both proposed lots meet and exceed the R-1-40 zoning standards, as shown in the table above.

ACCESSORY DWELLING UNIT: The project proposes a 776-square foot ADU above the three-car garage wing. The proposed ADU conforms with state law.

DESIGN REVIEW: Architectural and Site Plan Design Review is required for all new structures in the Hillside Residential Combining zoning district subject to design criteria specified in the Municipal Code, Section 17.50.030. The Design Review process is established to carry out the objectives of the City's General Plan and related zoning regulations and to ensure that permits for construction will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city.

During its review, the Planning Commission found the home and site features, including exterior materials, earth-tone colors, landscaping, and retaining walls to be well-designed and appropriately integrated onto the site.

On-Site Parking and Driveway Design: The project proposes a three-car garage and a separate parking pad adjacent to the ADU stairway. The driveway design allows at least two additional tandem parking spaces behind two of the three garage doors. A roadway turn-out parking space is also provided. As proposed, the project exceeds the City’s parking standards.

Landscape Requirement Along Highway 17: To preserve the scenic qualities along the Highway 17 corridor, the project includes a restriction on a significant portion of the site adjacent to Highway 17 for landscaping only and precludes the construction of structures and outdoor storage of equipment and materials in areas that would otherwise be permitted in the R-1-40 Zoning District. The landscape restriction is discussed in the environmental initial study to prevent the placement of structures and outdoor storage that may be visible from, and potentially impact the Highway 17 scenic corridor.

Fences, if desired, could be located within the area on the tentative map, Plan Sheet C1.1, shown as the “Building Envelope”. The limitation on the installing fences, except as may be installed by Caltrans on state-controlled property, is to maintain wildlife corridors and the scenic hillside view shed.

Relinquishment of Access Rights to Highway 17: As part of the original 2012 Polo Heights subdivision, concerns were raised by the State Department of Transportation (Caltrans) regarding the two existing spur roads, Orchard Run and Timber Ridge Lane, that provide vehicle access to Highway 17. Caltrans would prefer that these spur roads be closed. However, access rights issues, as well as use by the Scotts Valley Water District, have not been fully resolved. The property owner/applicant of the current project, Creamer Minor Land Division, has acknowledged that 33 Polo Heights does not have access rights or ownership of either spur road. As such, the applicant does not have ownership or any authority, through this development proposal, to cause the closure of either of the two spur roads. However, the property owner/applicant has agreed, and conditions of approval require, that the developer

prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use these spur road access points for Highway 17 ingress or egress. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads. In addition, conditions of approval require that the tentative map include a one-foot "no-vehicle access" easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

Trees: The applicant has submitted an arborist report, which evaluated 162 trees on proposed Lot A; no further development or tree removals are proposed on Lot B, which contains the existing home developed as part of the original Polo Heights subdivision, approved in 2012.

In total, approximately 58 protected trees to be removed by the proposed development are subject to the City's replacement criteria at a ratio of 2:1, approximately 116 trees, which can be replanted on-site where appropriate. The applicant may also pay into the City's Tree fund to be used to replant trees throughout the City. Conditions of approval require that a final tree planting plan be submitted for review and approval by staff, with input from the project arborist, prior to the issuance of any grading and/or building permit for the site.

CEQA REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. Project related environmental impacts were identified related to aesthetics and biological resources and include three mitigation measures that reduce the potential impacts to less than significant levels. The MND was circulated for 30 days as required, from December 16, 2019 through January 13, 2020. No significant project related environmental impacts were found to be present that were not reduced to less than significant levels.

The City received one comment letter on the IS/MND from the Department of Toxic Substances Control (DTSC) requesting additional information on the site's proximity to existing schools and if the site is listed. The Hazards and Hazardous Materials section of the IS/MND has been amended to address the DTSC comments. Following communication and confirmation with DTSC staff, the City has determined that the comments do not result in the identification of a new or previously unidentified significant adverse impact to the environment.

PUBLIC COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. No public comments were received for the Planning Commission hearing. To date, no comments have been received on the proposed development.

FISCAL IMPACT

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

RECOMMENDATION

The Planning Commission and Staff recommends that the City Council approve the proposed project, as follows:

1. Adopt Resolution No. 1973 to approve the Mitigated Negative Declaration;
2. Adopt Resolution No. 1973.1 to approve the General Plan Amendment
3. First reading and introduction of Ordinance No. 16-ZC-228 to approve the Zone Change;
4. Adopt Resolution No. 1973.2 to approve the Minor Land Division; and
5. Adopt Resolution No. 1973.3 to approve the Design Review.

ATTACHMENTS PAGE NO.

Resolution No. 1973 Approving the Mitigated Negative Declaration 7
Resolution No. 1973.1 to approve the General Plan Amendment 10
Ordinance No. 16-ZC-228 approving the Zone Change 13
Resolution No. 1973.2 approving the Minor Land Division 16
Resolution No. 1973.3 approving the Design Review and Conditions of Approval 32
Location Map 47
Project Plans (received 12/11/2019)..... 49
Planning Commission Minutes 70
Planning Commission Staff Report (01/16/20)..... 72
Planning Commission Resolution (draft)..... 81
Initial Study/Mitigated Negative Declaration 99
Technical Reports 126
Initial Study Comment and Response 202

Attached Documents are available at City Hall by calling 831-440-5630
Some Documents are available electronically at http://www.scottsvalley.org/

RESOLUTION NO. 1973

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE MITIGATED NEGATIVE DECLARATION FOR THE "CREAMER TWO-LOT MINOR LAND DIVISION" TO SUBDIVIDE A 3.73-ACRE SITE AND CONSTRUCT ONE NEW SINGLE-FAMILY HOME AND RELATED SITE IMPROVEMENTS AT 33 POLO HEIGHTS / APN 024-021-28

WHEREAS, the City of Scotts Valley has received an application and technical reports from Todd Creamer, property owner, to subdivide a 3.73-acre site into two lots, and to construct one new single-family home and related site improvements at 33 Polo Heights (collectively referred to as "Application"); and,

WHEREAS, Todd Creamer, (referred to as "applicant") has presented substantial evidence which supports the application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on January 16, 2020 to consider the application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 3, 2020, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated June 3, 2020:

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

there were potentially significant adverse environmental impacts, however mitigation measures have been identified and required as part of the project that reduce these potential impacts to less than significant levels.

2. ***The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Mitigated Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from December 13, 2019 to January 13, 2020.

3. ***The environmental determination represents the independent judgment of the City.*** The Mitigated Negative Declaration was prepared by City staff. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.

4. ***Documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public for review at City Hall, the Planning Department, and the City's website.

5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Mitigated Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** The project site is within two residential General Plan designations and two residential zoning districts. The project would unify the site into one General Plan designation and zoning district that allows for one new unit. The site is within a state forest area and contains potential habitat for nesting birds. Measures have been incorporated into the project conditions of approval, which require the applicant and all contractors on the site to comply with all mitigation measures identified in the project's biological report regarding tree preservation and forest habitat.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves the Mitigated Negative Declaration for the two lot residential subdivision, including construction of a new single-family dwelling and related property improvements, subject to conditions of approval, located at 33 Polo Heights / APN 024-021-28, subject to the Project Plans, adopted environmental mitigation measures and Conditions of Approval (Exhibit A), which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 3rd day of June 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Randy Johnson, Mayor

_____
Tracy A. Ferrara, City Clerk

RESOLUTION NO. 1973.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT (GPA18-002) TO UNIFY THE PROJECT SITE FROM RURAL RESIDENTIAL AND ESTATE RESIDENTIAL TO ESTATE RESIDENTIAL TO FACILITATE A TWO-LOT MINOR LAND DIVISION AND DEVELOPMENT OF ONE NEW HOME AT 33 POLO HEIGHTS // APN 024-021-28

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Todd Creamer for a General Plan Amendment (GPA18-002), to unify the project site from Rural Residential and Estate Residential to Estate Residential for a two-lot minor land division and development of one new home 33 Polo Heights; and,

WHEREAS, Todd Creamer, (referred to as "applicant") has presented substantial evidence which supports the application; and

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

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

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

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1973; and

WHEREAS, the Planning Commission held a public hearing on January 16, 2020 to consider the application and after consideration of public testimony, the staff report and evidence submitted to support the application, the Planning Commission unanimously recommended approval of the application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 3, 2020, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated June 3, 2020:

1. ***The change in the General Plan land use designation is consistent with the General Plan.*** The project site has two General Plan designations, Rural Residential and Estate Residential. The general plan line, which divides the parcel, does not correspond to any significant topographic or physical feature of the site or follow an existing road or alley. The project would unify the site into the Estate Residential General Plan designation and the R-1-40 Estate Residential zoning district and allow for one new single-family home consistent with other homes in the immediate vicinity of the project site.

2. ***That the density is compatible with adjacent uses and densities.*** The allowable residential density range in Estate Residential General Plan areas is one unit for each 40,000 square feet of lot area. The project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities.

SECTION 2: The Land Use Map of the General Plan is hereby amended to unify the Land Use designation for the property at 33 Polo Heights from Rural Residential and Estate Residential to Estate Residential.

NOW THEREFORE, BE IT RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves General Plan Amendment No. GPA18-002 to unify the project site from Rural Residential and Estate Residential to Estate Residential for a two-lot minor land division and development of one new home 33 Polo Heights // APN 024-021-28, pursuant to the General Plan Map/legal Description (Exhibit A) which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 3rd day of June, 2020, by the following vote:

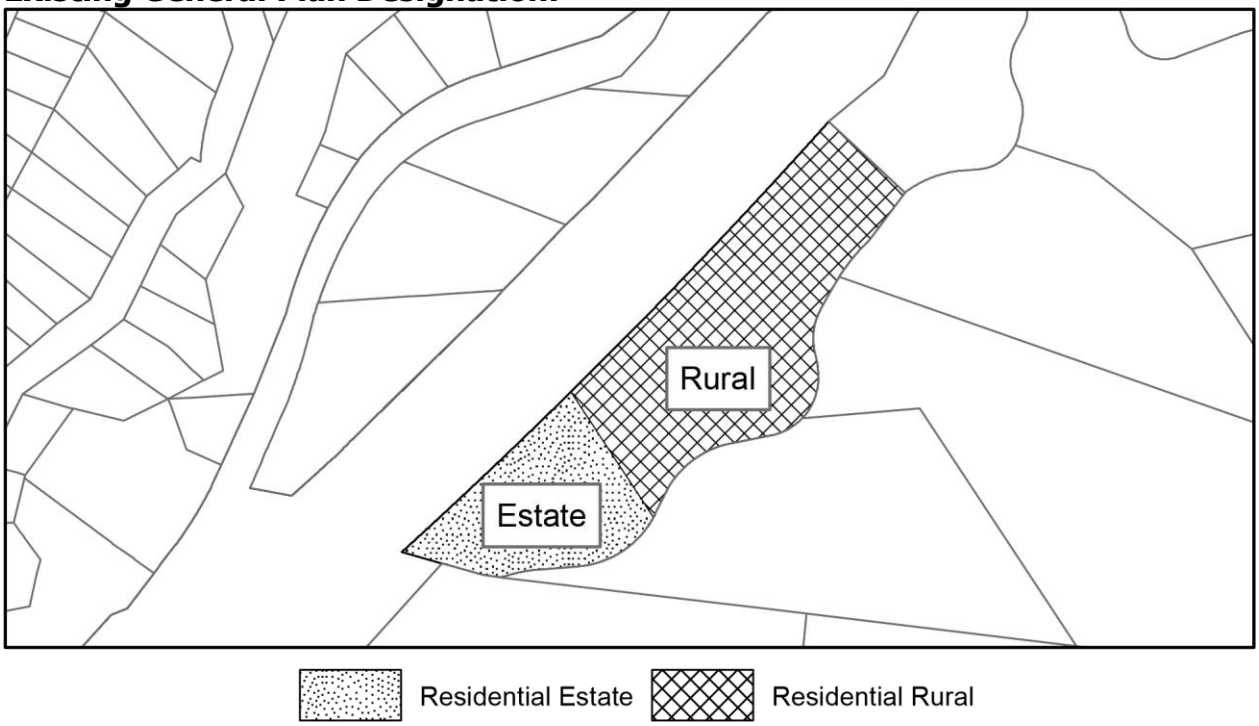
AYES:
NOES:
ABSTAIN:
ABSENT:

By: _____
Randy Johnson, Mayor

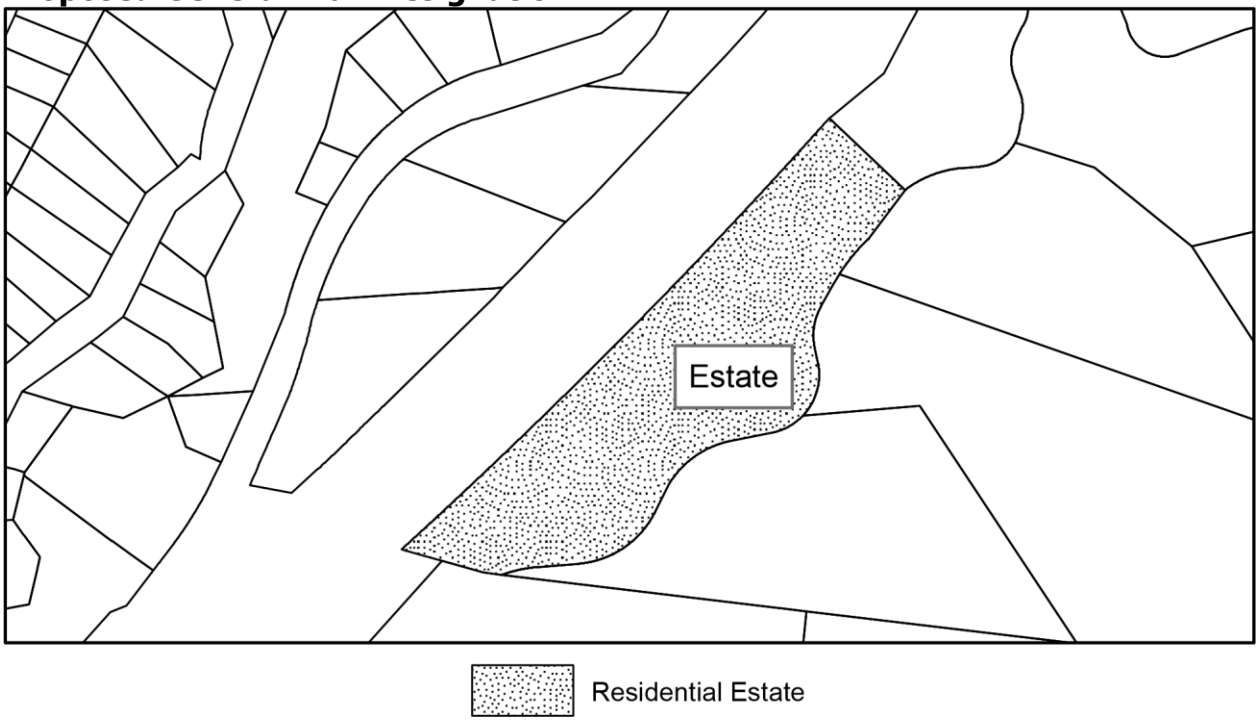
Attest: _____
Tracy A. Ferrara, City Clerk

Exhibit A to Resolution No. 1973.1
General Plan Designations
33 Polo Heights

Existing General Plan Designation:



Proposed General Plan Designation:



ORDINANCE NO. 16-ZC-228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING ZONE CHANGE NO. ZC18-002 FOR A TWO-LOT MINOR LAND DIVISION AND DEVELOPMENT OF ONE NEW HOME AT 33 POLO HEIGHTS AND TO UNIFY THE PROJECT SITE FROM R-R-2.5, RURAL RESIDENTIAL AND R-1-40, ESTATE RESIDENTIAL TO THE R-1-40, ESTATE RESIDENTIAL ZONING DISTRICT // APN 024-021-28

WHEREAS, the Planning Department of the City of Scotts Valley has received the application for Zone Change No. ZC18-002 to rezone a 3.73-acre site currently developed with one single-family home located at 33 Polo Heights from R-R, Rural Residential and R-1-40, Estate Residential to R-1-40, Estate Residential to facilitate a two-lot minor subdivision and development of one new single family home; 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, a Mitigated Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

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

WHEREAS, the Planning Commission held a public hearing on January 16, 2020, to consider the application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 3, 2020, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1973; and

WHEREAS, the City Council approved the General Plan Amendment for the project by adoption of Resolution No. 1973.1.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated June 3, 2020:

1. ***The change in the zoning district is consistent with the General Plan and the densities are compatible with adjacent uses and densities.*** The project would unify the site into one zoning district, R-1-40, Estate Residential, and allow two residential lots of similar size and character to other adjacent and surrounding homes and lots. Therefore, the proposed zone change from R-R-2.5 and R-1-40 to R-1-40 will remain consistent with the land use permitted in the General Plan and will provide residential density compatible with those permitted on adjacent sites.

NOW THEREFORE, BE IT RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Zone Change No. ZC18-002 to change the zoning of the 3.73-acre site located at 33 Polo Heights and to unify the site from R-R-2.5, Rural Residential and R-1-40, Estate Residential to the R-1-40, Estate Residential Zoning District // APN 024-021-28, pursuant to the Zone Change Map/Legal Description (Exhibit A) which is incorporated herein by this reference.

This ordinance was introduced on the 3rd day of June 2020, and was passed and adopted by the City Council of the City of Scotts Valley on the _____ day of _____, 2020 by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED: _____
Randy Johnson, Mayor

ATTEST:

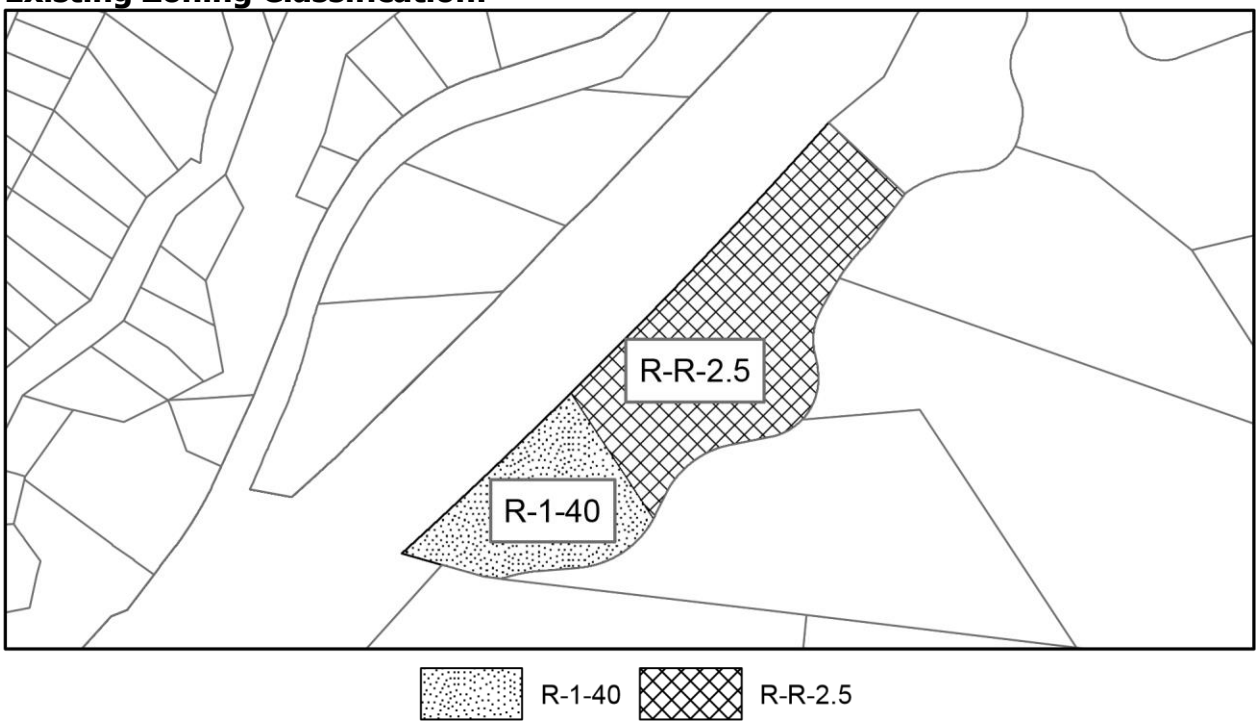
_____
Tracy A. Ferrara, City Clerk

APPROVED AS TO FORM:

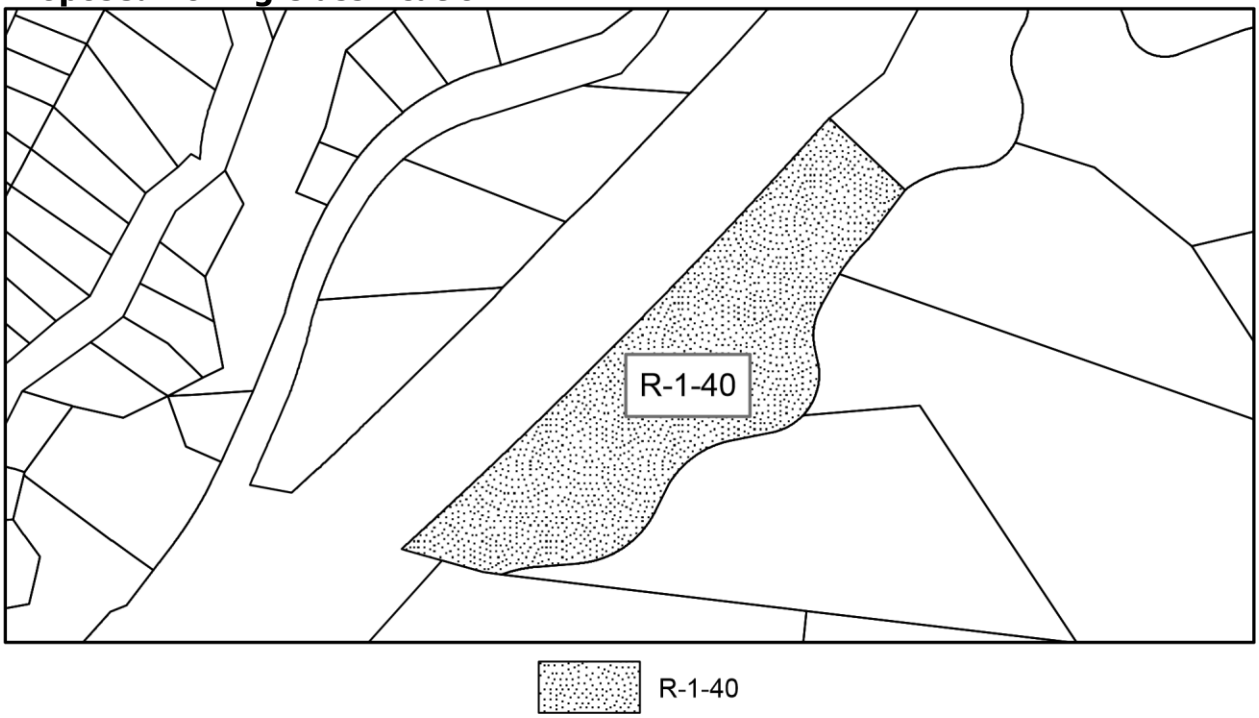
_____
Kirsten Powell, City Attorney

Exhibit A to Ordinance No. 16-ZC-228
Zoning Change Map
33 Polo Heights

Existing Zoning Classification:



Proposed Zoning Classification:



RESOLUTION NO. 1973.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING MINOR LAND DIVISION (MLD18-004) FOR THE ”CREAMER TWO-LOT MINOR LAND DIVISION” AND CONSTRUCTION OF ONE NEW SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS LOCATED AT 33 POLO HEIGHTS // APN 024-021-28

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Todd Creamer for a Minor Land Division (MLD18-004) to subdivision a 3.73-acre parcel and construction of a new single-family home located at 33 Polo Heights (collectively referred to as “Application”); and,

WHEREAS, Todd Creamer (referred to as “applicant”) has presented substantial evidence which supports the Application; and

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

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

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

WHEREAS, the Planning Commission held a public hearing on January 16, 2020, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission unanimously recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 3, 2020, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1973; and

WHEREAS, the City Council approved the General Plan Amendment for the project by adoption of Resolution No. 1973.1.

WHEREAS, the City Council approved the Zone Change for the project by adoption of Ordinance No. 16-ZC-228

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Minor Land Division findings, as further clarified in the staff report dated June 3, 2020:

1. ***That the location of the uses are in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project would unify the subject parcel into one zoning district (R-1-40, Estate Residential) and the Estate Residential General Plan designation. With this action of unifying the site into one land use designation (Estate Residential), the project provides an opportunity for one new single-family home Residential Zoning District. The proposed home utilizes conventional materials and design details that integrate into the surrounding residential neighborhood.

2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The allowable residential density range in Estate Residential General Plan areas is one unit for each 40,000 square feet of lot area. The project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities. Further, the home utilizes conventional materials and design details that integrate into the surrounding residential neighborhood.

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 project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities. The two-lot subdivision is consistent with the Estate Residential General Plan and R-1-40 zoning density ranges.

4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the MND includes mitigation measures to reduce impacts associated with Biological Resources (tree preservation and forest habitat); and Aesthetic Resources (Highway 17 Scenic Corridor). In

addition, standard conditions of approval establish procedures to reduce dust and noise during construction activities, and earth disturbance to possible archaeological and paleontological resources). All impacts would be reduced to less than significant levels.

5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The two-lot residential project meets the requirement of this finding in that the project will not generate hazardous emissions nor be a storage facility for hazardous/combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs) and a hazardous materials containment plan, respectively. The MND evaluated that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that the project will not conflict with any existing easements for public use of the subject parcel. The project will however provide public benefit in that the applicant and owner, through project plans and conditions of approval, has offered a number of easements and recorded agreements which benefit the public. The project provides an irrevocable roadway easement to the City of Scotts Valley along the entire property frontage, should the roadway become a public roadway. In addition, the applicant has agreed to prepare and record a document, suitable to the City Attorney, relinquishing any rights to the nearby spur roads onto Highway 17. The agreement would also prohibit the applicant or any subsequent property owner(s) of the two-lot subdivision from filing an objection to the future closure of either or both of the spur roads; or to request any compensation for the loss of access to either spur roads.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Minor Land Division, MLD18-004, for the “Creamer Two-Lot Minor Land Division” located at 33 Polo Heights, subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 3rd day of June 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

_____
Randy Johnson, Mayor

ATTEST:

_____
Tracy A. Ferrara, City Clerk

Exhibit A
(Revised January 15, 2020)
Conditions of Approval
33 Polo Heights / APN 024-021-28
(#1 - #92)

Legal

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

2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

3. The developer shall obtain all required grading, improvement plans, and building permits; and pay all appropriate required fees before starting any grading/earth disturbance on the property.

Planning Department

4. The approved planning permits include a General Plan Amendment, Zone Change, Minor Land Division, Design Review and tree removal permit to subdivide the existing 3.73-acre site and construct one new single-family home as shown on the proposed development plans. The home and site improvements shall be constructed substantially as shown in the plans prepared by C2G Civil Consultants Group, Inc.; William C. Kempf, Architect, and Kurt Fouts, Arborist Consultant, received dated December 11, 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.

5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Prior to any grading and/or building permit, the developer shall prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use the Orchard Run or Timber Ridge Lane spur road access points for ingress or egress from Highway 17. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot

subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads.

7. The final map shall include a one-foot “no-vehicle access” easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

8. Prior to final map approval, an irrevocable offer to dedicate a 15-foot roadway easement shall be prepared by the applicant for review and approval by the City Public Works Department and recorded with the final map.

9. Prior to final map approval, the shaded area shown as a Landscape Easement on Proposed Lot A of the Tentative Map, Sheet C1.1, shall be relabeled as a “Restricted Area”. The definition, limitations and requirements of the “Restricted Area” shall be prepared by the applicant for review and approval by City Planning staff and the City Attorney. The restricted area is intended to maintain the Highway 17 scenic corridor and shall prohibit the placement of accessory structures, vehicle parking, storage of equipment and/or materials in view from Highway 17, and fences, within the landscape easement as shown on the tentative map.

10. Fences, if desired, may be located only within the “Building Envelope” as shown on the tentative map.

11. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the City Community Development Department (CDD) and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.

12. The accessory dwelling unit shall comply with all applicable state and local laws in effect at the time of building permit issuance.

13. At no time shall either the primary or accessory dwelling unit be rented on a short-term basis.

14. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval as follows:

    Mitigation Measure #1 - Aesthetics:

    A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately

maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources:

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treaty Act.
c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate state and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.
d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.
e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)
f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning.
g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.
h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.

i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca* sp.), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.

j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 - Biological Resources:

To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

Grading

15. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

16. Dust generation from all grading and construction activities shall be reduced to the greatest extent practicable. All contractors working on site shall implement Best Management Practices for dust control, including water down exposed surfaces each non-rainfall day at intervals that attenuate dust problems.

17. Any dirt tracked onto Polo Heights (Road) shall be removed daily in a manner that does not create substantial airborne dust.

Cultural Resources

Archaeological Resources

18. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

19. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

20. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

21. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

22. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

23. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official, as soon as work has stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

24. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

25. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.

26. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

27. The qualified/registered paleontologist shall monitor all earthwork activity as described in Conditions 19-24, above.

28. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.

29. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.

30. Allow for the recovery of any discovered paleontological resources according to a recovery plan and methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).

31. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

32. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Trees

33. All recommendations in the Arborist Report prepared by Kurt Fouts, ISA Certified Arborist, dated April 5, 2018, revised date July 25, 2019, are incorporated as conditions of project approval.

34. The project is responsible for the replacement of 116, 15-gallon trees as a result of the proposed removal of 58 protected trees (2:1 replacement ratio). The developer shall make payment into the City's in-lieu tree replacement fund for the number of trees that are not replaced on-site following acceptance by the City of the final tree replacement plan.

35. A final tree replacement plan shall be provided for review and approval by City Planning staff, with input from the project arborist, and planting completed, prior to the certificate of occupancy for the building permit. The tree replacement plan shall include tree spacing and variety to achieve a natural planting pattern. All new tree species and replanting locations shall be selected in consultation with the project arborist, based on the specific tree location, surrounding landscape, soil type, and water and solar needs.

36. No tree removal shall occur until a grading and/or building permit is issued.

37. The project developer shall place a surety bond, or other equivalent instrument to the satisfaction of the City Attorney, in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the City prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.

38. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.

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

40. The developer/owner shall install replacement trees along the Highway 17 scenic corridor if a building permit for the proposed new home has not been issued within two years following the commencement of site grading and tree removal activities.

Landscaping

41. The landscaping improvements shall be permanently maintained and irrigated.

42. Prior to issuance of any grading and/or building permit, revised landscape plans shall be submitted for City Planning Department for review and approval, showing the number, size, location and name of all plants, trees, ground cover, and hydro-seed materials to be used.

Lighting

43. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.

44. All exterior building lighting shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

45. No exterior lighting shall be placed on building walls facing or in line-of-sight to Highway 17.

CC&R's and Joint Maintenance

46. The two-lot subdivision shall be subject to all CC&R's and any joint maintenance agreements established for the original 2012 Polo Heights Subdivision for the ongoing management and maintenance of any public or private site improvements for the project and shall be approved by the City and executed by the property owner prior to the approval of the final map. The property owner shall pay recording costs.

47. In the event that a future Polo Heights Road Maintenance Association is formed, or other similar subdivision improvement agreement be established for the maintenance of Polo Heights (roadway and subdivision), the current and future property owner(s) of subject property shall be required to participate in such association and/or agreement.

Building Department

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

49. A separate Septic System permit shall be obtained from the Regional Water Quality Control Board or the local designated authority prior to issuance of any grading or building permit.

50. All contractors on site shall limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturday; and no construction on Sunday.

51. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at adjacent properties.

52. The sign shall be posted on-site during all construction activities identifying the name and contact phone number of the primary general contractor to be notified of any disturbances or excessive noise emanating from the site.

53. Winter grading, from October 15th to April 15th, shall require prior review and approval by the City.

54. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

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

56. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

57. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

58. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.

59. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

60. All structures shall comply with the most current California Energy Commission Standards (Title 24).

61. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

62. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

63. Provide names of Special Inspectors with certifications as required.

64. Sound rated windows and doors shall be used on any side of the house (and accessory dwelling unit) that has line of site to Highway 17. Additionally, an alternative means of delivering outside air into the house (and accessory dwelling unit) with the windows closed shall be incorporated into the building plans.

65. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

66. All new utilities shall be installed underground.

67. 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.

68. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.

69. 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.

70. 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.

71. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

72. A hazardous material containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. The plan shall contain the following elements:

    A. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;
    B. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

City Public Works Department- Engineering Division

73. 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.

74. All required documents, final or parcel map sheets 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.)

75. 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.

76. 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.

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

78. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan (SWMP) and in accordance with the City's SWMP Ordinance No. 184.1.

79. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.

80. The Stormwater Management Plan shall be prepared by a registered civil engineer and shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley

Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.

81. The Stormwater Management Plan shall demonstrate that the Development will not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. (**See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**

82. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.

83. 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.

84. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2017 electronic version prior to recording.

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

86. 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.

87. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.

88. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan (SWMP), December 1989 and in accordance with the City's SWMP Ordinance No. 184.1.

89. The applicant shall repair any damage caused to Polo Heights, the private roadway, by applicant or its contractors, consultants, and/or employees prior to issuance of a Certificate of Occupancy. A video recording, DVD format or equivalent, clearly showing the existing condition of Polo Heights 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.

Scott Valley Fire Protection District

90. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.

Scott Valley Water District (SVWD)

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

92. If the individual fire sprinkler system can be designed to have a demand of 30 GPM or less, the project can use Detail 4A (of the Scotts Valley Water District Water System Standard Specification) for individual water meters.

_____

Name and Signature of Property Owner Date

RESOLUTION NO. 1973.3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW (DR19-013) FOR THE" CREAMER MINOR LAND DIVISION – 33 POLO HEIGHTS" CONSISTING OF A TWO-LOT MINOR LAND DIVISION AND ONE NEW SINGLE-FAMILY HOME LOCATED AT 33 POLO HEIGHTS // APN 024-021-28

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Todd Creamer for Design Review No. DR19-013 for the development of a two-lot minor land division and a new single-family dwelling located at 33 Polo Heights (collectively referred to as "Application"); and,

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

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

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

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

WHEREAS, the Planning Commission held a public hearing on January 16, 2020, to consider the Application and after consideration of public testimony, the staff report, revised conditions of approval and evidence submitted to support the Application, the Planning Commission recommended unanimous approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 3, 2020, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1973; and

WHEREAS, the City Council approved the General Plan Amendment for the project by adoption of Resolution No. 1973.1; and

WHEREAS, the City Council approved the Zone Change for the project by adoption of Ordinance No. 16-ZC-228; and

WHEREAS, the City Council approved the Minor Land Division for the project by adoption of Resolution No. 1973.2.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated June 3, 2020:

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 single-family home will be located on a graded pad, centrally positioned on the project site, with substantial setbacks from other homesites in the immediate vicinity of the project site. As proposed, the single-family home is suited to the property, setting, and zoning context.

2. The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures. The project meets the requirements of this finding in that the proposed single-family home has one and two-story components and utilizes conventional stucco siding, mosaic wall panels, and standing seam metal roofing. The color scheme incorporates natural color tones of grey and brown. The quality of materials, exterior treatments, finishing details and exterior colors are appropriate and consistent with the City's design review criteria.

***3. The landscaping is in keeping with the character and design of the proposed development. Existing trees shall be preserved whenever possible*.** The proposed landscape plan incorporates planter beds along the property frontage and at strategic areas around the home. The landscape plan includes an automatic irrigation system, a cistern rainwater collection and distribution system, and replacement trees. The landscape plan is designed to provide a balance between colorful accent planting and the natural hillside setting. Retaining walls, comprised of architectural-grade split face block, are proposed in the front yard area. Over 80 existing trees are preserved and over 100 replacement trees are proposed. A condition of approval requires that a fully developed landscape plan, including a replacement tree plan be developed in consultation with the project arborist and submitted for staff review prior to issuance of any grading or building permit.

***4. The size, location, and arrangement of on-site parking and paved areas shall be appropriate*.** The project exceeds the city's parking requirements in that the home is designed with a three-car garage, one clear guest space, and two additional driveway tandem parking stalls behind two of the three garage doors. Additionally, one road-side parking bay is proposed along the Polo Heights frontage.

5. For ingress, egress and internal traffic circulation, all of the above factors shall be related to the setting or established character of the neighborhood or surrounding area. The project meets the requirement of this finding in that vehicle access to the site is through a single driveway along the private road. The driveway and parking area are adequately sized to allow vehicles to turn around onsite, allowing vehicles to enter to roadway in a forward direction with adequate sight distance. The project's driveway has been designed to meet the City Scotts Valley Fire Protection District's emergency vehicle slope standards.

6. For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief. The project does include retaining walls over three feet in height in front yard areas, however the site steps downward from Polo Heights following the natural grade and are not directly visible from the private Polo Heights roadway or from Highway 17. The retaining walls allow for terraced planting areas in the front yard area and will be visible to residents and visitors of the home. To enhance the appearance of the retaining walls, retaining walls are to be constructed of architectural grade split face block. The material selection and placement of the retaining walls provide landscape opportunities and appropriate visual relief.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Design Review No. DR19-013 for Creamer Two-Lot Minor Subdivision and one new home located at 33 Polo Heights, subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 3rd day of June 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Randy Johnson, Mayor

ATTEST:

_____
Tracy A. Ferrara, City Clerk

Exhibit A
(Revised January 15, 2020)
Conditions of Approval
33 Polo Heights / APN 024-021-28
(#1 - #92)

Legal

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

2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

3. The developer shall obtain all required grading, improvement plans, and building permits; and pay all appropriate required fees before starting any grading/earth disturbance on the property.

Planning Department

4. The approved planning permits include a General Plan Amendment, Zone Change, Minor Land Division, Design Review and tree removal permit to subdivide the existing 3.73-acre site and construct one new single-family home as shown on the proposed development plans. The home and site improvements shall be constructed substantially as shown in the plans prepared by C2G Civil Consultants Group, Inc.; William C. Kempf, Architect, and Kurt Fouts, Arborist Consultant, received dated December 11, 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.

5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Prior to any grading and/or building permit, the developer shall prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use the Orchard Run or Timber Ridge Lane spur road access points for

ingress or egress from Highway 17. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads.

7. The final map shall include a one-foot “no-vehicle access” easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

8. Prior to final map approval, an irrevocable offer to dedicate a 15-foot roadway easement shall be prepared by the applicant for review and approval by the City Public Works Department and recorded with the final map.

9. Prior to final map approval, the shaded area shown as a Landscape Easement on Proposed Lot A of the Tentative Map, Sheet C1.1, shall be relabeled as a “Restricted Area”. The definition, limitations and requirements of the “Restricted Area” shall be prepared by the applicant for review and approval by City Planning staff and the City Attorney. The restricted area is intended to maintain the Highway 17 scenic corridor and shall prohibit the placement of accessory structures, vehicle parking, storage of equipment and/or materials in view from Highway 17, and fences, within the landscape easement as shown on the tentative map.

10. Fences, if desired, may be located only within the “Building Envelope” as shown on the tentative map.

11. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the City Community Development Department (CDD) and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.

12. The accessory dwelling unit shall comply with all applicable state and local laws in effect at the time of building permit issuance.

13. At no time shall either the primary or accessory dwelling unit be rented on a short-term basis.

14. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval as follows:

Mitigation Measure #1 - Aesthetics:

A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources:

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treaty Act.
c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate state and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.
d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.
e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)
f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning.
g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.
h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of

California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.

i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca* sp.), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.

j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 - Biological Resources:

To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

Grading

15. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

16. Dust generation from all grading and construction activities shall be reduced to the greatest extent practicable. All contractors working on site shall implement Best Management Practices for dust control, including water down exposed surfaces each non-rainfall day at intervals that attenuate dust problems.

17. Any dirt tracked onto Polo Heights (Road) shall be removed daily in a manner that does not create substantial airborne dust.

Cultural Resources

Archaeological Resources

18. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

19. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

20. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum,

however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

21. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

22. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

23. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official, as soon as work has stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

24. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

25. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.

26. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

27. The qualified/registered paleontologist shall monitor all earthwork activity as described in Conditions 19-24, above.

28. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.

29. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.

30. Allow for the recovery of any discovered paleontological resources according to a recovery plan and methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
31. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

32. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Trees

33. All recommendations in the Arborist Report prepared by Kurt Fouts, ISA Certified Arborist, dated April 5, 2018, revised date July 25, 2019, are incorporated as conditions of project approval.

34. The project is responsible for the replacement of 116, 15-gallon trees as a result of the proposed removal of 58 protected trees (2:1 replacement ratio). The developer shall make payment into the City's in-lieu tree replacement fund for the number of trees that are not replaced on-site following acceptance by the City of the final tree replacement plan.

35. A final tree replacement plan shall be provided for review and approval by City Planning staff, with input from the project arborist, and planting completed, prior to the certificate of occupancy for the building permit. The tree replacement plan shall include tree spacing and variety to achieve a natural planting pattern. All new tree species and replanting locations shall be selected in consultation with the project arborist, based on the specific tree location, surrounding landscape, soil type, and water and solar needs.

36. No tree removal shall occur until a grading and/or building permit is issued.

37. The project developer shall place a surety bond, or other equivalent instrument to the satisfaction of the City Attorney, in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the City prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.

38. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.

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

40. The developer/owner shall install replacement trees along the Highway 17 scenic corridor if a building permit for the proposed new home has not been issued within two years following the commencement of site grading and tree removal activities.

Landscaping

41. The landscaping improvements shall be permanently maintained and irrigated.

42. Prior to issuance of any grading and/or building permit, revised landscape plans shall be submitted for City Planning Department for review and approval, showing the number, size, location and name of all plants, trees, ground cover, and hydro-seed materials to be used.

Lighting

43. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.

44. All exterior building lighting shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

45. No exterior lighting shall be placed on building walls facing or in line-of-sight to Highway 17.

CC&R's and Joint Maintenance

46. The two-lot subdivision shall be subject to all CC&R's and any joint maintenance agreements established for the original 2012 Polo Heights Subdivision for the ongoing management and maintenance of any public or private site improvements for the project and shall be approved by the City and executed by the property owner prior to the approval of the final map. The property owner shall pay recording costs.

47. In the event that a future Polo Heights Road Maintenance Association is formed, or other similar subdivision improvement agreement be established for the maintenance of Polo Heights (roadway and subdivision), the current and future property owner(s) of subject property shall be required to participate in such association and/or agreement.

Building Department

48. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.
49. A separate Septic System permit shall be obtained from the Regional Water Quality Control Board or the local designated authority prior to issuance of any grading or building permit.

50. All contractors on site shall limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturday; and no construction on Sunday.

51. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at adjacent properties.

52. The sign shall be posted on-site during all construction activities identifying the name and contact phone number of the primary general contractor to be notified of any disturbances or excessive noise emanating from the site.

53. Winter grading, from October 15th to April 15th, shall require prior review and approval by the City.

54. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

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

56. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

57. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

58. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.

59. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

60. All structures shall comply with the most current California Energy Commission Standards (Title 24).

61. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

62. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

63. Provide names of Special Inspectors with certifications as required.

64. Sound rated windows and doors shall be used on any side of the house (and accessory dwelling unit) that has line of site to Highway 17. Additionally, an alternative means of delivering outside air into the house (and accessory dwelling unit) with the windows closed shall be incorporated into the building plans.

65. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

66. All new utilities shall be installed underground.

67. 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.

68. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.

69. 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.

70. 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.

71. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

72. A hazardous material containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. The plan shall contain the following elements:

    A. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus;
    B. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with

double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

City Public Works Department- Engineering Division

73. 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.

74. All required documents, final or parcel map sheets 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.)

75. 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.

76. 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.

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

78. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan (SWMP) and in accordance with the City's SWMP Ordinance No. 184.1.

79. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.

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

81. The Stormwater Management Plan shall demonstrate that the Development will not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. (**See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**

82. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.

83. 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.

84. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing up to version 2017 electronic version prior to recording.

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

86. 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.

87. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.

88. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan (SWMP), December 1989 and in accordance with the City's SWMP Ordinance No. 184.1.

89. The applicant shall repair any damage caused to Polo Heights, the private roadway, by applicant or its contractors, consultants, and/or employees prior to issuance of a Certificate of Occupancy. A video recording, DVD format or equivalent, clearly showing the existing condition of Polo Heights 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.

Scott Valley Fire Protection District

90. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.

Scott Valley Water District (SVWD)

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

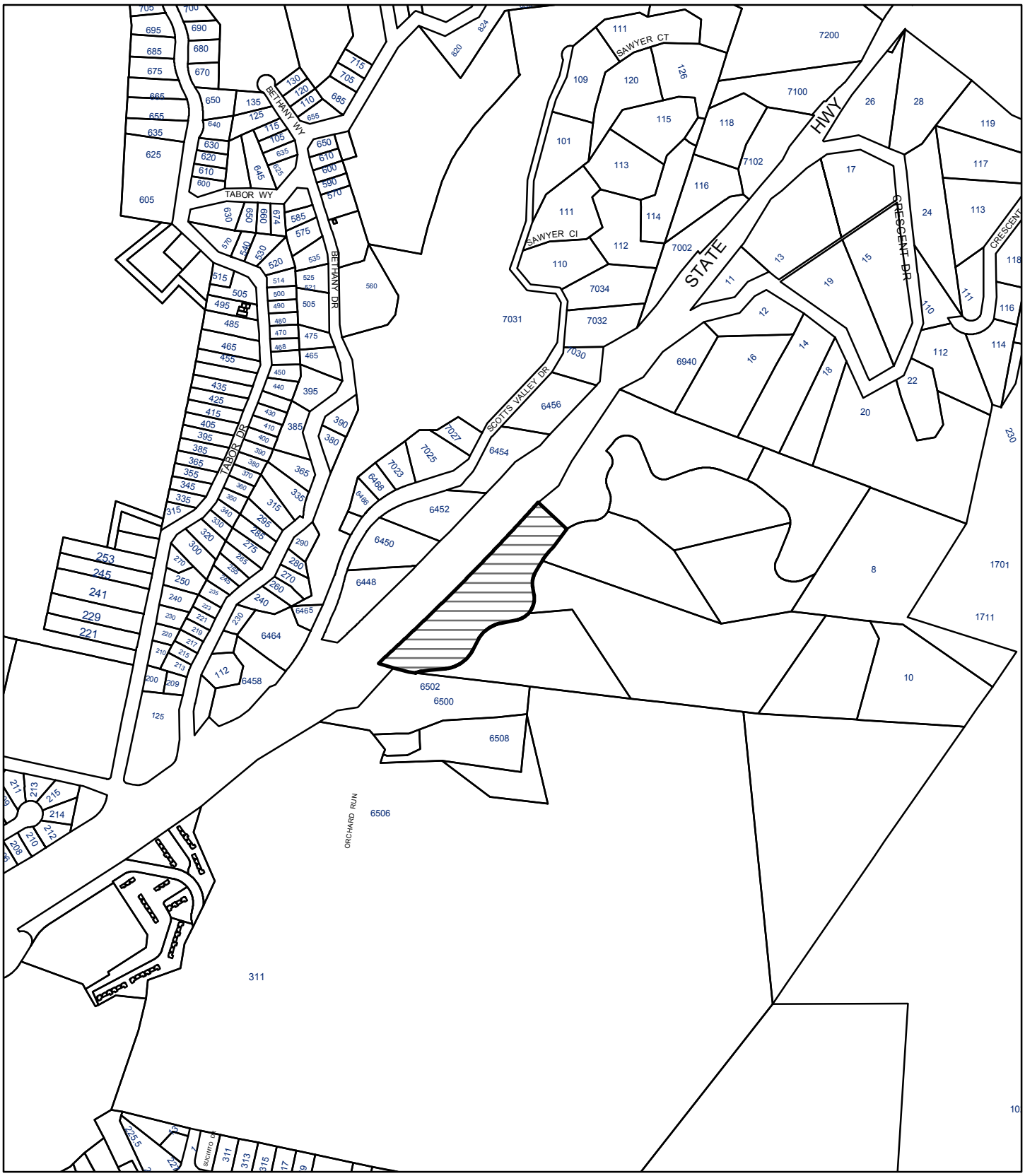
92. If the individual fire sprinkler system can be designed to have a demand of 30 GPM or less, the project can use Detail 4A (of the Scotts Valley Water District Water System Standard Specification) for individual water meters.

_____

Name and Signature of Property Owner Date

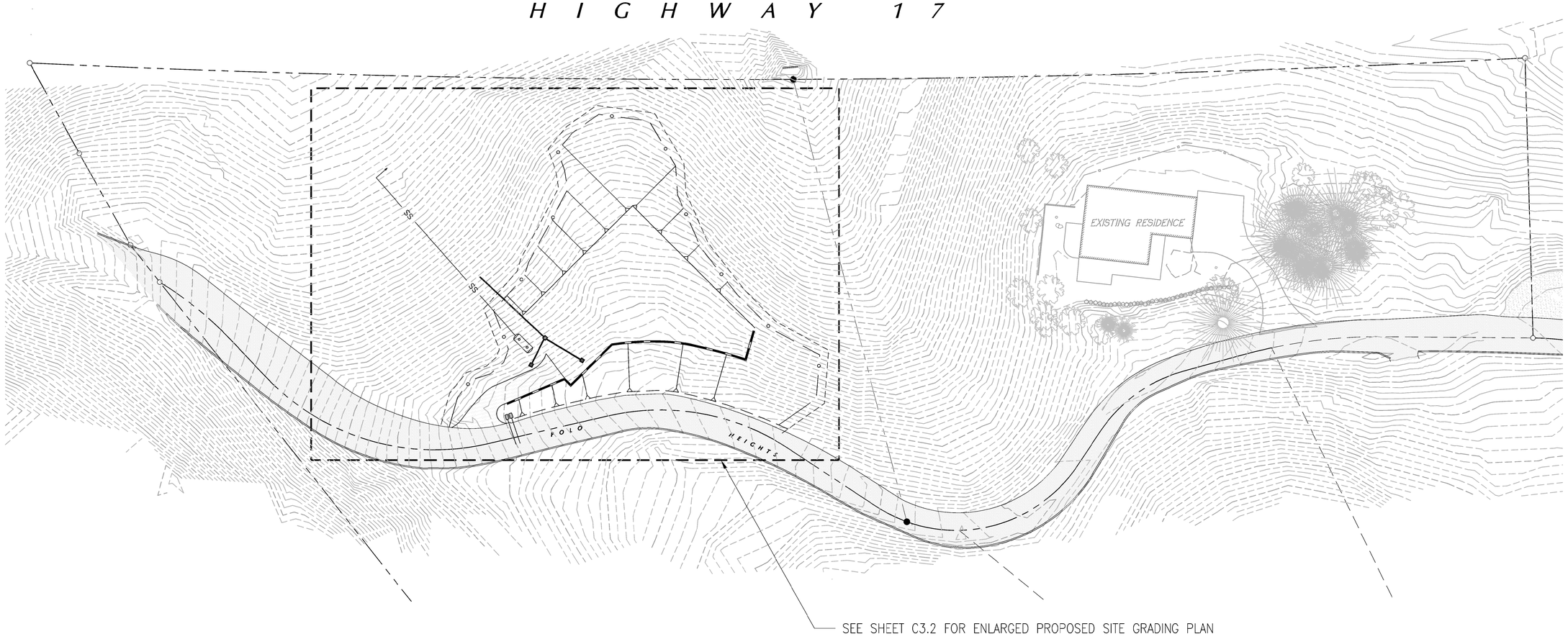
Location Map

33 Polo Heights / APN 024-021-28



Location Map

33 Polo Heights / APN 024-021-28



NORTH

SCALE: 1"=30'

0 30 60 90

REVISIONS	BY

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
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

33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-27

Date:	11.29.17
Scale:	1" = 30'
Drawn:	JB/TC
Job:	479-00
Sheet:	C3.1
Of	7 Sheets

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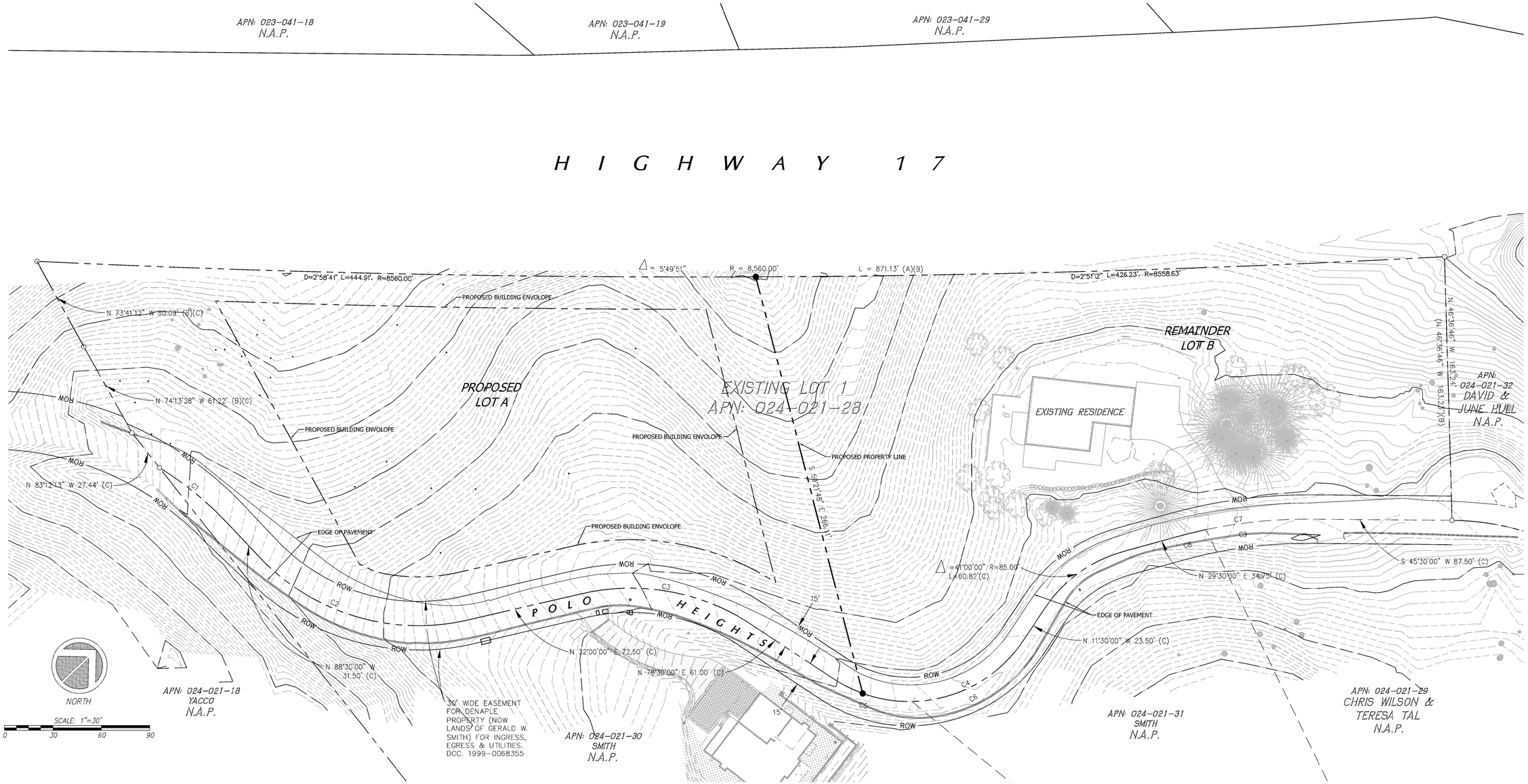

Curve Data			
NO.	DELTA	RADIUS	LENGTH
C1	15°00'01"	200.00'	52.36' (C)
C2	59°30'00"	135.00'	140.19' (C)
C3	46°30'00"	135.00'	109.56' (C)
C4	90°00'00"	85.00'	133.52' (C)
C5	34°37'07"	85.00'	51.36'
C6	55°22'53"	85.00'	82.16'
C7	16°00'00"	300.00'	83.78' (C)
C8	03°33'48"	300.00'	18.66'
C9	12°26'12"	300.00'	65.12'

MAPPING DATA		
EXISTING LOT 1	PROPOSED LOT A	REMAINDER LOT B
AREA = 162,479 SQ FT	AREA = 84,040 SQ FT	AREA = 78,439 SQ FT
AREA = 3.73 ACRES	AREA = 1.93 ACRES	AREA = 1.800 ACRES
AREA OF ROADWAY R.O.W. =0.27 ACRES	AREA OF ROADWAY R.O.W. =0.17 ACRES	AREA OF ROADWAY R.O.W. =0.10 ACRES
NET AREA = 3.46 ACRES	AREA = 1.76 ACRES	AREA = 1.70 ACRES

NOTES:

PROPOSED LOT A - SITE CONSTRAINTS AND SLOPES PROHIBIT ADDITION DIVISION OF LOT PER R-1-40 REQUIREMENTS

PROPOSED LOT B - REMAINING SIZE OF LOT B PREVENTS FUTURE DIVISION OF LOT PER R-1-40 REQUIREMENTS

LEGEND

- ○ EXISTING MONUMENT
- ● PROPOSED MONUMENT
- N.A.P. NOT A PART

REVISIONS	BY

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-27

Date:	11.29.17
Scale:	1" = 30'
Drawn:	JB/TC
Job:	479-00
Sheet:	C1.1
Of	7 Sheets

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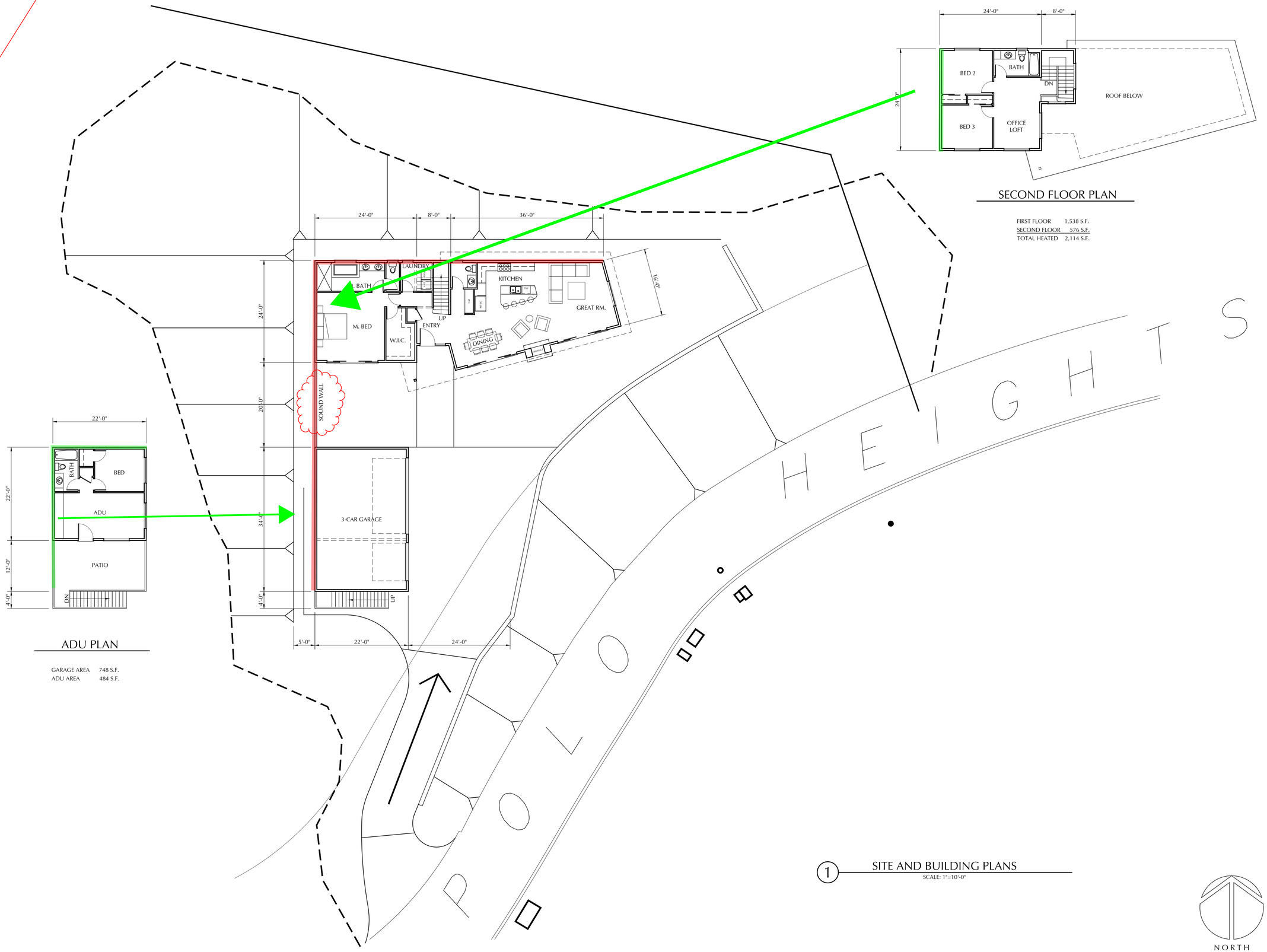
HWY 17



SECOND FLOOR PLAN

FIRST FLOOR	1,538 S.F.
SECOND FLOOR	576 S.F.
TOTAL HEATED	2,114 S.F.

ADU PLAN

GARAGE AREA	748 S.F.
ADU AREA	484 S.F.

1 SITE AND BUILDING PLANS

SCALE: 1"=10'-0"

NORTH

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
bill@wckempf.com

CREAMER RESIDENCE

POLO HEIGHTS, SCOTT'S VALLEY, CALIFORNIA

SCHEMATIC SITE & BUILDING PLANS

DRAWING DATE:
DECEMBER 20, 2017

CONSTRUCTION RELEASE:

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

STAMP

DISCLAIMER

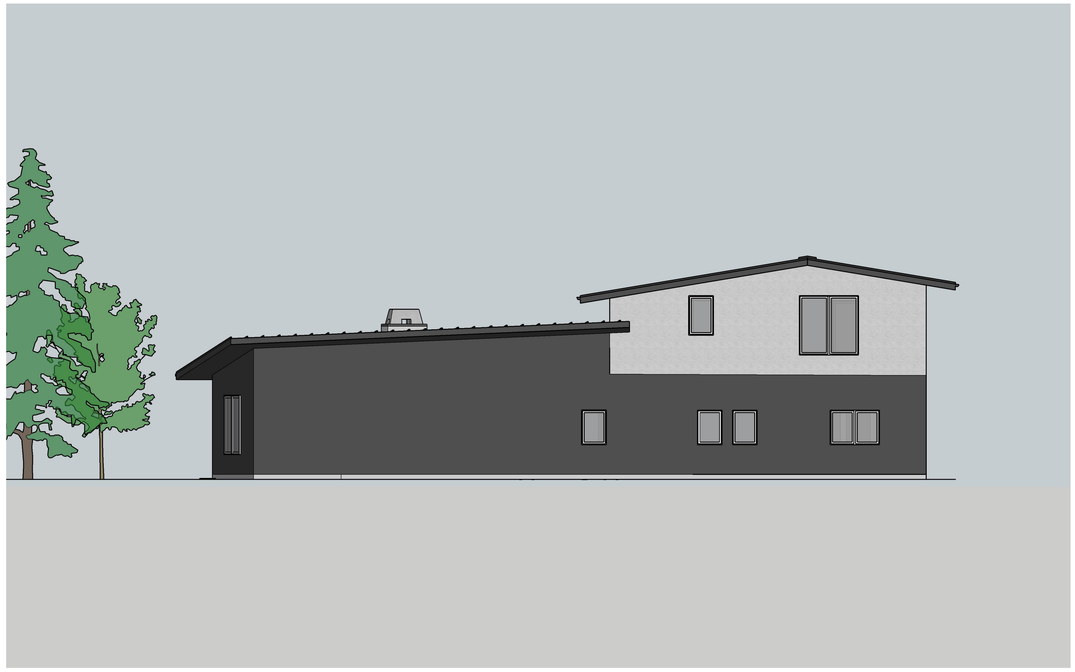
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET

A1

2 VIEW 2

1 VIEW 1



4 VIEW 4

3 VIEW 3

WILLIAM C. KEMPF
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911 Center Street, Suite F
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831 459-0951
www.wckempf.com

CREAMER RESIDENCE

POLO HEIGHTS, SCOTTS VALLEY, CA

ELEVATION VIEWS

DRAWING DATE:
JULY 30, 2019

A.P.N.:

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

No.	DESCRIPTION	DATE

DISCLAIMER

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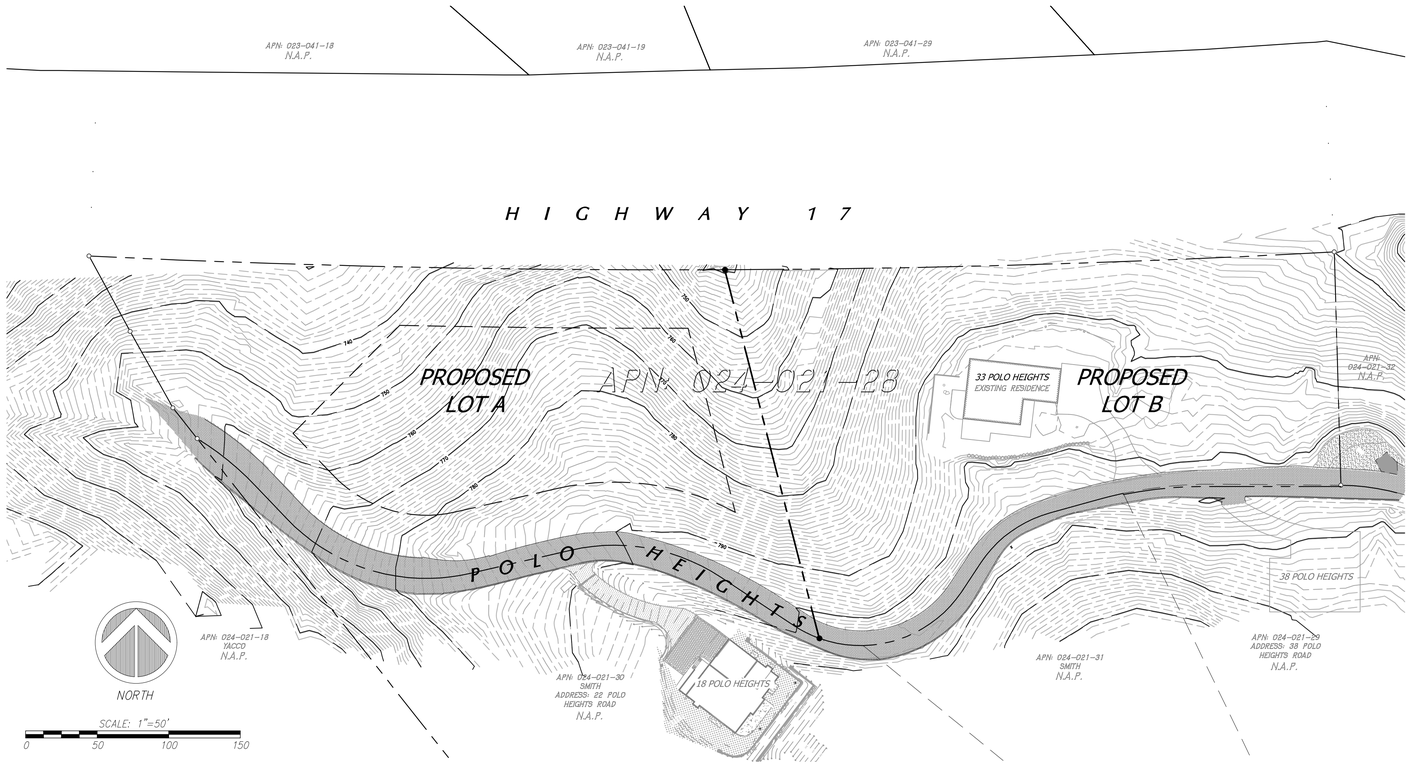
SHEET

A2

CREAMER 2-LOT MLD/ZONE CHANGE

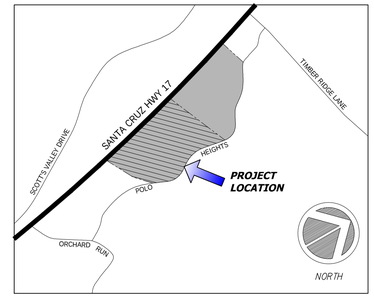
SCOTT'S VALLEY, CALIFORNIA

APN: 024-021-28



SITE PLAN

SCALE: 1" = 50'



VICINITY MAP

SCALE: NTS

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PROJECT TEAM

CIVIL ENGINEER
C2G CIVIL CONSULTANTS GROUP, INC.
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CA 95066
831.438.4420

SURVEYOR
ALPHA LAND SURVEY
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CA 95066
831.438.4420

GEOTECHNICAL
DEES AND ASSOCIATES
501 MISSION STREET, SUITE 8A
SANTA CRUZ, CA 95060
831.427.1770

ACOUSTIC CONSULTANT
CHARLES M SALTER ASSOCIATES, INC
130 SUTTER STREET
SANTA FRANCISCO, CA 94104
415.397.0442

ARBORIST
KURT FOUTS ARBORIST CONSULTANT
826 MONTEREY AVENUE
CAPITOLA, CA 95010
831.359.3607

BIOLOGICAL
THE BIOTIC RESOURCES GROUP
2551 S. RODEO GULCH ROAD #12
SOQUEL, CA 95073
831.476.4803

ARCHITECT
WILLIAM C. KEMPF, ARCHITECT
911 CENTER STREET, SUITE F
SANTA CRUZ, CA 95060
831.459.0951

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 SCOTT'S VALLEY.
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).

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

GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPERESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. 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.

NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
BFW	BOTTOM FACE OF WALL
BLDG	BUILDING
C	CONCRETE
CIP	CAST IRON PIPE
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
DWY	DRIVEWAY
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
ER	END OF RETURN
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
NAP	NOT A PART
NG	NATURAL GROUND
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SLB	SLAB
STD	STANDARD
TC	TOP OF CURB

LEGEND

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
CENTERLINE		
CURB AND GUTTER		
STANDARD HOODED INLET		
FIRE HYDRANT		
STREET LIGHT		
WATER METER		
DOMESTIC WATER SERVICE		
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
SANITARY MANHOLE		
STORM MANHOLE		
DRIVEWAY		
HANDICAP RAMP		
IRRIGATION METER AND BACK FLOW PREVENTER		
MONUMENT WELLS		

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

COVER SHEET

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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33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date:	11.29.17
Scale:	1" = 50'
Drawn:	JB/TC
Job:	479-00
Sheet:	C0.1
Of	17 Sheets

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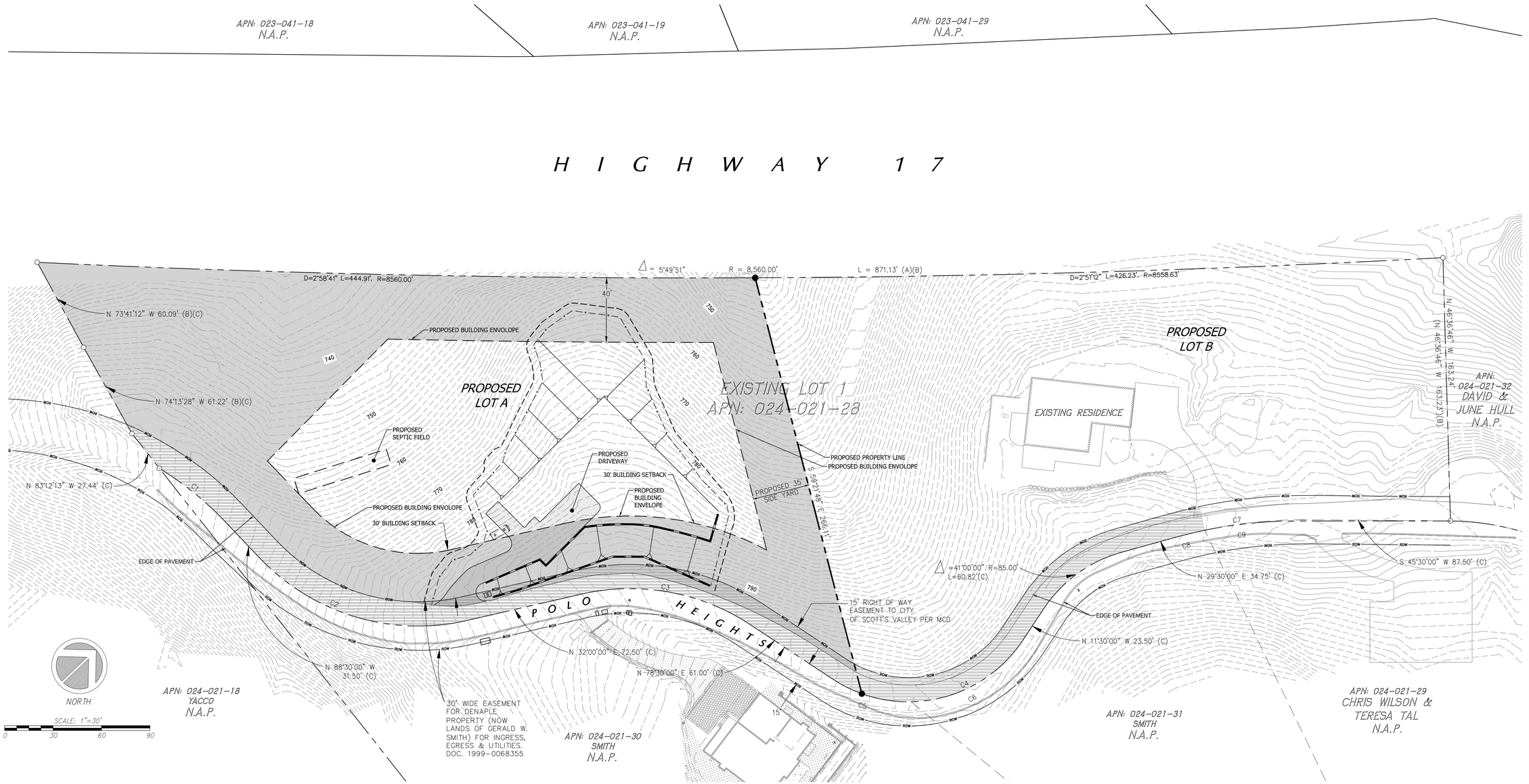

Curve Data			
NO.	DELTA	RADIUS	LENGTH
C1	15°00'01"	200.00'	52.36' (C)
C2	59°30'00"	135.00'	140.19' (C)
C3	46°30'00"	135.00'	109.56' (C)
C4	90°00'00"	85.00'	133.52' (C)
C5	34°37'07"	85.00'	51.36'
C6	55°22'53"	85.00'	82.16'
C7	16°00'00"	300.00'	83.78' (C)
C8	03°33'48"	300.00'	18.66'
C9	12°26'12"	300.00'	65.12'

MAPPING DATA		
EXISTING LOT 1	PROPOSED LOT A	REMAINDER LOT B
AREA = 162,479 SQ FT	AREA = 89,070 SQ FT	AREA = 78,408 SQ FT
AREA = 3.73 ACRES	AREA = 1.93 ACRES	AREA = 1.800 ACRES
AREA OF ROADWAY R.O.W. DEDICATION =0.27 ACRES	AREA OF ROADWAY R.O.W. =0.17 ACRES	AREA OF ROADWAY R.O.W. =0.10 ACRES
NET AREA = 3.46 ACRES (150,717.6 SQ.FT.)	AREA = 1.76 ACRES (76,665.6 SQ.FT.)	AREA = 1.70 ACRES (74,052 SQ.FT.)

NOTES:

15' ROAD EASEMENT TO BE OFFERED TO THE CITY OF SCOTT'S VALLEY DURING MLD

PROPOSED LOT A - SITE CONSTRAINTS AND SLOPES PROHIBIT ADDITION DIVISION OF LOT PER R-1-40 REQUIREMENTS

PROPOSED LOT B - REMAINING SIZE OF LOT B PREVENTS FUTURE DIVISION OF LOT PER R-1-40 REQUIREMENTS

LEGEND

- ○ EXISTING MONUMENT
- ● PROPOSED MONUMENT
- N.A.P. NOT A PART
- AREA OF ROADWAY R.O.W. DEDICATION
- AREA OF LANDSCAPE EASEMENT - DEFINITION DETERMINED DURING FINAL PARCEL MAP APPROVAL

R-1-40 SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD	30'	30'
BACK YARD	20'	20'
SIDE YARD SOUTH	10'	30' OR GREATER
SIDE YARD NORTH	10'	35'

LOT A IMPERVIOUS AREAS TABLE

DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BUILDING & GARAGE	2323	0.053
ASPHALT, CONCRETE & HARDSCAPE	1944	0.045
TOTAL (N) IMPERVIOUS AREA	4267	0.098
TOTAL LOT AREA	89070	2.045
IMPERVIOUS % OF TOTAL LOT	4.8%	

LOT B IMPERVIOUS AREAS TABLE

DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BUILDING & GARAGE	2315	0.053
ASPHALT & CONCRETE	2,687	0.062
TOTAL (N) IMPERVIOUS AREA	5002	0.115
TOTAL LOT AREA	78408	1.800
IMPERVIOUS % OF TOTAL LOT	6.4%	

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date:	11.29.17
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Sheet:	C1.1
Of	17 Sheets

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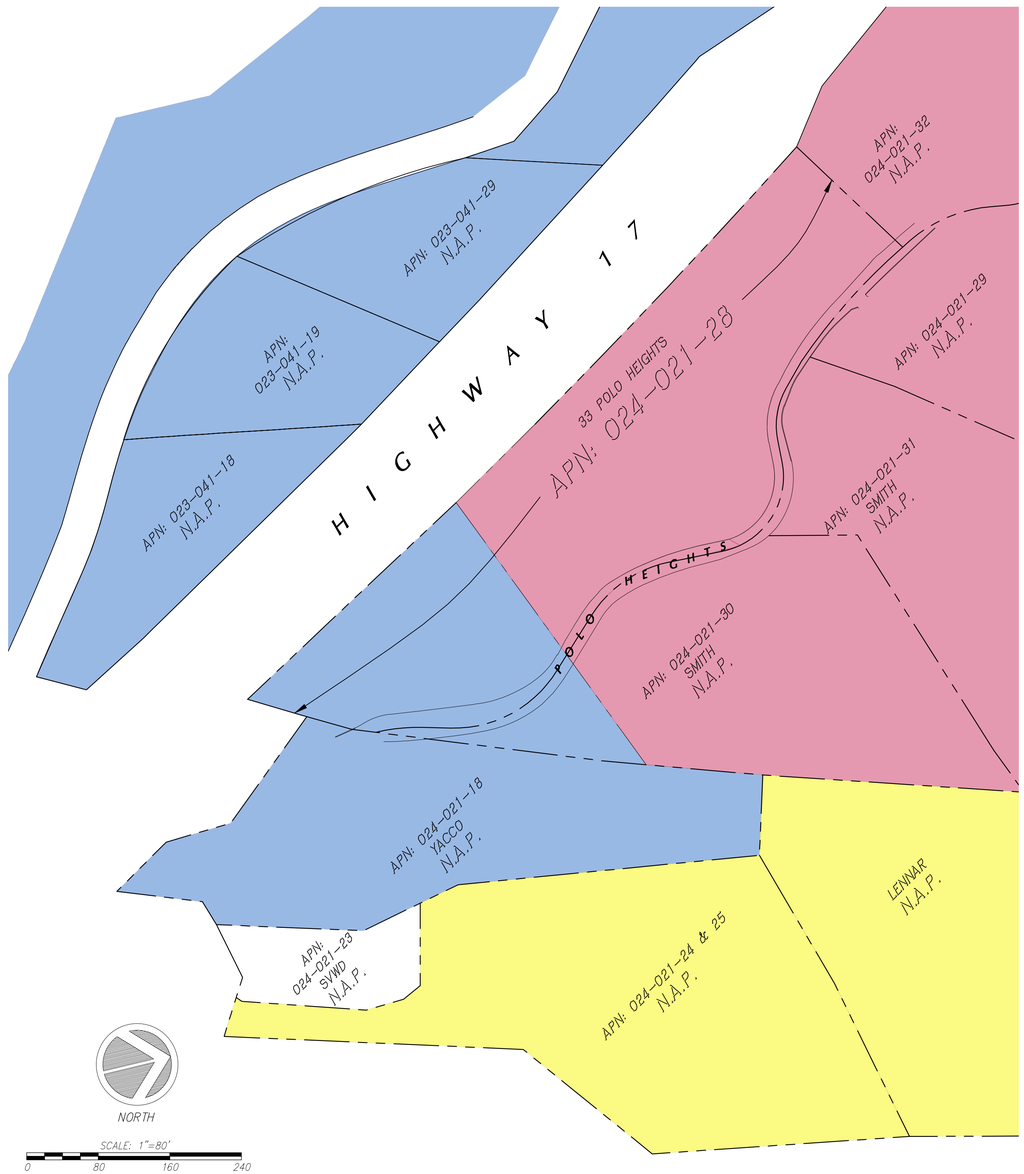
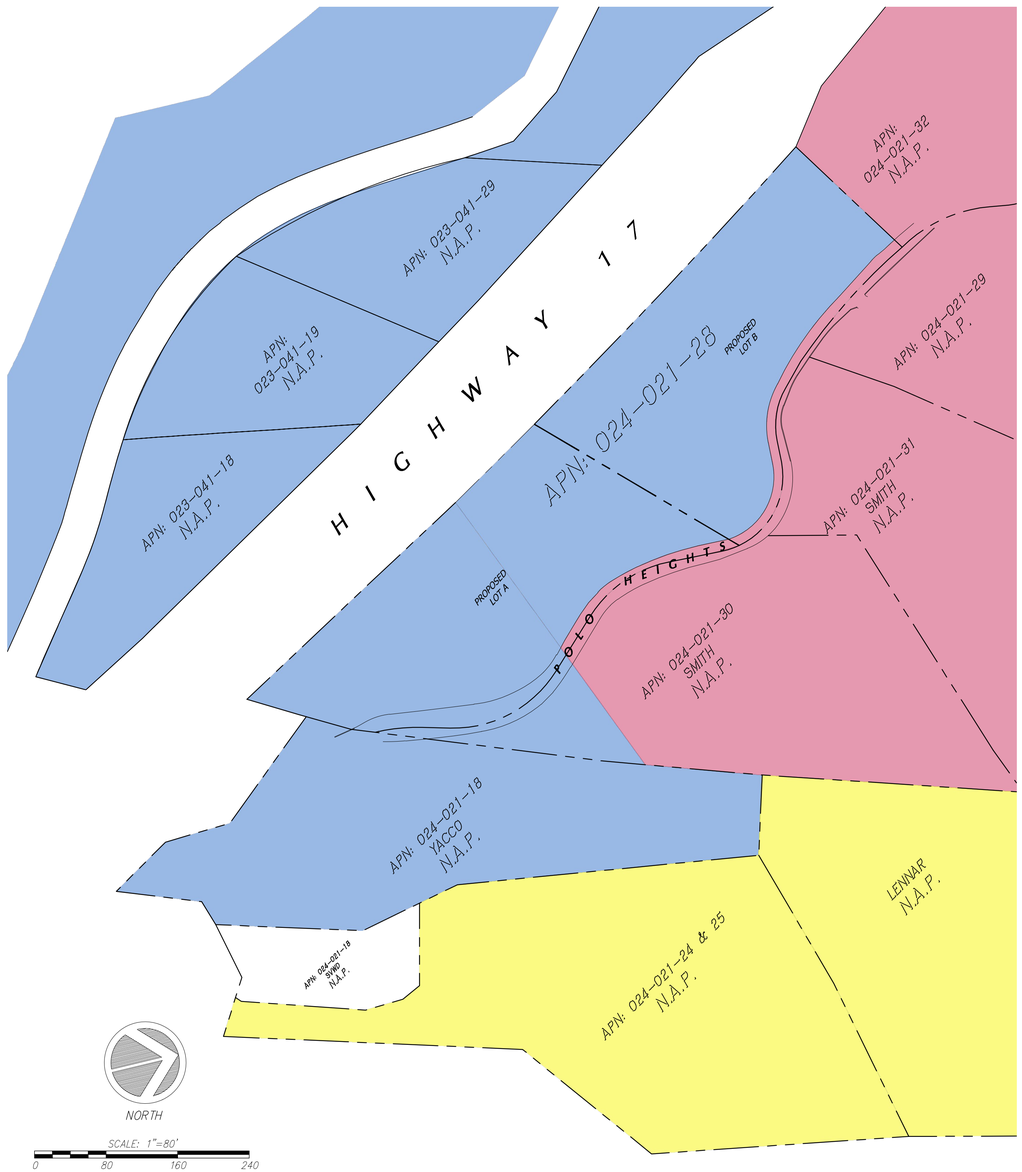


EXISTING ZONING



PROPOSED ZONING

R-1-40: RESIDENTIAL, ESTATE 40,000 SQ. FT. MIN. LOT SIZE

R-R-2.5: RURAL RESIDENTIAL 2.5 ACRE MIN. LOT SIZE

R-20: RESIDENTIAL 20,000 SQFT MIN. LOT SIZE

EXISTING LOT SIZE GROSS: 162,479 SQ.FT. (3.73 ACRES), NET: 150,717 SQ. FT. (3.46 ACRES)
PROPOSED LOT SIZES:
PROPOSED NEW LOT A GROSS: 89,070 SQ.FT. (1.93 ACRES), NET: 1.76 ACRES
EXISTING HOUSE LOT B GROSS: 78,408 SQ.FT. (1.80 ACRES), NET: 1.70 ACRES

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

ZONING MODIFICATION

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
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Scale:	1" = 80'
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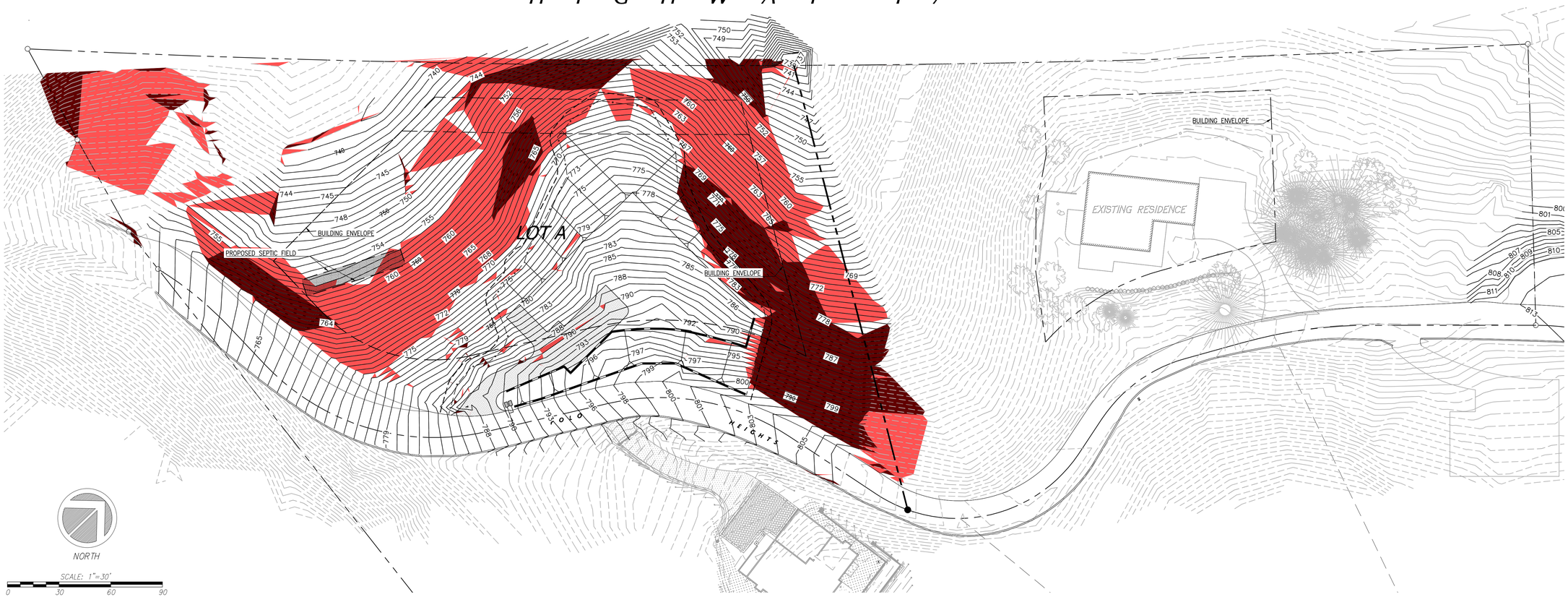

33 POLO HEIGHTS MLD
A.P.N. 24-021-28 SLOPE ANALYSIS

DESCRIPTION	PARCEL SIZE (Acres) GROSS	PARCEL SIZE (Acres) NET	AVERAGE SLOPE (%)	LOT A ENVELOPE (Square Feet)	AVERAGE SLOPE (%)
Original Parcel	3.73				
Lot A	1.93	1.76	29.56	43,341.46	14.41

SLOPES TABLE

Minimum Slope	Maximum Slope	Area (Sq. Ft.)	Area (Acres)	Color
0.00%	25.00%	60,392.21	1.386	
25.01%	30.00%	14,592.60	0.335	
30.01%	40.00%	9,665.23	0.221	

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

SLOPE ANALYSIS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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33 POLO HEIGHTS
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APN 024-021-28

Date:	11.29.17
Scale:	1" = 30'
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Job:	479-00
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Of	17 Sheets

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APN: 023-041-18
N.A.P.

APN: 023-041-19
N.A.P.

APN: 023-041-29
N.A.P.

H I G H W A Y 1 7

PROPOSED BUILDING ENVOLOPE

SOIL PERCOLATION TEST HOLE #3 (7')

SOIL PERCOLATION TEST HOLE #1 (3')

SOIL PERCOLATION TEST HOLE #5 (7')

SOIL PERCOLATION TEST HOLE #2 (5')

SOIL PERCOLATION TEST HOLE #4 (3')

SOIL PERCOLATION TEST HOLE #6 (5')

PROPOSED SEPTIC FIELD

PROPOSED BUILDING ENVOLOPE

PROPOSED DRIVEWAY

30' BUILDING SETBACK

PROPOSED BUILDING ENVELOPE

APN: 024-021-28

PROPOSED PROPERTY LINE

PROPOSED BUILDING ENVOLOPE

EXISTING RESIDENCE

P O L O H E I G H T S

APN: 024-021-18
YACCO
N.A.P.

APN: 024-021-30
SMITH
N.A.P.

APN: 024-021-31
SMITH
N.A.P.

APN: 024-021-29
N.A.P.

NORTH

SCALE: 1"=30'

0 30 60 90

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

SEPTIC TESTING EXHIBIT

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
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Scale:	1" = 30'
Drawn:	JB/TC
Job:	479-00

Sheet:
C1.4
Of 17 Sheets

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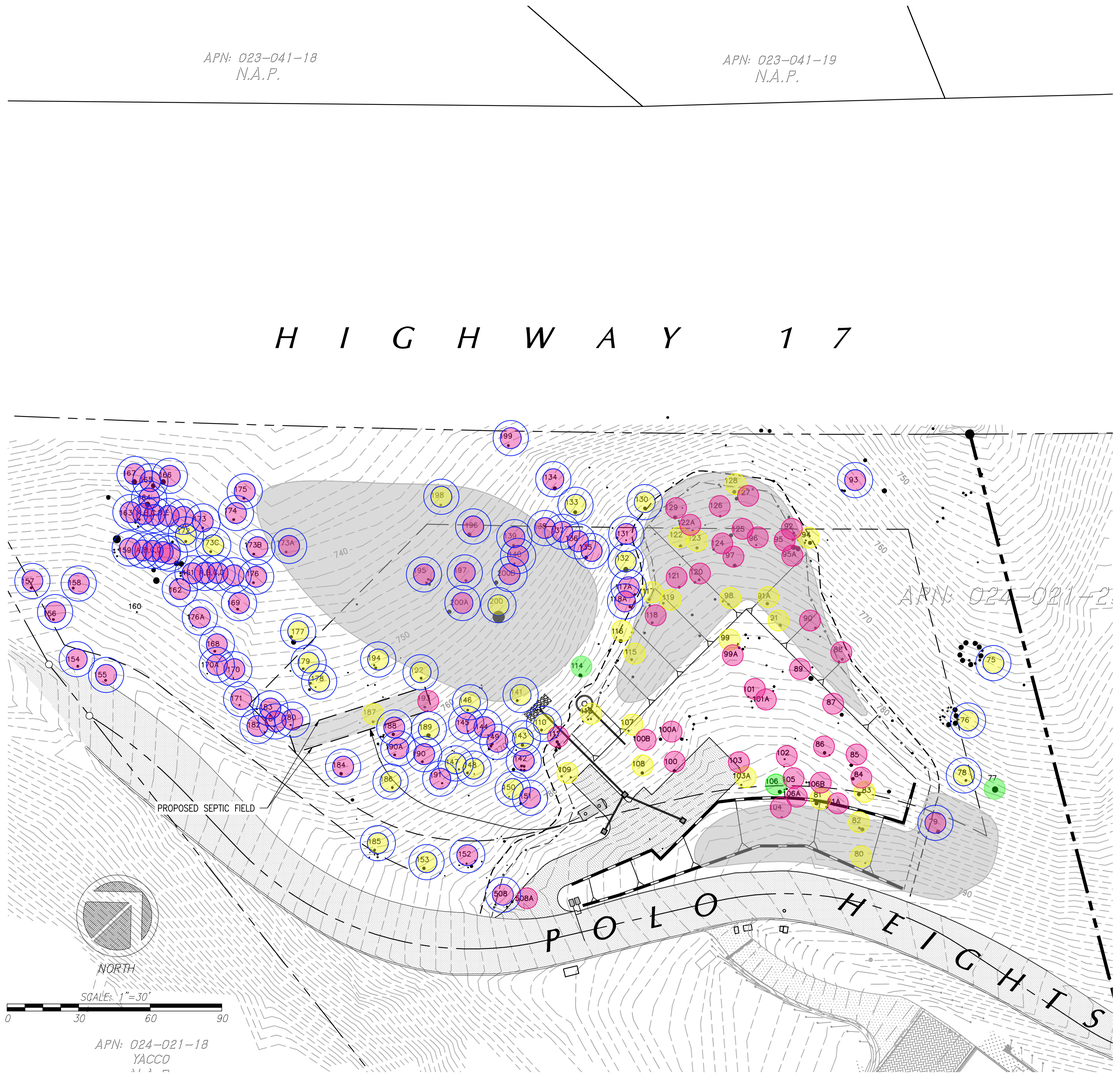
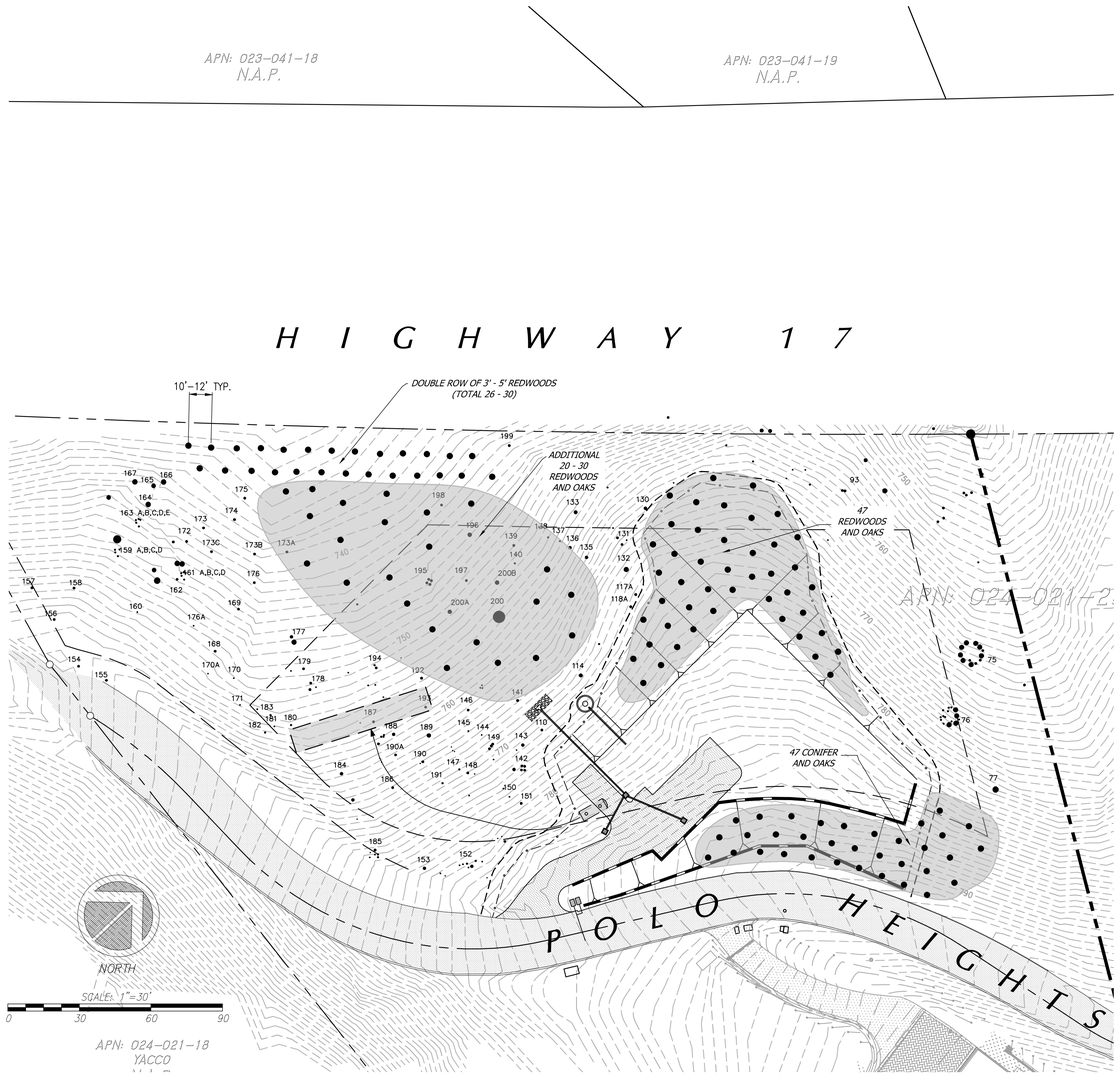
074



1 TREE REMOVAL/REMAIN/PROTECTED

Scale: 1"=30'



1 TREE PLANTING CONCEPT (SEE SHEETS C4-1 AND C4-2 FOR DETAILS)

Scale: 1"=30'

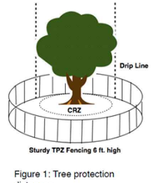


Figure 1: Tree protection distances

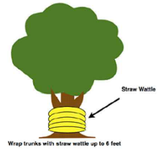


Figure 2: Trunk protection with straw wattle

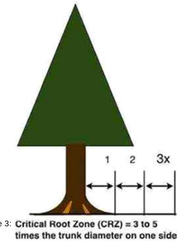


Figure 3: **Critical Root Zone (CRZ) = 3 to 5 times the trunk diameter on one side**

LEGEND

TREE AND NUMBER	CONDITION	REMOVING	TO REMAIN	AMOUNT TO REMAIN
189	POOR	53	189	67
189	GOOD	2	189	1
189	FAIR	20	189	27
		TOTAL REMOVING: 65 (55 PROTECTED TREES)		TOTAL AMOUNT TO REMAIN: 95 (95 PROTECTED TREES)

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REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

TREE INVENTORY/SCHEDULE AND SETBACKS

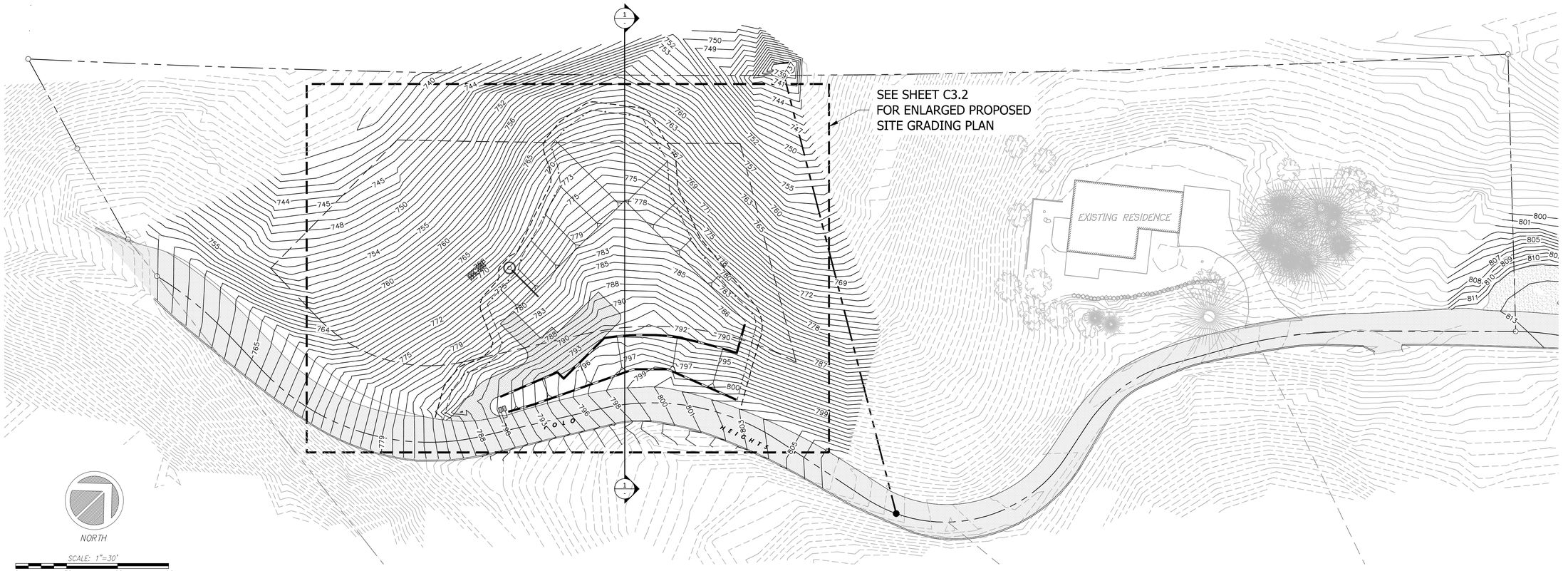
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

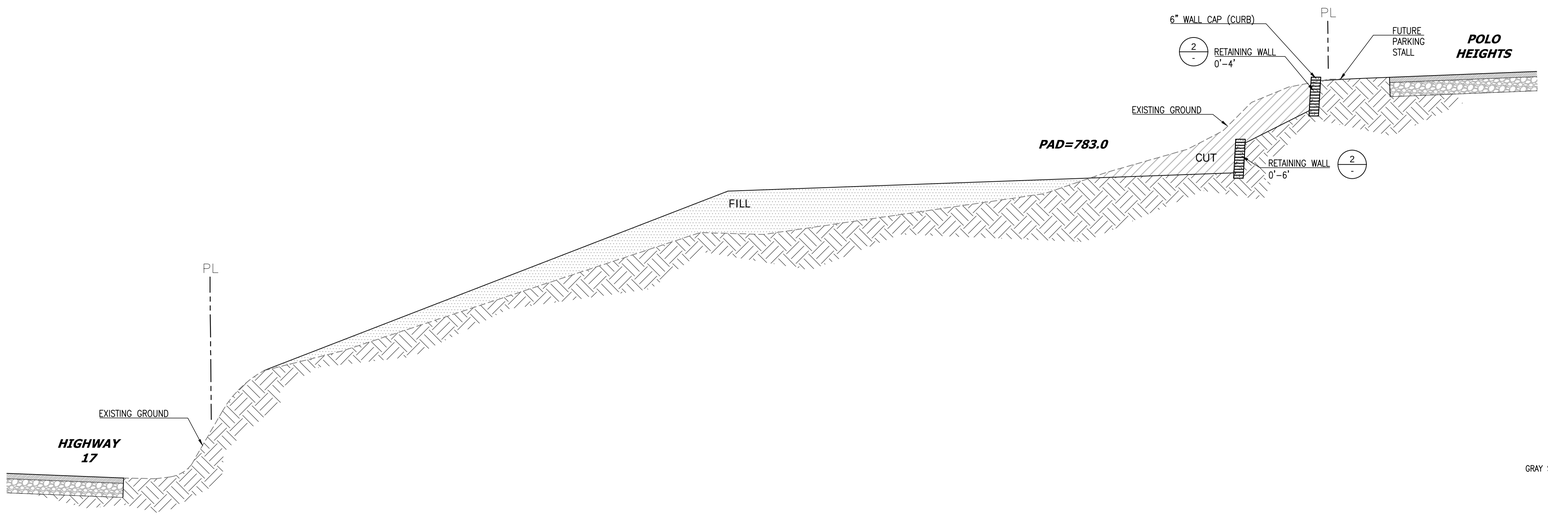
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date: 11.29.17
Scale: 1" = 30'
Drawn: JB/TC
Job: 479-00
Sheet: C2.1
Of 17 Sheets

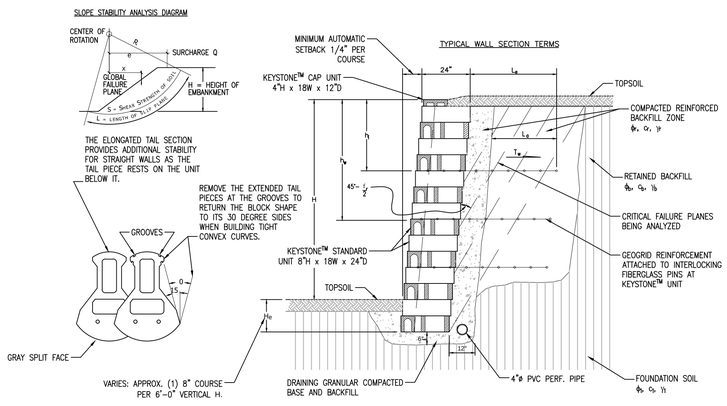
Drawing: M:\479-00 Oceanview\AUTOCAD\Sheets\479-00 - C2.1 - TREE INV.dwg Layout: C2.1 - TREE INV Last Saved: Mon Dec 09, 2019 - 4:03pm Last Plotted: Mon Dec 09, 2019 - 4:04pm By: jamie





1 SITE SECTION

Scale: 1"=10'



2 KEYSTONE BLOCK RETAINING WALL

Scale: NTS

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

GRADING 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

33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date:	11.29.17
Scale:	1" = 30'
Drawn:	JB/TC
Job:	479-00
Sheet:	C3.1
Of	17 Sheets

Drawing: M:\479-00 Creamer - MEJ\CAD\Models\Sheets\479-00 - C3.1 - GRADING.dwg Layout: C3.1 - GRADING Last Saved: Mon Dec 09, 2019 - 9:42am Last Plotted: Mon Dec 09, 2019 - 9:43am By: jamie

STORM WATER TREATMENT NOTES

1. DISCONNECT DOWNSPOUTS TO LANDSCAPE AREAS
2. CISTERN COLLECTION OF ONE ROOF DRAIN TO BE USED FOR TREE WATERING
3. DISPERSION OF HARDSCAPE RUNOFF BE "TEE" DISSIPATION FOR SHEET FLOW/INFILTRATION IN WOODED FORESTATION

PROPOSED BUILDING ENVOLOPE
LIMIT OF DISTURBANCE
DAYLIGHT
PROPOSED PROPERTY LINE
PROPOSED BUILDING ENVOLOPE
1,500 GALLON SISTERN
SPETIC FIELD
RIP RAP
TEE OUTLET
FUTURE DOWN SPOUT CONNECTION
FS=784.5
FUTURE PARKING
2000 GALLON SEPTIC TANK
FS=784.0
FS=782.0
30' BUILDING SETBACK
FS=786.5
FS=787.0
FS=787.5
BREAK
GRADE
INSTALL COMBINATION 2" FIRE AND DOMESTIC SERVICE INSTALLATION. SEE SVWD STANDARD DETAIL 4A
3:1 SLOPE
2.5:1 SLOPE
5.0'
PAD = 783.0
TW=788.0 BW=784.0
TW=790.0 BW=784.0
TW=788.0 BW=785.0
TW=789.50 BW=787.30
TW=790.0 BW=785.0
TW=791.0 BW=786.0
TW=799.20 BW=797.75
TW=791.85 BW=790.20
+15" OAK
16" SYMP
POLO HEIGHTS
NORTH
SCALE: 1" = 10'
0 10 20 30

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date:	11.29.17
Scale:	1" = 10'
Drawn:	JB/TC
Job:	479-00
Sheet:	C3.2
Of	17 Sheets

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GENERAL NOTES:

1. LANDSCAPE SHALL COMPLY WITH SCOTT'S VALLEY'S WATER EFFICIENT LANDSCAPE POLICY.
2. ALL UN-PAVED AREAS SHALL BE TOP-DRESSED WITH 2"-3" OF ORGANIC MULCH.
3. ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM.
4. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALLS, CURBS OR PAVEMENT WILL BE INSTALLED WITH ROOT BARRIERS.
5. ALL TREE SHALL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT IF NOTED.
6. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS REQUIRED.

LIMIT OF DISTURBANCE
DAYLIGHT
DRIP LINE
IRR
3/4" PVC
12V - 3/4 HP PUMP
1,500 GALLON CISTERN
3:1 SLOPE
2.5:1 SLOPE
DROUGHT RESISTANT PLANTS
(3) ISOLATION CONTROL VALVES
IRRIGATION CONTROLER
2" PVC
PROPOSED PROPERTY LINE
GRADE BREAK
2.6' BENCH
HOUSE
POLO
HEIGHTS
NORTH
SCALE: 1" = 10'
0 10 20 30

078

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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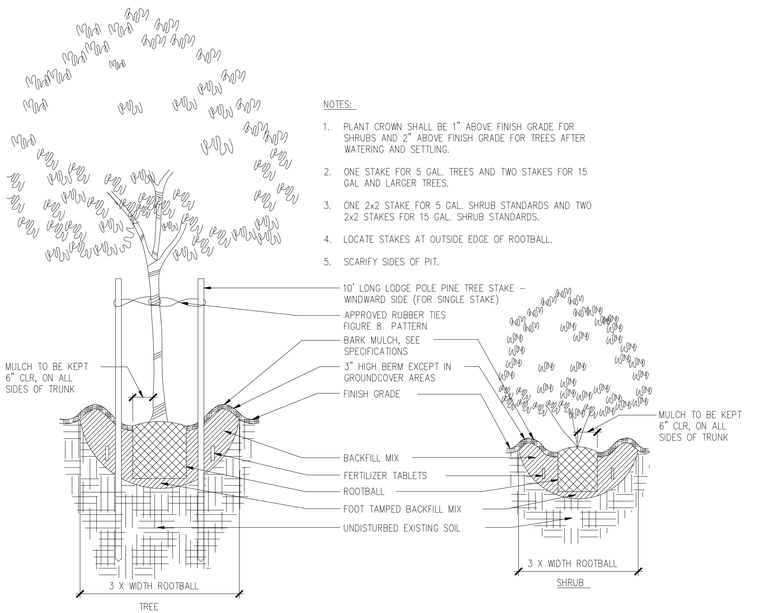
33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

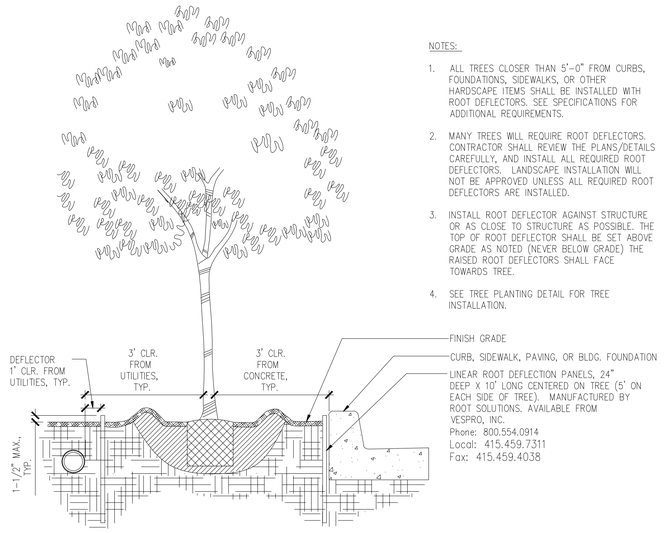
Date:	11.29.17
Scale:	1" = 10'
Drawn:	JB/TC
Job:	479-00

Sheet:
C4.1
Of 17 Sheets

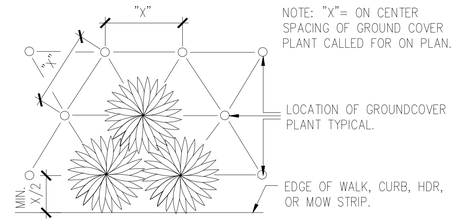
Drawing: M:\479-00 Creamer - MUS\CAD\Models\Sheets\479-00 - C4.1 - LANDSCAPE.dwg Layout: C4.1 - LS Last Saved: Thu, Dec 05, 2019 - 8:10am Last Plotted: Mon, Dec 09, 2019 - 4:09pm By: jamie



A TREE & SHRUB PLANTING
3/4"=1'-0"



B ROOT BARRIER
3/4"=1'-0"



C GROUND COVER
NTS

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	COUNT
	SEQUOIA SEMPERVIRENS	CALIFORNIA REDWOOD	38 – 40
	QUERCUS AGRIFOLIA	COAST LIVE OAK	37 – 40
	CONIFEROPHYTA	CONIFER	37 – 40

REVISIONS	BY
1 PLANNING COMMENTS 8.15.19	JB

LANDSCAPE DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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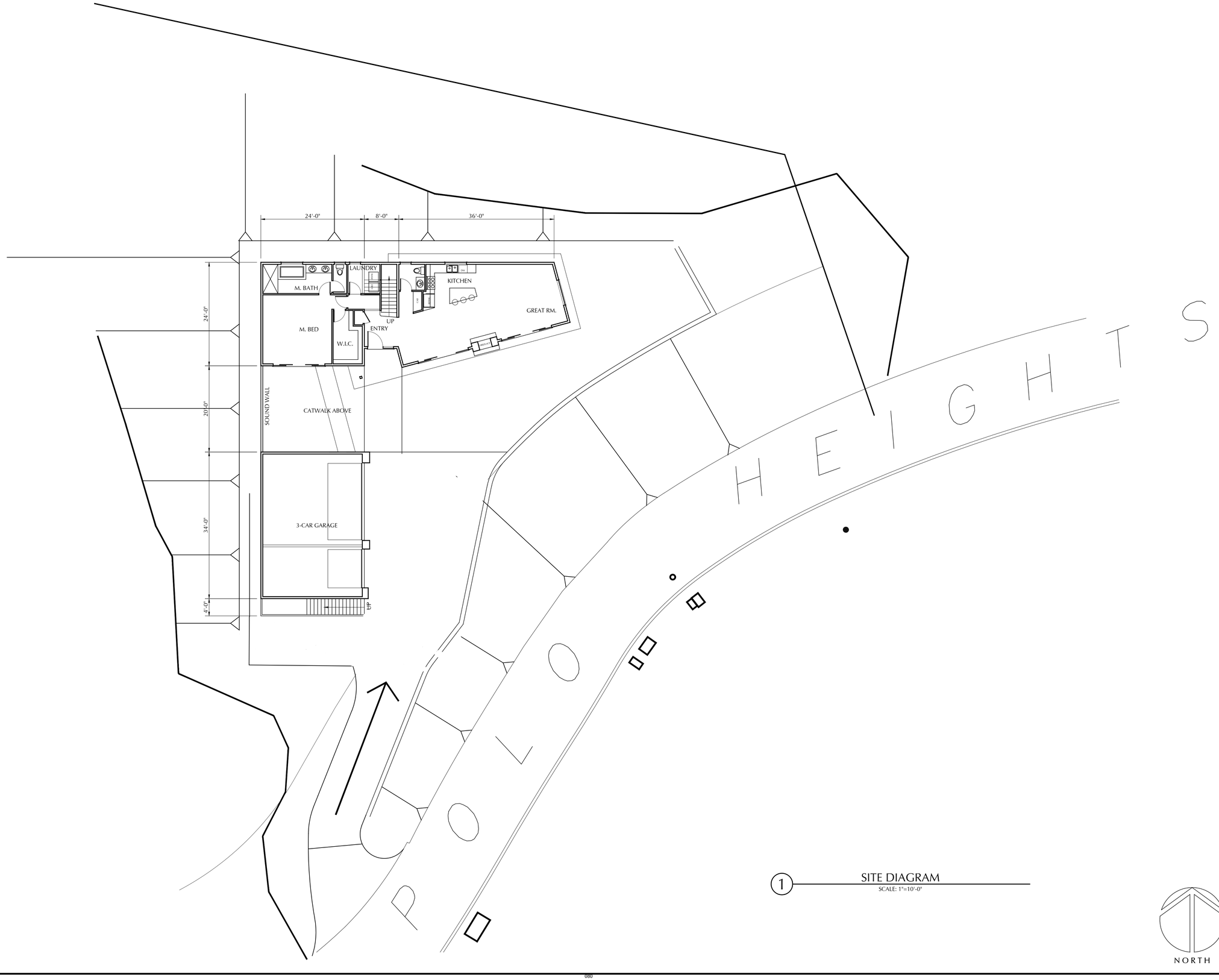
33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

Date:	11.29.17
Scale:	1" = 10'
Drawn:	JB/TC
Job:	479-00
Sheet:	C4.2
Of	17 Sheets

Drawing: W:\479-20 Creamer - MULTI\CAD\Model\Sheets\479-20 - C4.2 - LANDSCAPE.dwg Layout: C4.2 - LT. DETAILS Last Saved: Mon, Dec. 09, 2019 - 4:53pm Last Plotted: Mon, Dec. 09, 2019 - 4:09pm By: jamie



1 SITE DIAGRAM
SCALE: 1"=10'-0"

NORTH

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENCE FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

SITE PLAN

DRAWING DATE:
AUGUST 13, 2019

A.P.N.

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

STAMP

DISCLAIMER

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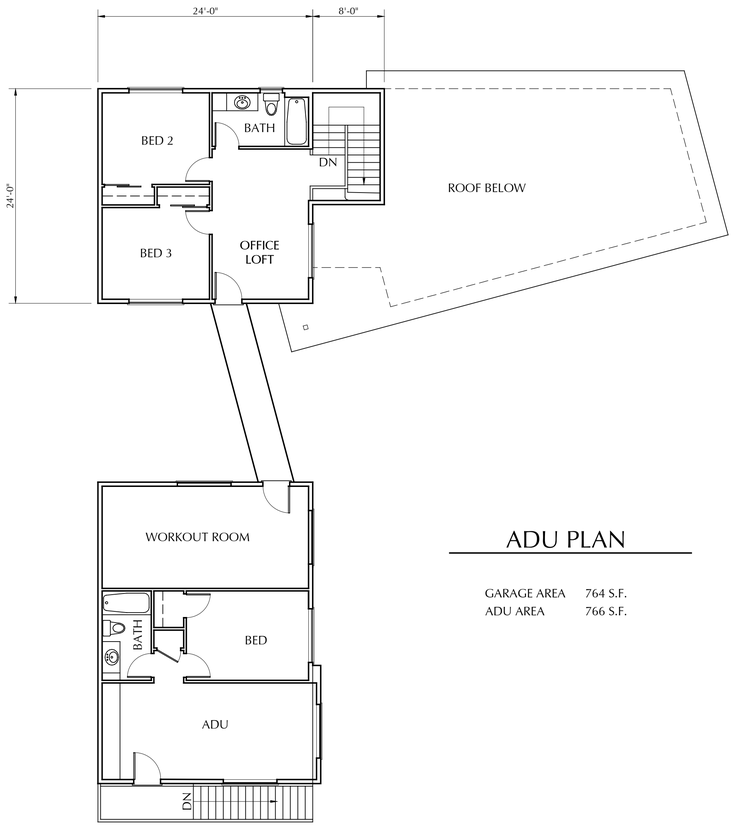
SHEET
A1

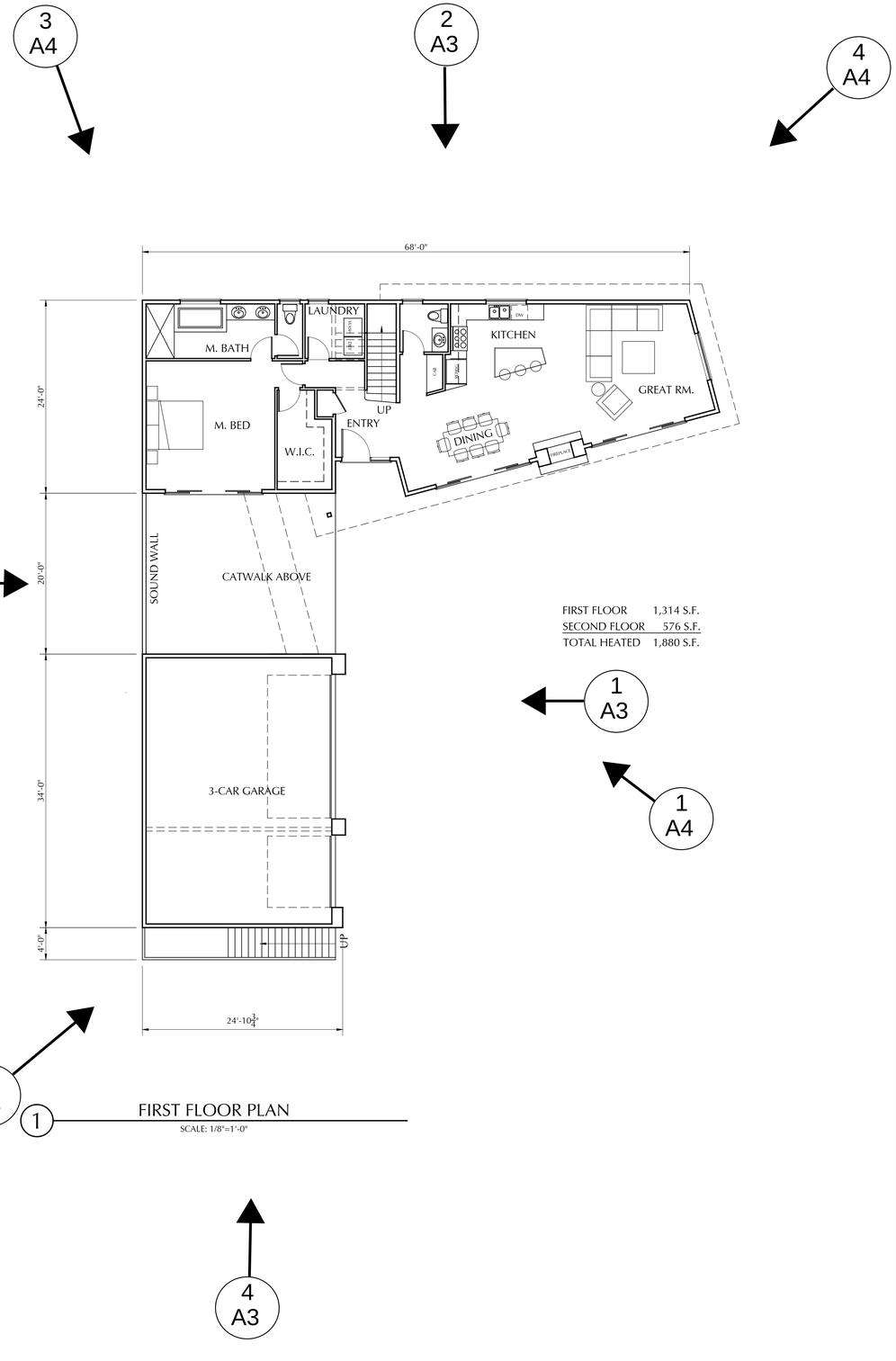


ADU PLAN

GARAGE AREA	764 S.F.
ADU AREA	766 S.F.

1 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR	1,314 S.F.
SECOND FLOOR	576 S.F.
TOTAL HEATED	1,880 S.F.

1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

WILLIAM C. KEMPF
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NEW RESIDENCE FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

FLOOR PLANS

DRAWING DATE: AUGUST 13, 2019

A.P.N.

CLIENT NAME: TODD CREAMER

PROJECT NAME: POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

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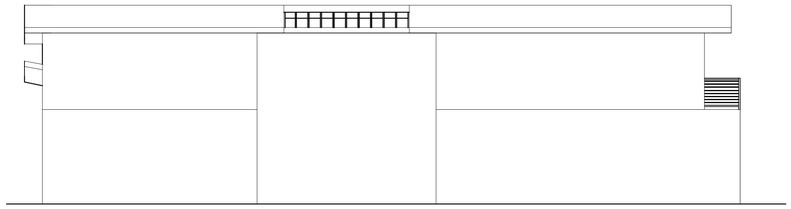
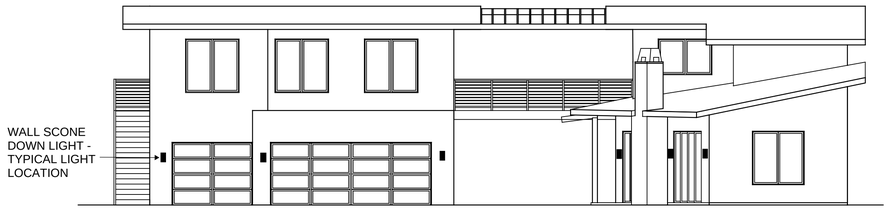
SHEET

A2

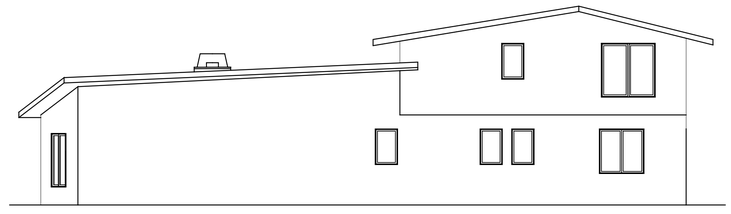


3 WEST ELEVATION
SCALE: 1/8"=1'-0"

4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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831 459-0951
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NEW RESIDENCE FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE:
AUGUST 13, 2019

A.P.N.

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

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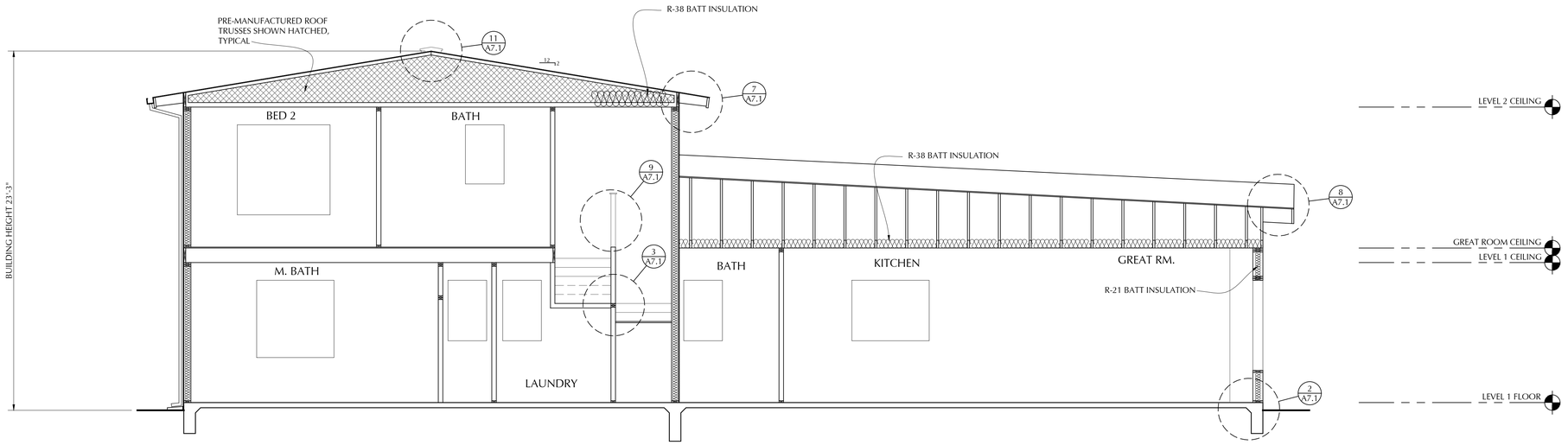
SHEET
A3



1 ARCHITECTURAL SECTION

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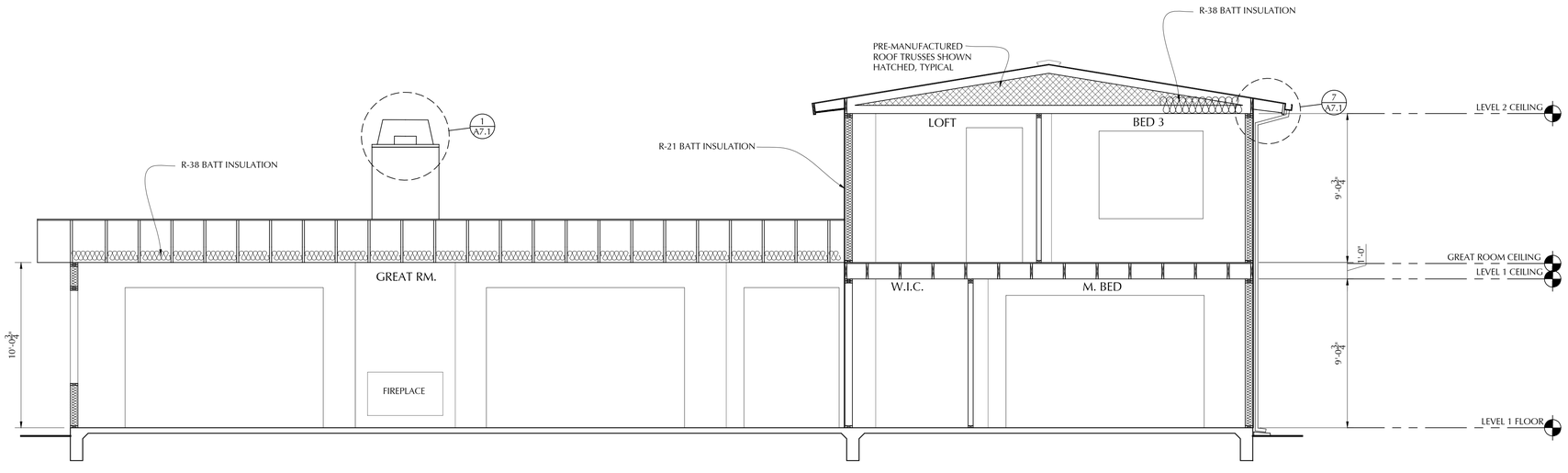

2 ARCHITECTURAL SECTION

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

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Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENCE FOR
POLO HEIGHTS
SCOTTS VALLEY, CALIFORNIA

ARCHITECTURAL SECTIONS

DRAWING DATE: DECEMBER 2, 2019

A.P.N. 024-021-28

CLIENT NAME: TODD CREAMER

PROJECT NAME: POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

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SHEET

A3.1

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

4 PERSPECTIVE VIEW

WILLIAM C. KEMPF
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911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

CREAMER RESIDENCE

POLO HEIGHTS, SCOTTS VALLEY, CA

PERSPECTIVE VIEWS

DRAWING DATE:
AUGUST 13, 2019

A.P.N.:

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

No.	DESCRIPTION	DATE

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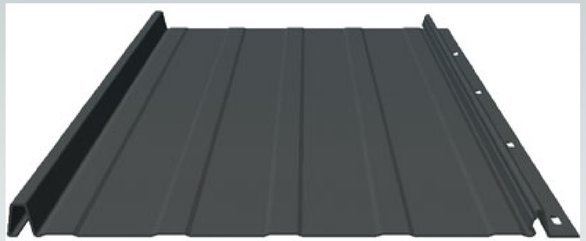
SHEET

A4



Skyline Roofing® – Standing Seam Metal Roofing
COLOR: OLD ZINC GRAY
https://www.ascbp.com/product/skyline-roofing/

TST Irregular Tiles Mosaic Wall Panel
COLOR: VARIOUS NATURAL WOOD
https://www.tstmosaictiles.com/Wooden-Tiles/Irregular-Tiles?product_id=108

STUCCO
TEXTURE: SMOOTH
COLOR: GRAY COTTON

STUCCO
TEXTURE: SMOOTH
COLOR: GRAY COTTON

STUCCO
TEXTURE: SMOOTH
COLOR: DARK GRAY

STUCCO
TEXTURE: SMOOTH
COLOR: GRAY COTTON

Faux Sugi Ban wood
COLOR: LOST COAST CHARCOAL
https://www.terramai.com/products/reclaimed-redwood-siding-faux-sugi-ban/

REVISIONS	BY

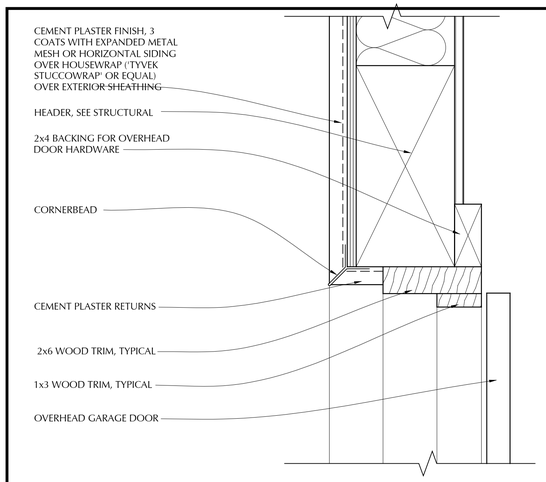
MATERIAL AND COLOR DISPLAY BOARD

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

33 POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-28

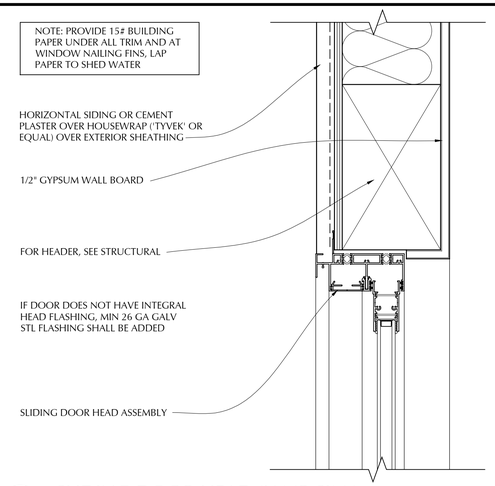
Date:	11.29.17
Scale:	1" = 10'
Drawn:	JB/TC
Job:	479-00
Sheet:	A5

Drawing: M:\479-00 Creamer - MEU\CAD\Models\Sheets\479-00 - A5 - DISPLAY BOARD.dwg Layout: A4 - DISPLAY BOARD Last Saved: Mon Dec 09, 2019 - 3:48pm Last Plotted: Mon Dec 09, 2019 - 3:58pm By: jamie



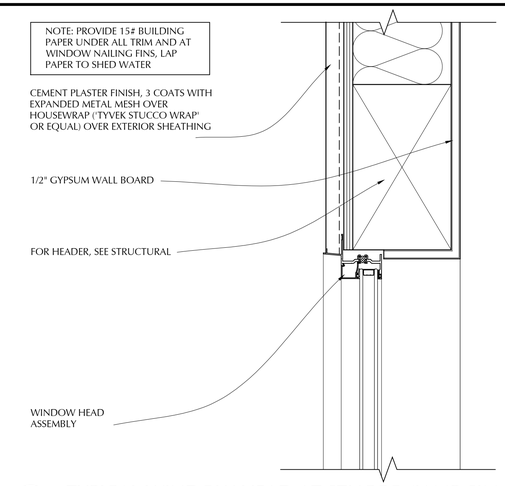
4 GARAGE DOOR HEAD, JAMB SIMILAR

SCALE: 1.5"=1'-0"



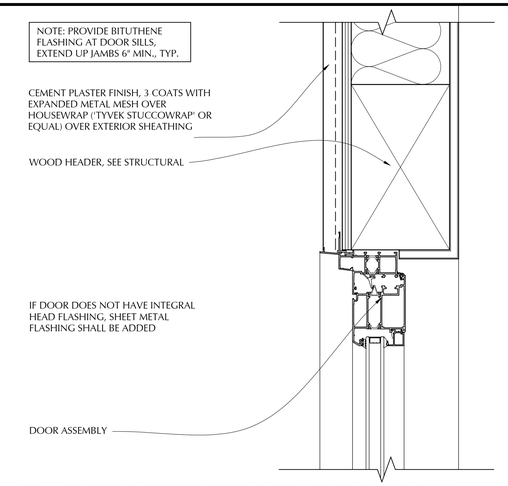
3 SLIDING DOOR HEAD (JAMB SIM.)

SCALE: 3"=1'-0"



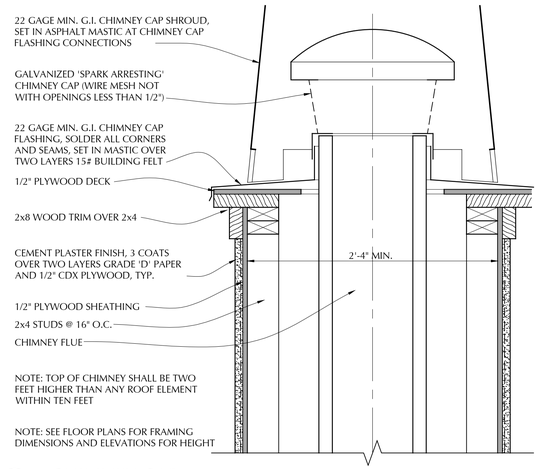
2 TYPICAL WINDOW HEAD AT STUCCO (JAMB SIM.)

SCALE: 3"=1'-0"



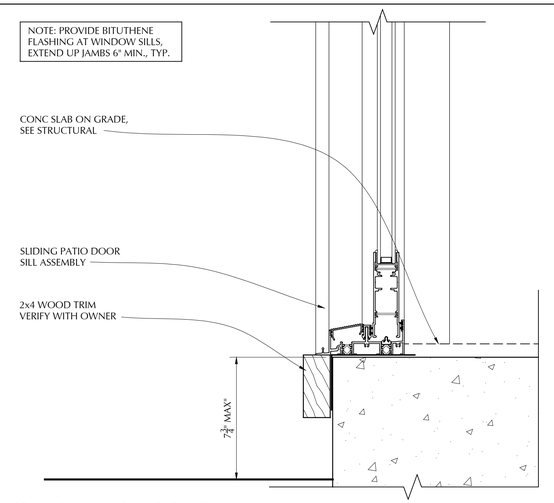
1 TYPICAL EXTERIOR DOOR HEAD (JAMB SIM.)

SCALE: 3"=1'-0"



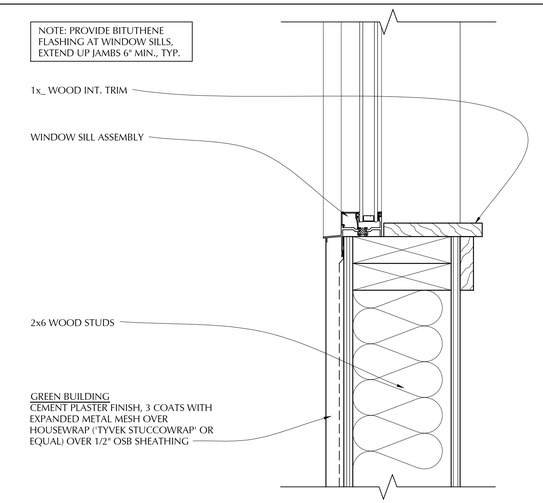
8 CHIMNEY CAP

SCALE: 1 1/2"=1'-0"



7 SLIDING DOOR SILL

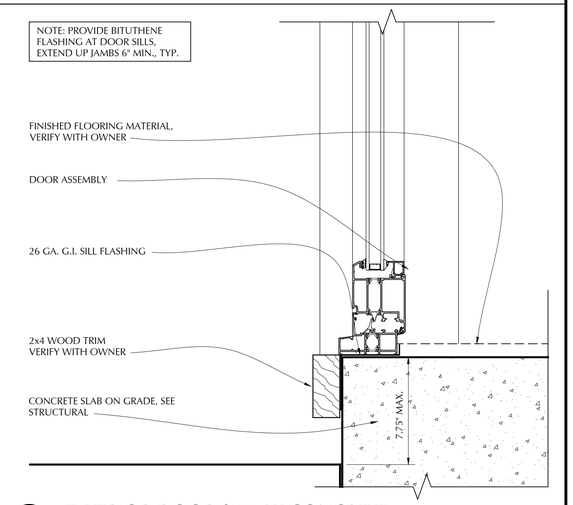
SCALE: 3"=1'-0"



6 TYPICAL WINDOW SILL AT STUCCO

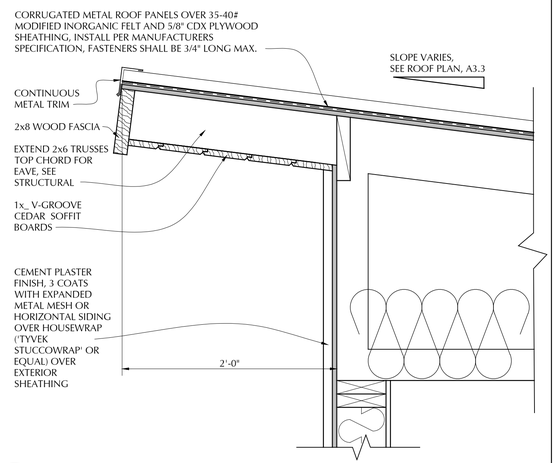
SCALE: 3"=1'-0"

ADA & TITLE 24



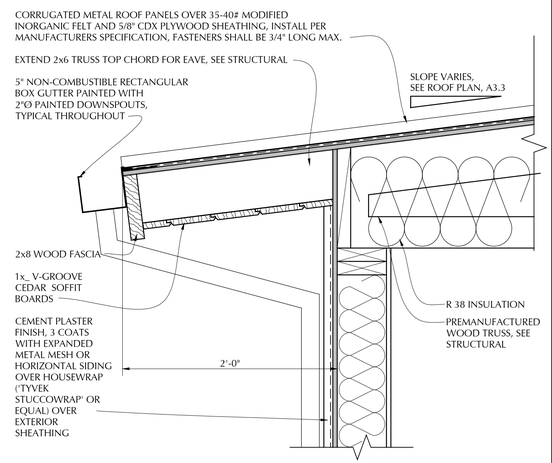
5 EXTERIOR DOOR SILL AT CONCRETE

SCALE: 3"=1'-0"



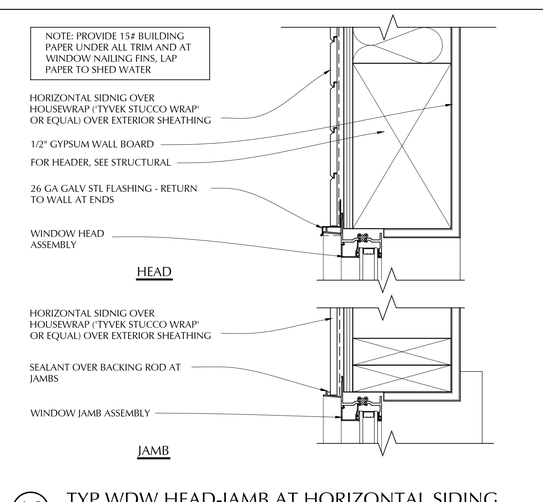
12 TYPICAL TOP EAVE

SCALE: 1 1/2"=1'-0"



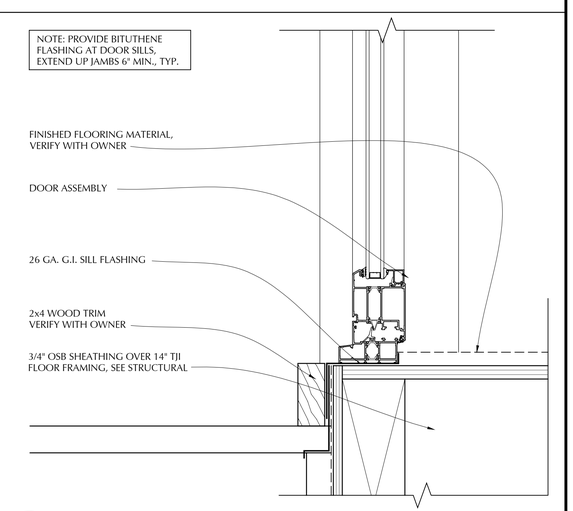
11 TYPICAL BOTTOM EAVE

SCALE: 1 1/2"=1'-0"



10 TYP WDW HEAD-JAMB AT HORIZONTAL SIDING

SCALE: 3"=1'-0"



9 EXTERIOR DOOR SILL AT EXTERIOR STAIR

SCALE: 3"=1'-0"

WILLIAM C. KEMPF
ARCHITECT
911 Center Street, Suite F
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

CREAMER RESIDENCE

POLO HEIGHTS, SCOTTS VALLEY, CA

DETAILS

DRAWING DATE:
AUGUST 13, 2019

A.P.N.

CLIENT NAME:
TODD CREAMER

PROJECT NAME:
POLO HEIGHTS

REVISIONS

No.	DESCRIPTION	DATE

APPROVAL STAMP

STAMP

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WILLIAM C. KEMPF, ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET

A6

Minutes

Scotts Valley Planning Commission

Date: January 16, 2020
Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	**MEETING LOCATION** City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	**POSTING:** The agenda was posted on January 10, 2020, at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvalley.org.

Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgin, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Scott Harriman, Consulting Planner

CALL TO ORDER: 6:00 pm

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Gentile, Herrera, Hodgin and Maffia

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

A. Action Meeting Minutes from November 14, 2019 meeting.

M/S: Hodgin/Maffia
To approve the minutes from the November 14, 2019 meeting.
Carried: 5-0-0
AYES: Arcangeli, Gentile, Herrera, Hodgin and Maffia.

ALTERATIONS TO PUBLIC HEARING AGENDA: None.

PUBLIC HEARING AGENDA:

1. **Address:** 33 Polo Heights / APN 024-021-28
   Applicant: Todd Creamer
   Planning Permit Application: GPA18-002, ZC18-002, MLD18-004, EA18-008, and DR19-013
   Project Description: Consideration of a General Plan Amendment, Rezoning, Environmental Assessment and Minor Subdivision proposing to subdivide an existing 3.73-acre site, containing an existing single-family home, into two lots to allow for the construction of a new single-family home. The project site, previously part of a larger parcel of land, has two General Plan and Zoning Designations. A General Plan Amendment and Zone Change are necessary to unify the site into Estate Residential, R-1-40, which would allow lots with a minimum size of 40,000-square feet. The proposed subdivision would create two lots of 76,666 and 74,052-square feet (1.76 and 1.70 acres, respectively). The project also includes a Design Review application for the proposed single-family home on Lot A, which includes landscape and sound attenuating features specifically designed for the site's hillside location adjacent to Highway 17. No change is proposed to the existing home on Lot B.
   Staff: Scott Harriman, Consulting Planner

   M/S: Herrera/Hodgin
   To approve Resolution No. 1752 subject to conditions of approval.
   Carried: 5-0-0
   AYES: Arcangeli, Gentile, Herrera, Hodgin and Maffia.

ALTERATIONS TO REGULAR AGENDA: None.

REGULAR AGENDA: None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 6:30pm

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	January 16, 2020
Applicant / Property Owner:	Todd Creamer
Applications:	GPA18-002, ZC18-002, MLD18-004, EA18-008, and DR19-013
Location:	33 Polo Heights / APN 024-021-28
General Plan / Zoning:	Estate Residential and Rural Residential R-1-40, Estate Residential and R-R-2.5, Residential-Rural H-R Hillside Residential Combining District
Environmental Status:	Mitigated Negative Declaration
Request:	Consideration of a General Plan Amendment, Rezoning, and Minor Subdivision proposing to subdivide an existing 3.73-acre site, containing an existing single-family home, into two lots to allow for the construction of a new single-family home. The project site, previously part of a larger parcel of land, has two General Plan and Zoning Designations. A General Plan Amendment and Zone Change are necessary to unify the site into Estate Residential, R-1-40, which would allow lots with a minimum size of 40,000-square feet. The proposed subdivision would create two lots of 76,666 and 74,052-square feet (1.76 and 1.70 acres, respectively). The project also includes a Design Review application for the proposed single-family home on Lot A, which includes landscape and sound attenuating features specifically designed for the site's hillside location adjacent to Highway 17. No change is proposed to the existing home on Lot B.
Staff Planner:	Scott Harriman, Consulting Planner, (650) 587-7300 x66 **sharriman@rgs.**ca.gov

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A.

SITE AND PROJECT DESCRIPTIONS

The project site is a 3.73-acre parcel located on the downslope side of Polo Heights Road, a roadway owned and maintained by residents. The subject parcel is long and narrow, and located between Polo Heights Road and Highway 17. The project proposes to subdivide the 3.73-acre parcel into two parcels, Lots A and B. Lot A, the proposed new home site, would be 1.76 net acres in size. Lot B, the existing home site, would be 1.70 net acres in size. Both parcels, as part of the proposed subdivision, would provide an irrevocable 15-foot roadway easement to the City of Scotts Valley, which reduces both parcels to the net lot sizes as shown above. The City could accept the easement at any time in the future without cost should Polo Heights Road become a public road.

The project site topography is characterized by two narrow spur ridges with a narrow valley between them. The existing single-family residence was constructed on the northern spur ridge in 2013-1014. The proposed single-family residence would be constructed on the southern spur ridge. The proposed Lot A homesite is wooded and mostly un-accessible. Slopes range from 20 to 30-percent near Polo Ridge, with steeper slopes, in the 40-percent range, on the eastern and northern side of the project site adjacent to Highway 17.

The project proposes pad grading for the new home, driveway and surface parking. The proposed development includes a two-story, L-shaped, structure containing a three-bedroom, 1,880-square foot, single-family home; a three-car garage; and a one-bedroom, 776-square foot, secondary dwelling unit (also known as an accessory dwelling unit or ADU) above the garage. The main residence wing and garage/ADU wing are separated by an arbor-covered outdoor courtyard, enclosed on one side by a two-story exterior wall which provides sound attenuation from Highway 17. All exterior doors and windows that have line-of-sight to Highway 17 will be sound-rated in accordance with the project's acoustical study, as well as provisions for an alternative means of ventilation when windows are closed.

Public utilities available to the site include water from Scotts Valley Water District and gas and electric from Pacific Gas and Electric. A private on-site septic system provides sanitary wastewater treatment for the proposed home. Landscape plans include native and foreground accent plants, and tree removals and replacement trees with an emphasis on visual screening from Highway 17 and Polo Heights Road.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. General Plan Amendment – Parcel has two General Plan designations. GPA would unify the parcel into one land use designation.
2. Zone Change – The zoning needs to conform into one designation, in the same way as the General Plan.
3. Minor Subdivision – The project proposes to subdivide the existing 3.73-acre site into two residential lots.
4. Design Review – Architectural and site plan review is required for the construction of a residential structure in the hillside residential combining district pursuant to Municipal Code Section 17.40.060.

5. Tree Removal Permit – Approximately 58 protected trees would be removed.

Each of these requested entitlements and the proposed development's compliance with General Plan and Zoning standards are discussed below.

DISCUSSION AND ANALYSIS

The following section provides an analysis of the relevant general plan and zoning standards, requested development entitlements and environmental conditions associated with the proposed project.

GENERAL PLAN: The project site has two General Plan designations: Rural Residential (2.5-acre minimum lot size) and Estate Residential (40,000-square foot minimum lot size). The project site was created in 2012 as part of the Polo Heights Subdivision. When the subject parcel, 33 Polo Heights was created, the "split designation" did not require amendment as the 3.73-acre parcel exceeded the Rural Residential 2.5-acre minimum. At this time, the application requests to unify the 3.73-acre site into the Estate Residential designation, allowing for lots of 40,000-square feet (0.92-acres), which would accommodate the requested lot split. As proposed, Lots A and B would have net lot sizes of 1.76 and 1.70-acres, respectively. This exceeds the minimum 40,000-square foot Estate Residential lot size. However, neither of the proposed lots, each approximately 75,000-square feet in size, would be large enough for further subdivision.

Prior to advancements in precise GIS (Geographic information systems) mapping, General Plan designations were not parcel specific and were more "general" in nature; exact boundaries were often subject to interpretation. Similarly in this case, consideration of which of the two designations would apply is subject to evaluation and interpretation. Further evaluation of appropriate zoning designations is discussed in the Zoning section below.

General Plan Table LU-1, depicts the allowable density ranges for the Rural and Estate Residential Land Use categories. Estate Residential designates one unit per acre. Rural Residential designates one unit per 2.5 acres. As proposed, each of the proposed lots (1.76 and 1.70-acres) in the Estate Residential designation would not be large enough for further subdivision, and would only be slightly smaller than the lot size standard under the Rural Residential designation. Allowing the existing Estate Residential density to extend throughout the entire 3.73-acre site would not significantly change the residential character of the area.

ZONING: The project site has "split zoning" (two zoning designations on one parcel); and situated in the R-R-2.5, Residential-Rural, and the R-1-40, Estate Residential Zoning Districts. Land uses permitted in the R-1-40 and R-R-2.5 zoning districts include single family homes and secondary dwelling units. The project is requesting to rezone the entire 3.73-acre site to be in the R-1-40, Estate Residential Zoning District. Criteria to determine which Zoning designation would apply, in cases where uncertainty exists, is specified in Municipal Code Section 17.06.040 and evaluated as follows:

Section 17.06.040 - Determination of boundaries. Where uncertainty exists as to the boundaries of any of the zoning districts shown on the "official zoning map," the following shall apply:

A. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries.

B. Where a zoning boundary divides a lot, the zoning boundary shall be determined by following a major topographical or physical feature.

C. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the adjoining parcel to which it reverts shall apply to such vacated or abandoned street or alley.

D. Where any further uncertainty exists as to the boundaries of any of the aforesaid zoning districts, the planning commission shall determine the location of such boundaries.

Zoning Boundary Criteria Evaluation. In this case, the existing zoning line that bisects the subject parcel does not follow a street line, a major topographic or physical feature; nor does it follow an abandoned street or alley line. Therefore, criteria described in A, B, and C, above, would not apply in this situation. The zoning boundary, as it appears, has been in place for many years and has always bisected that portion of land. The origin or reason for the zoning boundary in that location is uncertain. Therefore, criteria D, above, would apply.

To project proposes to unify the parcel into one zoning district, R-1-40, allowing for one new residential home. The table below describes each of the proposed parcel's compliance with the R-1-40 zoning standards.

Zoning Compliance Table – 33 Polo Heights				
R-1-40; Estate Residential				
	Standard	Proposed Lot A	Proposed Lot B	Compliance
Lot Area	40,000 sf/unit	76,666 sf	74,052 sf	Yes
Lot Width	100'	400'+	400'+	Yes
Lot Depth	150'	180'+	160'+	Yes
Setbacks - Front	30'	30'	50'	Yes
- Side	10' max	60'	130'	Yes
- Rear	20' min	80'	65'	Yes
Height	35'	22'	<30'	Yes
Site Coverage	50%	6%	>10%	Yes
Parking	2-car garage + 1. 1 space for ADU	3-car garage + 3 1 space for ADU	Existing-no change	Yes
Retaining Walls	Design Review for retaining walls in front and rear >3 and 6-ft	4 and 5-ft front yard retaining walls subject to design review	Existing-No change	Design Review included in review

As shown above, each of the proposed lots and the proposed home exceeds the minimum R-1-40, Estate Residential development standards. In addition, other than lot size, each of the proposed lots comply with the development standards for the R-R-2.5, Rural Residential zoning district. As proposed, the proposed lot split, allowing one new home, would not change the semi-rural character of the residential neighborhood or surrounding area.

MINOR LAND DIVISION: The application includes a tentative map proposing to subdivide the 3.73-acre site into two lots; Lot A, 1.76-acres in size, and Lot B, 1.70-acres in size. Both proposed lots meet and exceed the R-1-40 zoning standards, as shown in the table above.

ACCESSORY DWELLING UNIT: The project proposes a 776-square foot ADU above the three-car garage wing. The proposed ADU conforms with state law.

DESIGN REVIEW: Architectural and Site Plan Design Review is required for all new structures in the Hillside Residential Combining zoning district subject to design criteria specified in Section 17.50.030. The Design Review process requires review for all structures by the Planning Commission. The Design Review process is established to carry out the objectives of the City's General Plan and related zoning regulations and to ensure that permits for construction will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city.

A project's architectural and site details must be found to be consistent with the following design review criteria:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood;

2. Materials, colors, proportion, mass and detail. All structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures;

3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;

4. Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.

5. The size, location and arrangement of on-site parking and paved areas;

6. Ingress, Egress and Internal Traffic Circulation. All the above factors shall be related to the setting or established character of the neighborhood or surrounding area.

7. Height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief for fences and walls over eight feet tall or fences over three feet tall in front yards when across from Highway 17.

8. Arbors in front yards, over twenty square feet in roof area or between eight and ten feet in height: the design compatibility with the main structure and structures in the neighborhood, the mass and scale of the arbor, line of sight visibility for pedestrians and motorists in addition to other applicable standards of this section.

Architectural and Site Design: The project proposes one new, 1,880-square foot, three-bedroom, single-family home; a three-car attached garage; and a 776-square foot ADU above the garage. The hillside site has natural grades of 25 to 40-percent, with steeper slopes located along the easterly side property line and the rear lot adjacent to Highway 17. The central portion of the site has gentler slopes of approximately 25-percent. The proposed building will be situated on a graded pad located in the central portion of the site, similar to the other existing neighboring homes, providing setbacks in excess of zoning standards. No structures are proposed in areas with slopes that exceed 30-percent.

The building is L-shaped with the primary unit having one and two-story levels. The one-story portion of the primary unit has a shed-style. The two-story portions of the building have a low-profile pitched roof. All roofing is zinc grey standing seam metal. A landscaped courtyard separates the primary unit from the garage and ADU wing. The courtyard is enclosed on one side by a sound attenuating two-story wall that shields the courtyard from Highway 17 traffic noise. The courtyard has an open trellis-style roof cover that allows light into the adjacent interior rooms.

Exterior siding includes natural wood colored mosaic tiles; charcoal colored faux sugi ban wood siding; and smooth textured stucco in grey tones. Exterior railings are shown with metal and wood, with open horizontal wire. All exterior lighting is down-directed, with concealed light sources, along the front façade. No exterior lighting is proposed along the back of the house facing Highway 17. All of the architectural features, earth-tone colors and durable materials are well integrated and functional.

Retaining Walls: The project site slopes downward from Polo Heights necessitating retaining walls for the driveway and building pad. Retaining walls over three feet in height in front yards and six feet in rear yards are subject to design review. The project proposes a series of two retaining walls along the property's Polo Heights frontage, limited to the area in front of the proposed building pad. The top retaining wall, with a maximum height of approximately four-feet, is located along the private road way (Polo Heights) and creates a roadside turn-out for additional parking and low curb wall. A second retaining wall steps down to the driveway and building pad level. The second retaining wall varies in height from two to six-feet. All the proposed retaining walls are constructed of architectural grade split-face block. The location and design details of the proposed retaining walls are shown on sheet C3.1 of the project plans. The retaining walls are similar to other walls in the surrounding area and would not be generally visible from the street due to their downslope location.

On-Site Parking and Driveway Design: The project proposes a three-car garage and a separate parking pad adjacent to the ADU stairway. The driveway design allows at least two additional tandem parking spaces behind two of the three garage doors. A roadway turn-out parking space is also provided. As proposed, the project exceeds the City's parking standards.

Landscaping: The landscape plans predominantly relate to tree replanting discussed below. Drought resistant plants are to be used along the driveway, in the central outdoor courtyard, and at the eastern edge of the primary residence. An automatic irrigation system is proposed, along with organic mulch on unpaved areas around the building site. Although specific

plantings are not identified on the plans, the location and size of planting areas appear appropriate for the scale and semi-rural character of the homesite. Conditions of project approval require complete landscape plans to be submitted for staff review, including plant identification, number and size of each plant, as part of the building permit review process.

Landscape treatment on the remaining portion (majority) of the site, as discussed in the environmental study addresses brush control, habitat preservation, and hydro-seeding on engineered fill areas. Project plans include a 1,500 gallon cistern to provide irrigation water for the hillside trees.

Landscape Easement: Due the proximity of the site and scenic quality of the Highway 17 corridor, the proposed tentative map, Sheet C1.1, includes a landscape easement. Except for the building pad and central portion of the site, shown as the "Building Envelope", the landscape easement would preclude construction of structures and outdoor storage of equipment and materials, and installing fences, in areas that would otherwise be permitted in the R-1-40 Zoning District. The landscape easement, as proposed by the project, is discussed in the environmental initial study, to prevent the placement of structures and outdoor storage that may be visible from, and potentially impact the Highway 17 scenic corridor.

Fences, if desired, could be located within the area on the tentative map, Plan Sheet C1.1, shown as the "Building Envelope". The limitation on the installing fences, except as may be installed by Caltrans on state-controlled property, is to maintain wildlife corridors and the scenic hillside view shed.

Relinquishment of Access Rights to Highway 17: As part of the original 2012 Polo Heights subdivision, concerns were raised by the State Department of Transportation (Caltrans) regarding the two existing spur roads, Orchard Run and Timber Ridge Lane, that provide vehicle access to Highway 17. Caltrans would prefer that these spur roads be closed. However access rights issues, as well as use by the Scotts Valley Water District, have not been fully resolved. The property owner/applicant of the current project, Creamer Minor Land Division, has acknowledged that 33 Polo Heights does not have access rights or ownership of either spur road. As such, the applicant does not have ownership or any authority, through this development proposal, to cause the closure of either of the two spur roads. However, the property owner/applicant has agreed, and conditions of approval require, that the developer prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use these spur road access points for Highway 17 ingress or egress. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads. In addition, conditions of approval require that the tentative map include a one-foot "no-vehicle access" easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

Irrevocable Offer for Roadway Dedication: Polo Heights is a private road, the right-of-way being 30-feet in width, made up of two contiguous 15-foot easements. Generally, property owners along Polo Heights own to the centerline of the street, with access and maintenance through private easements. The project proposes to provide an irrevocable 15-foot right-of-

way easement to the City of Scotts Valley, along the entire frontage of Lots A and B. The City could utilize the easement should efforts to make Polo Heights a public roadway occur.

Trees: The applicant has submitted an arborist report, dated April 5, 2018, revised on July 25, 2019. The arborist report evaluates 162 trees on proposed Lot A; no further development or tree removals are proposed on Lot B, which contains the existing home developed as part of the 2012 Polo Heights subdivision. The trees evaluated as part of this proposal are comprised of five different species (listed in order of prominence); Coast Live Oak, Madrone, Douglas Fir, Coast Redwood, and Bay Laurel. The report states that most of the tree population on site is in poor condition and that 62-percent of the trees evaluated (92 trees) are not suitable for preservation based on their condition. Twenty-five of the 162 trees identified on-site are dead, leaving 137 trees, which meet the criteria of a protected tree in "Hillside Residential" zones. Of the 137 protected trees, 76 will not be highly affected by the proposed development, although 43 are in poor condition. The report states that trees in poor condition evaluated in an urban location would typically be recommended for removal. However, in this woodland environment consideration should be given to retaining some of these trees for utilitarian reasons, such as erosion control and habitat.

In total, approximately 83 trees are proposed for removal, including 58 highly impacted by the proposed development and 25 dead trees. The 58 impacted trees to be removed are subject to the City's replacement criteria at a ratio of 2:1, approximately 116 trees, which can be replanted on-site where appropriate. The applicant may also pay into the City's Tree fund to be used to replant trees throughout the City.

The project plans, Sheet C4.1 and C4.2 shows a replanting plan to include approximately 120 total trees; comprised of 40 (of each) California Redwood, Coast Live Oak, and Conifer. Mitigation Measure #1 – Aesthetics, included in the project's environmental review requires a five-year landscape and tree monitoring plan be established to ensure the health and vigor of required planting are appropriately maintained to enhance the visual scenic qualities of the Highway 17 corridor and to provide visual screening of the proposed home from Highway 17.

The recommended planting of California Redwood is 15 to 30-feet apart to provide adequate room to grow. In the proper site conditions, redwoods can grow three to five feet a year. Project plans, Sheet C2.1, conceptually shows tree spacing of 10 to 12-feet, which may be too close after a few years growth. The concept tree planting plan also shows similar dense tree spacing and linear planting pattern on the engineered fill areas around the proposed building pad. To address the spacing concern and achieve a natural planting pattern, a condition of approval has been included requiring that a final tree planting plan be submitted for review and approval by staff, with input from the project arborist, prior to the issuance of any grading and/or building permit for the site.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. Project related environmental impacts were identified related to aesthetics and biological resources, and include three mitigation measures that reduce the potential impacts to less than significant

levels. The MND was circulated for 30 days as required, from December 16, 2019 through January 13, 2020. To date, no comments have been received on the draft document.

The mitigation measures, as listed in their entirety in the attached MND, are summarized as follows:

Measure #1 - Aesthetics: Requires a five-year landscape and tree monitoring plan to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources: Establishes requirements for habitat preservation for nesting and migratory bird and bat species, and to ensure forest and tree preservation, and use of native plant materials; and

Mitigation Measure #3 - Biological Resources: Requires the developer to obtain a CalFire permit before issuance of any grading or earth disturbance and to comply with all CalFire permit requirements.

PUBLIC NOTICE & COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no comments have been received on the proposed development.

FINDINGS AND CONCLUSION

Staff finds that the project's site and architectural plans, and minor land division respond appropriately to the site and surrounding area and recommends that the Planning Commission forward an affirmative recommendation to the City Council on the proposed General Plan Amendment, Rezoning, two-lot minor land division, and Design Review subject to findings and conditions contained in the attached Resolution and Conditions of approval.

ATTACHMENTS

Resolution (Action Item) 10
1. Location Map..... 28
2. Draft Initial Study(12/13/2019)……..……29
(Includes Technical Reports and Project Plans)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION (EA18-008), GENERAL PLAN AMENDMENT (GPA18-002), ZONE CHANGE (ZC18-002), MINOR LAND DIVISION (MLD18-004), DESIGN REVIEW (DR19-013) AND TREE REMOVAL PERMIT, FOR THE "CREAMER MINOR LAND DIVISION – 33 POLO HEIGHTS" TO UNIFY THE PARCEL INTO THE ESTATE RESIDENTIAL GENERAL PLAN DESIGNATION AND THE R-1-40 ESTATE RESIDENTIAL ZONING DISTRICT, AND SUBDIVIDE THE 3.73-ACRE SITE INTO TWO LOTS ALLOWING FOR ONE NEW SINGLE-FAMILY HOME AND RELATED SITE IMPROVEMENTS, SUBJECT TO CONDITIONS OF APPROVAL, LOCATED AT 33 POLO HEIGHTS / APN 024-021-28

WHEREAS, the City of Scotts Valley has received an application and technical reports from Todd Creamer, property owner, to subdivide a 3.73-acre site into two lots, and to construct one new single-family home and related site improvements at 33 Polo Heights, as shown on project plans on file with the Planning Department / APN 024-021-28; and

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

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

WHEREAS, the City conducted an Initial Study and prepared a Mitigated Negative Declaration (IS/MND), in accordance with the State CEQA Guidelines and requirements. The IS/MND was duly noticed, published, and distributed for a 30-day public review period from December 13, 2019 through January 13, 2020 (5:00PM), and was made available for public review at City Hall, Planning Department, and City's website; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on January 16, 2020, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

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

SECTION 1: That the IS/MND has been completed in compliance with the requirements of CEQA and that the Planning Commission has reviewed and considered the information within the IS/ND.

SECTION 2: That the IS/MND represents the independent judgment and analysis of the City.

SECTION 3: That the City Council certify the MND based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15074:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** City staff conducted an Initial Study for the project and prepared a Mitigated Negative Declaration and found that there were potentially significant adverse environmental impacts, however mitigation measures have been identified and required as part of the project that reduce these potential impacts to less than significant levels.

2. ***The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Mitigated Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from December 13, 2019 to January 13, 2020.

3. ***The environmental determination represents the independent judgment of the City.*** The Mitigated Negative Declaration was prepared by City staff. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.

4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Planning Department of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public for review at City Hall, the Planning Department, and the City's website.

5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Mitigated Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** The project site is within two residential General Plan designations and two residential zoning districts. The project would unify the site into one General Plan designation and zoning district that allows for one new unit. The site is within a state forest area and contains potential habitat for nesting birds. Measures have been incorporated into the project conditions of approval, which require the applicant and all contractors on the site to comply with all mitigation measures identified in the project's biological report regarding tree preservation and forest habitat.

SECTION 4: That the City Council approve the General Plan Amendment based on the following findings and as shown in the Proposed Zoning and General Plan Designation maps shown on Project Plan Sheet C1.2 of the submitted plans on file with

the Planning Department and posted on the City's website, referenced hereto and incorporated herein:

6. ***The change in the General Plan land use designations are consistent with the General Plan.*** The project site has two General Plan designations, Rural Residential and Estate Residential. The origin of general plan line, which divides the parcel is unknown, and does not correspond to any significant topographic or physical feature of the site, or follow an existing road or alley. The project would unify the site into the Estate Residential General Plan designation and the R-1-40 Estate Residential zoning district, and allow for one new single-family home consistent with other homes in the immediate vicinity of the project site.

7. ***That the density is compatible with adjacent uses and densities.*** The allowable residential density range in Estate Residential General Plan areas is one unit for each 40,000 square feet of lot area. The project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities.

SECTION 5: That the Planning Commission recommends approval to the City Council of the requested Zone Change based on the following findings and as shown in the Proposed Zoning Map on Project Plan Sheet C1.2. on file with the Planning Department and posted on the City's website, referenced hereto and incorporated herein:

8. ***The change in the zoning districts are consistent with the General Plan and the densities are compatible with adjacent uses and densities.*** As stated in Section 4 above, the project would unify the site into one zoning district, R-1-40, Estate Residential, and allow two residential lots of similar size and character to other adjacent and surrounding homes and lots. Therefore, the proposed zone change from R-R-2.5 to R-1-40 will remain consistent with the land use permitted in the General Plan and will provide residential density compatible with those permitted on adjacent sites.

SECTION 6: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

9. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirement of this finding in that the proposed single-family home will be located on a graded pad, centrally positioned on the project site, with substantial setbacks from other homesites in the immediate vicinity of the project site. As proposed, the single-family home is suited to the property, setting, and zoning context.

10. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements

of this finding in that the proposed single-family home has one and two-story components and utilizes conventional stucco siding, mosaic wall panels, and standing seam metal roofing. The color scheme incorporates natural color tones of grey and brown. The quality of materials, exterior treatments, finishing details and exterior colors are appropriate and consistent with the City's design review criteria.

11. ***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 proposed landscape plan incorporates planter beds along the property frontage and at strategic areas around the home. The landscape plan includes an automatic irrigation system, a cistern rainwater collection and distribution system, and replacement trees. The landscape plan is designed to provide a balance between colorful accent planting and the natural hillside setting. Retaining walls, comprised of architectural-grade split face block, are proposed in the front yard area. Over 80 existing trees are preserved and over 100 replacement trees are proposed. A condition of approval requires that a fully developed landscape plan, including a replacement tree plan be developed in consultation with the project arborist and submitted for staff review prior to issuance of any grading or building permit.

12. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project exceeds the city's parking requirements in that the home is designed with a three-car garage, one clear guest space, and two additional driveway tandem parking stalls behind two of the three garage doors. Additionally, one road-side parking bay is proposed along the Polo Heights frontage.

13. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site is through a single driveway along the private road. The driveway and parking area is adequately sized to allow vehicles to turn around onsite, allowing vehicles to enter to roadway in a forward direction with adequate sight distance. The project's driveway has been designed to meet the City Scotts Valley Fire Protection District's emergency vehicle slope standards.

14. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Highway 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project does include retaining walls over three feet in height in front yard areas, however the site steps downward from Polo Heights following the natural grade and are not directly visible from the private Polo Heights roadway or from Highway 17. The retaining walls allow for terraced planting areas in the front yard area and will be visible to residents and visitors of the home. To enhance the appearance of the retaining walls, retaining walls are to constructed of architectural grade split face block. The material selection and placement of the retaining walls provide landscape opportunities and appropriate visual relief.

SECTION 7: Approve the Land Division based on the following findings, and as shown on the plans submitted, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

15. ***That the location of the uses are in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project would unify the subject parcel into one zoning district (R-1-40, Estate Residential) and the Estate Residential General Plan designation. With this action of unifying the site into one land use designation (Estate Residential), the project provides an opportunity for one new single-family home Residential Zoning District. The proposed home utilizes conventional materials and design details that integrate into the surrounding residential neighborhood.

16. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The allowable residential density range in Estate Residential General Plan areas is one unit for each 40,000 square feet of lot area. The project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities. Further, the home utilizes conventional materials and design details that integrate into the surrounding residential neighborhood.

17. ***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 project proposes to subdivide the existing 3.73-acre site into two lots of approximately 75,000 square feet in size similar and larger to neighboring parcels to the south and west of the project site, and only slightly smaller lots to the north and east, which have a minimum lot size standard of 90,000 square feet. Therefore, the proposed density is compatible with adjacent uses and densities.The two-lot subdivision is consistent with the Estate Residential General Plan and R-1-40 zoning density ranges.

18. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the MND includes mitigation measures to reduce impacts associated with Biological Resources (tree preservation and forest habitat); and Aesthetic Resources (Highway 17 Scenic Corridor). In addition, standard conditions of approval establish procedures to reduce dust and noise during construction activities, and earth disturbance to possible archaeological and paleontological resources). All impacts would be reduced to less than significant levels.

19. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The two-lot residential project meets the requirement of this finding in that the project will not generate hazardous emissions nor be a storage facility for hazardous/combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs) and a hazardous materials

containment plan, respectively. The MND evaluated that the project is not expected to cause serious public health problems.

20. That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division). The project meets the requirement of this finding in that the project will not conflict with any existing easements for public use of the subject parcel. The project will however provide public benefit in that the applicant and owner, through project plans and conditions of approval, has offered a number of easements and recorded agreements which benefit the public. The project provides an irrevocable roadway easement to the City of Scotts Valley along the entire property frontage, should the roadway become a public roadway. In addition, the applicant has agreed to prepare and record a document, suitable to the City Attorney, relinquishing any rights to the nearby spur roads onto Highway 17. The agreement would also prohibit the applicant or any subsequent property owner(s) of the two-lot subdivision from filing an objection to the future closure of either or both of the spur roads; or to request any compensation for the loss of access to either spur roads.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley recommends City Council certify a Mitigated Negative Declaration (EA18-008) and approve General Plan Amendment (GPA18-002), Zone Change (ZC19-002), Minor Land Division (MLD18-004), Design Review (DR19-013) and Tree Removal Permit for the "Creamer Minor Land Division – 33 Polo Heights" to unify the parcel into the Estate Residential General Plan Designation and the R-1-40 Estate Residential Zoning District, and subdivide the 3.73-acre site into two lots allowing for one new single-family home and related site improvements, located at 33 Polo Heights / APN 024-021-28 subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 16th day of January 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Approved: _____
Carlos Arcangeli
Planning Commission Chair

Attest: _____
Taylor Bateman
Community Development Director

Exhibit A
Conditions of Approval
33 Polo Heights / APN 024-021-28
(#1 - #100)

Legal

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

2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

3. The developer shall obtain all required grading, improvement plans, and building permits; and pay all appropriate required fees before starting any grading/earth disturbance on the property.

Planning Department

4. The approved planning permits include a General Plan Amendment, Zone Change, Minor Land Division, Design Review and tree removal permit to subdivide the existing 3.73-acre site and construct one new single-family home as shown on the proposed development plans. The home and site improvements shall be constructed substantially as shown in the plans prepared by C2G Civil Consultants Group, Inc.; William C. Kempf, Architect, and Kurt Fouts, Arborist Consultant, received dated December 11, 2019, and as described in writing on the project's technical reports, which are on file in the Planning Department.

5. Prior to issuance of any grading and/or building permit, revised landscape plans shall be submitted for City Planning Department review and approval, showing the number, size, location and name of all plants, trees, ground cover, and hydro-seed materials used.

6. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

7. Prior to any grading and/or building permit, the developer shall prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use the Orchard Run or Timber Ridge Lane spur road access points for ingress or egress from Highway 17. The agreement will also prohibit the applicant

or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads.

8. The tentative map shall include a one-foot “no-vehicle access” easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcels.

9. Prior to final map, a 15-foot irrevocable roadway easement shall be prepared by the applicant for review and approval by the City Public Works Department, and recorded with the final map.

10. Prior to final map, the limitations and requirements of the “Landscape Easement” shall be prepared by the applicant for review and approval by City Planning staff and the City Attorney. The landscape easement is intended to maintain the Highway 17 scenic corridor and shall prohibit the placement of accessory structures, vehicle parking, storage of equipment and/or materials in view from Highway 17, and fences, within the landscape easement as shown on the tentative map.

11. Fences, if desired, may be located only within the “Building Envelope” as shown on the tentative map.

12. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the City Community Development Department (CDD) and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.

13. The accessory dwelling unit shall comply with all applicable State laws.

14. At no time shall either the primary or accessory dwelling unit be rented on a short-term basis.

15. All mitigation measures and monitoring plan included in the Mitigated Negative Declaration are incorporated into these conditions of approval as follows:

Mitigation Measure #1 - Aesthetics:

A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources:

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-

protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treat Act.

c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate sate and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.
d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.
e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)
f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall e inspected periodically for damage and proper functioning.
g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.
h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the home owners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.
i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca* sp.), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.
j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 - Biological Resources:

To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

Grading

16. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

17. Dust generation from all grading and construction activities shall be reduced to the greatest extent practicable. All contractors working on site shall implement Best Management Practices for dust control, including water down exposed surfaces each non-rainfall day at intervals that attenuate dust problems.

18. Any dirt tracked onto Polo Heights (Road) shall be removed daily in a manner that does not create substantial airborne dust.

Cultural Resources

Archaeological Resources

19. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

20. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

21. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

22. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

23. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

24. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official, as soon as work has stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

25. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively

preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

26. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.

27. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

28. The qualified/registered paleontologist shall monitor all earthwork activity as described in Conditions 19-24, above.

29. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.

30. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.

31. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).

32. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

33. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Trees

34. All recommendations in the Arborist Report prepared by Kurt Fouts, ISA Certified Arborist, dated April 5, 2018, revised date July 25, 2019, are incorporated as conditions of project approval.

35. A final tree replacement plan shall be submitted for review and approval by City Planning staff, with input from the project arborist, prior to the issuance of any grading and/or building permit. The tree replacement plan shall include tree spacing and variety to achieve a natural planting pattern. All new tree species and replanting locations shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

36. The project is responsible for the replacement of 116, 15-gallon trees as a result of the proposed removal of 58 protected trees (2:1 replacement ratio). The developer shall make payment into the City's in-lieu tree replacement fund for the number of trees that are not replaced on-site following acceptance by the City of the final tree replacement plan.
37. No tree removal shall occur until a grading and/or building permit is issued.

38. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the City prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.

39. Prior to the issuance of any grading or building permits, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments.

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

Landscaping

41. The landscaping improvements shall be permanently maintained and irrigated.

42. Landscape plans submitted for building permit shall include the name, number, size, and location for all planting materials, trees, ground covers and hydro-seed materials, and shall be approved by the Community Development Director prior to issuance of grading or building permit.

43. Plant and tree selections shall be made in consultation with the project arborist and approved by City Planning staff prior to issuance of any grading or building permit.

Lighting

44. Exterior light levels are to be at the lowest level and carefully controlled for security, aesthetics, safety and identification without interfering with nearby land uses.

45. All exterior building lighting shall be designed to integrate into the building architecture with shielded and recessed light sources with final light fixture approval prior to the issuance of any building or grading permit.

46. No exterior lighting shall be placed on building walls facing or in line-of-sight to Highway 17.

CC&R's and Joint Maintenance

47. The two-lot subdivision shall be subject to all CC&R's and any joint maintenance agreements established for the original 2012 Polo Heights Subdivision for the ongoing management and maintenance of any public or private site improvements

for the project and shall be approved by the City and executed by the property owner prior to the approval of the final map. The property owner shall pay recording costs.

48. In the event that a future Polo Heights Road Maintenance Association is formed, or other similar subdivision improvement agreement be established for the maintenance of Polo Heights (roadway and subdivision), the current and future property owner(s) of subject property shall be required to participate in such association and/or agreement.

Building Department

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

50. A separate Septic System permit shall be obtained from the Regional Water Quality Control Board or the local designated authority prior to issuance of any grading or building permit.

51. All contractors on site shall limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturday; and no construction on Sunday.

52. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at adjacent properties.

53. The sign shall be posted on-site during all construction activities identifying the name and contact phone number of the primary general contractor to be notified of any disturbances or excessive noise emanating from the site.

54. Winter grading, from October 15th to April 15th, shall require prior review and approval by the City.

55. The location of all soil to be exported shall be reviewed and approved by the Building Department prior to issuance of a grading or building permit.

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

57. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.

58. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

59. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.

60. The building permit plans must comply with the current California Building Code (CBC) for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

61. All structures shall comply with the most current California Energy Commission Standards (Title 24).

62. All new construction shall comply with the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.

63. Structural calculations, if applicable, shall be submitted and wet-signed by the Engineer of record.

64. Provide names of Special Inspectors with certifications as required.

65. Sound rated windows and doors shall be used on any side of the house (and accessory dwelling unit) that has line of site to Highway 17. Additionally, an alternative means of delivering outside air into the house (and accessory dwelling unit) with the windows closed shall be incorporated into the building plans.

66. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

67. All new utilities shall be installed underground.

68. 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.

69. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.

70. 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.

71. 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.

72. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.

73. A hazardous material containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. The plan shall contain the following elements:

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

B. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

City Public Works Department- Engineering Division

74. 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.

75. 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.)

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

77. 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.

78. 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.

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

80. All public improvements shall be guaranteed by written Agreement with the City, Faithful Performance Bond, and Labor and Material Bond, to the satisfaction of the Public Works Director/City Engineer.

81. 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".

82. Applicant shall construct storm drain facilities in conformance with data and analysis in the latest adopted City of Scotts Valley Storm Drain Master Plan (SWMP) and in accordance with the City's SWMP Ordinance No. 184.1.

83. Stormwater Management Plan shall be submitted to the City Engineering Division for review and approval as part of any building and or grading permits issued for development.

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

85. The Stormwater Management Plan shall demonstrate that the Development will not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. (**See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works.)**

86. Impervious area must be shown on coversheet and included in the project's Stormwater management analysis and design.

87. Dedication of land for Park and Recreational Purposes:
Applicant shall comply with Municipal Code Chapter 16.35 – Dedication of land for Park and Recreation Purposes. Applicant can find the Code of Ordinance on the City of Scotts Valley Website, under Municipal Code. Any mitigation fees shall be paid prior to issuance of any building and/or grading permit(s).

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 up to version 2004 electronic version prior to recording.

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

91. 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.

92. Pre-Construction Meeting: In order to ensure that project details are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, with the exception of installation of temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing, the developer shall convene a pre-construction meeting on the site. The following parties shall attend: the developer, the grading contractor supervisor, the project architect, the project arborist, the project civil engineer, City of Scotts Valley Planning staff, City Engineer and Building Inspector. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.

93. 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".

94. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan (SWMP), December 1989 and in accordance with the City's SWMP Ordinance No. 184.1.

95. Impervious area must be shown on cover sheet.

96. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a Certificate of Occupancy. A videotape log, DVD format, clearly showing the existing condition of Blake Lane to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

City Public Works Department- Parks & Recreation Division

97. The developer shall comply with City Municipal Code Chapter 16.35, Dedication of Land for Park and Recreational Purposes.

Scott Valley Fire Protection District

98. All development must comply with the California Fire Code as amended by the Scott Valley Fire Protection District.

Scott Valley Water District (SVWD)

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

100. If the individual fire sprinkler system can be designed to have a demand of 30 GPM or less, the project can use Detail 4A (of the Scotts Valley Water District Water System Standard Specification) for individual water meters. If this is the case, revise sheet C-3 of project plans, which currently references Detail 4 (which requires two box adjacent to each other).

End of conditions.

CITY OF SCOTTS VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY
Mitigated Negative Declaration EA18-008

for

Creamer Two-Lot Minor Land Division - 33 Polo Heights
Assessor's Parcel Number 024-021-28

General Plan Amendment No. GPA18-002
Zone Change No. 18-002
Minor Land Division No. MLD18-004
Design Review No. DR19-013
Tree Removal Permit

Todd Creamer, Owner/Applicant

December 13, 2019

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Supporting Documentation/Technical Reports
Biological Report
Biological Assessment 2003
Arborist Report
Geological Report
Noise Study
Project Plans

Address where documents may be obtained: City of Scotts Valley, Planning Department, One Civic Center Drive, Scotts Valley, CA 95066, (831) 440-5633

Online at this link: http://www.scottsvalley.org/planning/current_projects.html

CEQA APPENDIX G

ENVIRONMENTAL CHECKLIST FOR

1. Project title: Creamer Two-Lot Minor Land Division - 33 Polo Heights

2. Lead agency name and address:

City of Scotts Valley, Planning Department, 1 Civic Center Drive, Scotts Valley, CA 95066

3. Contact person and phone number: Scott Harriman, Contract Planner (650) 587-7300 ext. 66

4. Project location: 33 Polo Heights, APN 024-021-028

5. Project sponsor's name and address:

Todd Creamer, 33 Polo Heights, Scotts Valley, CA 95066

6. General plan designation: Estate Residential and Rural Residential

7. Zoning: R-1-40, Estate Residential and R-R- 2.5, Rural Residential

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Project proposes to subdivide an existing 3.73-acre site currently developed with one single-family home into two lots (1.70 and 1.76 acres net), to allow development of one new single-family home and accessory dwelling unit. The project requires a General Plan Amendment and Rezoning to unify the site into one general plan and zoning designation. The project is also requesting Design Review and Tree Removal permit approval for the proposed home and site improvements.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

The project site is surrounded on the north, south and east by rural and estate residential development, with residential densities of one unit per one to two and one-half acres. State highway, Route 17, runs along the project sites westerly boundary. The project site and surrounding area is considered hillside development.

10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)

Scotts Valley Water District

California Department of Forestry (CalFire)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No consultation requests from California Native American tribes have been received by the City of Scotts Valley.

However, notice of this pending project has been provided to local tribal groups.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture / Forestry Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

	December 13, 2019
Signature	*Date*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. **AGRICULTURE AND FORESTRY RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Creamer Two-lot Minor Land Division - 33 Polo Heights
General Plan Amendment, Zone Change, Minor Land Division, Environmental Review, Design Review, Tree Removal
Assessor's Parcel Number 024-021-28
Application File No.s GPA18-002, ZC18-002, MLD18-004, EA18-008, DR19-013

Mitigated Negative Declaration Mitigation Measures

Mitigation Measure #1 - Aesthetics:

A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Mitigation Measure #2 - Biological Resources, Tree Preservation and Forest Habitat

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treat Act.
c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate sate and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.
d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.
e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)
f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall e inspected periodically for damage and proper functioning.
g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.

h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the home owners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.

i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca* sp.), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.

j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 - Biological Resources, CalFire Permit

To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

Discussion Section

I. Aesthetics

Discussion: The proposed development site (proposed Lot A) is adjacent to Highway 17 and within a hillside site containing 162 protected trees over eight inches in diameter. The proposed development of the 1.76-acre project site (Lot A) proposes to remove approximately 83 trees, in various states of health and condition. The proposed residence is subject to the City of Scotts Valley Design Review process due to its hillside location. State Route Highway 17 is eligible for listing as a scenic highway as shown on the State Department of Transportation (Caltrans) list of eligible and officially designated state scenic highways. Currently, the site is heavily wooded, with tree and brush cover that provides sufficient vegetative screening to block views of the existing home on the site from Highway 17. Providing adequate vegetative screening and tree cover is important to maintain the scenic highway eligibility, and helps reduce the potential for visual distractions for drivers commuting along Highway 17.

The proposed tentative subdivision map includes a landscape easement agreement, which is intended to insure that the area adjacent to Highway 17 is planted and maintained with extensive tree coverage. Conditions of project approval require the landscape easement to exclude any outdoor parking and/or storage of equipment, vehicles or materials in areas designated on the proposed tentative parcel map. The landscape easement also prevents the construction of accessory structures within the landscape easement area that would otherwise be allowed by the existing and proposed residential zoning. As a landscape easement is proposed and is a part of the development application, no further mitigation is necessary to eliminate the potential for outdoor storage of equipment, vehicles and materials, or the placement of accessory structures along the westerly, Highway 17, boundary.

Given the importance of the maintaining the scenic qualities of Highway 17, landscape and tree plantings proposed with the development plan should be monitored for a period of five years to ensure that the proposed foliage and tree plantings are appropriately established to maintain important scenic qualities and visual screening as viewed from Highway 17. This mitigation measure would reduce potential visual impacts to less than significant levels.

Mitigation Measure #1 Aesthetics. A five-year landscape and tree monitoring plan shall be established and recorded to ensure the health and vigor of the required plantings are appropriately maintained to enhance the visual scenic qualities of the corridor and provide visual screening the proposed home from Highway 17.

Finding: For the "Aesthetics" category, the threshold of significance has been potential exceeded regarding impacts associated with maintaining the eligibility of Highway 17 as a designated state scenic highway. With the implementation of the above mitigation measure all impacts can be reduced or otherwise mitigated to levels of less than significant.

II. Agriculture and Forestry Resources

Discussion: The project site is not located on land that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency. The site is located in a portion of the city zoned for residential use. Therefore, no impacts would occur as a result of the project.

Finding: For the "Agricultural" category, the thresholds of significance have not been exceeded. There would be no impact to agricultural resources. Therefore no mitigation is required.

III. Air Quality

Discussion: The Monterey Bay Air Resources District (MBARD) is responsible for limiting the amount of emissions that can be generated through the basin by various stationary sources. Specific rules and regulations have been adopted in the Air Quality Management Plan of 2012-2015, adopted March 15, 2017, which limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures which must be implemented in association with various uses and activities. Emission sources subject to these rules are regulated through the MBARD's permitting process. Any emissions sources that would be generated as part of the proposed project would be subject to the MBARD rules and regulations. The proposed development of one new residential dwelling unit on a 1.73-acre site (the point source) does not include any processes or activities that would emit air pollutants. Therefore, the proposed use does not have the potential for significant impacts that would conflict with the Air Quality Management Plan. For non-point source pollutants such as traffic, which is regulated by the State Air Resources Board (ARB), the project will generate emissions from automobiles associated with regular vehicular travel. It is anticipated that the one new residential unit proposed as the project would generate an average of ten-vehicle trips/day, which is the normal trip generation for a residential project of this size. As such, these impacts will not be significant.

Standard conditions of approval to reduce dust generation from project grading and construction to minimal levels require the grading contractor to implement best management practices for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Further, any dirt tracked on to Polo Heights (Road) shall be removed daily in a manner that does not create substantial airborne dust. These requirements shall be included in the construction contract for the project.

The proposed project does not have the potential to create objectionable odors.

Finding: Compliance with standard conditions of approval, as monitored through regular and routine City Building and Engineering Department inspections will reduce the impact to less than significant levels.

IV. Biological Resources

Discussion: A Biological Assessment, prepared by Biotic Resources Group, Kathleen Lyons, Plant Ecologist, and Dana Bland and Associates, Wildlife Biologist, was prepared for the site in 2003 as part of the Timber Ridge Road Parcels Subdivision that established the subject parcel. The assessment analyzed the existing biotic resources including special status plant and wildlife species and habitat. The biological resources report identified a number of potential significant impacts pertaining to tree removals and associated impacts to nesting birds. The report also recommended that a qualified ecologist evaluate trees that will be removed for the potential presence of protected bat species. In addition, the report made a number of landscape recommendations to avoid using non-native plant species and that areas disturbed during site grading be seeded with native grasses.

In May 2018, a report was prepared evaluating the 2003 biological assessment and a site inspection was conducted to evaluate current site conditions. Recommendations from the 2003 report were reviewed to determine if the measures remain applicable to the current minor subdivision project. The 2018 report concludes that site conditions have not changed significantly since the 2003 report and that findings from the 2003 report remain applicable to the currently proposed minor subdivision. The property is unlikely to support any special status plant species, however the following special status wildlife species may nest on the site: Coopers hawk, sharp-shinned hawk, and long-ear owl. Pallid bat may roost in large tree hallows. Recommendations presented in the 2003 report pertaining to tree removal (retaining large trees, scheduling tree removal outside the breeding season) are still applicable to the current project. Recommendations presented on the 2003 report pertaining to protecting native trees, implementing measures to minimize impacts on trees located adjacent to construction, and avoiding use of invasive, non-native plant species for landscaping are also still applicable. The following potentially significant impacts were identified that affect either:

Significant Impacts:

a. A species (or its habitat) listed or proposed for listing by State or Federal governments as rare or endangered.
b. Breeding / nesting habitat for a State species of special concern (e.g., Cooper's hawk);
c. A plant considered rare (i.e., List 1B, on 2003 analysis) by California Native Plant Society (CNPS).
d. A habitat regulated by State or Federal law, or
e. Movement of native resident or migratory species.
f. A habitat recognized as sensitive by CDFG and/or the City of Scotts Valley.

Mitigation Measure #2 Biological Resources – Tree Preservation and Forest Habitat.

a. Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
b. Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g. Cooper's hawk) may nest in habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treaty Act.

c. Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., palled bat). If bats are present, implement a plan recommended by bat ecologist to minimize impacts to bat. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate state and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.
d. Avoid all grading and tree removal within 100 feet of seasonal drainage, as measured from the creek centerline.
e. Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.)
f. For trees to be retained that occur within 30 feet of rad construction, utility trenching or rough grading for home construction, the trees stall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. That fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning.
g. If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance with 10 feet of the tree trunk. If one-third or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.
h. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the home owners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of California. Current information on this disease and recommended treatment is available through the University of California Cooperative Extension, Sudden Oak Death website.
i. Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom, Scotch broom), periwinkle (*vinca* sp.), German (or Cape) ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.
j. Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non-native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

Mitigation Measure #3 Biological Resources – CalFire Permit Required. To comply with the California Department of Forestry (CalFire) requirements, the developer shall obtain a CalFire permit before issuance of any grading or earth disturbance and shall implement all permit requirements.

V. Cultural Resources

Discussion: The site does not contain any historical resources, however the Scotts Valley General Plan, Archaeological Sensitivity Zones Map, Figure OS-2, depicts the site as being within a HMS Zone, Moderate Sensitivity Zones. Over the years several cultural resource evaluations have been prepared for properties in the general vicinity of the project site with the recommendation that earth moving activities monitored by a qualified archaeologist.

Standard conditions of approval for development require that the applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if accidently discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
e. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the applicant and construction contractor ensure that paleontological resources are not destroyed during project grading, the project proponent will include the following measures:

a. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;

b. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
c. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
d. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
e. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Human remains. A cemetery or known burial site does not exist on the property. If human remains are unexpectedly encountered during project grading, the actions required to mitigate for impacts to cultural resources will be followed. This will effectively preserve any human remains for proper burial.

Finding: For the "Cultural Resources" category, compliance with standard conditions of approval, as monitored through the regular and routine Building and Engineering Division inspections will reduce the impacts to less than significant levels.

VI. Energy

Discussion: The project proposes to construct one new residential home and an attached accessory dwelling unit, both of which will be designed to meet Building Codes and Title 24 energy standards through the building permit process. The project proposes infrastructure, such as grading, driveway pavement, water and solid waste systems, which reduces unnecessary consumption of energy during construction and operations.

Finding: For the “Energy” category, standard conditions of approval will reduce impacts to less than significant levels.

VII. Geology and Soils

Discussion: The project proposes one new residential dwelling unit within a seismically active area will subject the dwellings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay Area. A geotechnical feasibility study was prepared for the site by a registered professional engineer, dated April 30, 2018. The report evaluates the geology and geological setting of the 3.73-acre site, which would be split into two lots for the development of one new single-family dwelling. The report evaluates subsurface soil conditions, site drainage, slope stability, seismic hazards, and the potential for liquefaction.

The report states that the proposed homesite is mapped as being underlain by Monterey Formation, however Purisima Formation sandstone was encountered in the existing homesite on the northern portion of the project site. Purisima Formation was also encountered on the ridge across the street from the project site. The soils report states that the project site is

likely to be underlain by shallow Purisima Sandstone. No signs of slope instability were observed during the site reconnaissance, however recommends evaluating slopes during the plan development to ensure that improvements are setback from potentially unstable slopes and constructed on stable ground. The proposed homesite is expected to be underlain by shallow bedrock with a low to nil potential for liquefaction.

The report identifies primary geotechnical concerns for the project include embedding foundations into firm uniform native soil or engineered fill, setting structures back from steep slopes, controlling site drainage and designing structures to resist strong seismic shaking.

Standard conditions of approval require building and grading permits for the project structures designed to Uniform Building Code standards for the design level earthquake for the area. Design-level geotechnical investigations will be required as part of the development and building plans submitted to the City for a Building Permit.

Finding: Compliance with standard conditions of approval will reduce all impacts to levels of less than significant. No further mitigation is necessary or required.

VIII. Greenhouse Gas Emissions

Discussion: Significant changes to global climate have been attributed to the accumulation of greenhouse gases (GHG) in the atmosphere. The most common GHG is carbon dioxide (CO2). The primary contributor to CO2 emissions in the state is transportation (vehicle exhaust). California's Global Warming Solutions Act of 2006 (AB 32) and the Governor's Executive Order S-3-05 both require reductions in GHGs. Their statutory goals are to achieve 1990 GHG emission levels by 2020 and reduce emission levels to 80% of the 1990 levels by 2050. The California Air Resources Board (CARB) is the lead agency implementing AB 32. CARB has completed a statewide inventory of GHGs, which shows transportation contributes 38% of all CO2 emissions. Industry is the second greatest source, contributing 21%. Other contributors are electric power generation, agriculture and various commercial and residential uses.

Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change; therefore this impact typically involves an analysis to determine if a project's GHG emissions are cumulatively considerable (significant cumulative impact). The project proposes one new residential unit. Locally, the Monterey Bay Air Resources District (MBARD), the County of Santa Cruz, or the City have not yet adopted a significance threshold for GHGs. MBARD is currently in the process of developing threshold standards for evaluating projects under CEQA. Currently, MBARD recommends using a threshold of 2,000 metric tons of CO2/year for determining if a project GHGs are cumulatively considerable. A new residential project will generate 9.5 average daily trips for residential use. The GHGs generated from this level of traffic is below 2,000 metric tons. Energy use of the one completed single family home and an attached accessory dwelling unit will be less than similar units constructed in previous years because their con-

struction is required to comply with the energy efficiency standards of the California Building Code. All these factors result in a project that will not significantly contribute to a cumulative GHG impact.

AMBAG has established a GHG reduction target of 0% by 2020 (i.e. no GHG increase) and 5% reduction by 2035. The proposed project would not conflict with this target. The project would not conflict with the State's Global Warming Solution Act or Executive Order S-3-05.

Finding: While some GHGs will be generated by the project, its contribution to GHGs will not be cumulatively considerable and there will not be any significant impacts associated with GHGs.

IX. Hazards and Hazardous Materials

Discussion: The project proposes to construct one new residential unit and associated driveway and landscape improvements on a previously undeveloped portion of a wooded hillside parcel. The proposed single-family residential use does not involve the use or storage of hazardous/combustible materials. Therefore, the risk of accidental explosion and/or release of a hazardous substance is remote.

The project site is within one-half mile of the Vine Hill Elementary School. However, the school is across a freeway (Highway 17) from the project site and does not have direct access to the project site. The project site is not on or near a hazardous waste site as compiled on the California EPA Cortese List of hazardous material sites. There is no public or private airport or airfield within two miles of the project site. The project will not interfere with any adopted emergency response or evacuation plan. Referral comments from CalFire were supportive of the projects proposal to remove dead trees from the site thereby reducing wildfire hazards.

Residential uses, like that proposed for this project, are not generators of hazardous emissions. During the construction phase of this project dust will be generated and vehicle exhaust will be emitted. Compliance with best management practices through standard conditions of approval will reduce potential impacts to less than significant levels.

To prevent accidental discharge of construction related fuels, lubricants or other contaminants into the right-of-way, the project site or other properties, the project proponent shall have the construction contractor implement the approved erosion control plan and best management practices during the entire time construction activities are occurring. Standard conditions of approval require that a hazardous materials containment plan shall be approved by City Building staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

1. Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus;
2. Any petroleum, lubricants or other hazardous materials used during construction shall

be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

3. All grading and construction activities shall comply with standard conditions of approval to reduce dust generation to minimal levels through implementation of best management practices for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems as discussed in the Air Quality section above.

No further mitigation is required.

Finding: For this "Hazards and Hazardous Substances" category, compliance with standard conditions of approval as discussed above will reduce potential impacts to less than insignificant levels.

X. Hydrology and Water Quality

Discussion: The proposed residential project would not violate water quality standards or waste discharge requirements. The project site is served by existing water supply by the Scotts Valley Water District, which has adequate access to accommodate demand from development on the project site.

The project will result in approximately 4,300 square feet (0.10-acre) of impervious surfacing on the 1.73-acre site, not currently covered by impervious surfaces within the Santa Margarita aquifer. The project drainage system is private and will not be maintained by the City. The project proposes and will be required to construct storm drain facilities in conformance with the City of Scotts Valley Storm Drain Master Plan, as required by the City Public Works Department. Compliance with standard conditions of approval will reduce potential hydrology impacts to less than significant levels.

The project site is not located in any mapped area of “Potential Groundwater Recharge/High Management Recharge” in the General Plan Conservation and Open Space Element Figure OS-5 (Hydrological Resources). Standard conditions of approval require that the project comply with the City Public Works Department storm water management guidelines for single family dwellings.

The site is served by the Scotts Valley Water District, which has adopted an impact fee to fund aquifer replenishment projects. Standard conditions of approval require payment of this fee to mitigate the cumulative impact of new homes procuring water from the public water system.

Finding: For this "Hydrology and Water Resources" category, compliance with standard conditions of approval will reduce impacts to less than significant levels.

XI. Land Use Planning

Discussion: The 3.73-acre project property is located in northern part of Scotts Valley on the east of and adjacent to Highway 17. The project site was established through a minor four-lot subdivision in 2012 and contains one existing single-family home constructed in 2012-2013. Other single-family residential homes are present to the north, south and east, with Highway 17 sharing a boundary to the west. The project proposes to subdivide the existing 3.73-acre lot into two lots allowing for one new single-family home. The immediate vicinity of the project site is residential in nature and no aspect of the project would physically divide the community.

Historically, the 3.73-acre project site has two General Plan designations; approximately three-quarters of the site (northern portion) site is designated Rural Residential allowing one unit on a 2.5-acre minimum lot size. The southern portion of the site is designated Estate Residential, which allows one unit on a 40,000-square foot minimum lot size. The application proposes to unify the site into the Estate Residential General Plan and zoning designations, which would allow the subdivision and one new single family home.

Finding: For this "Land Use Planning" category, compliance with the standard conditions of approval for the development of one new home and mitigation measures identified in this document would reduce potential impacts to less than significant levels.

XII. Mineral Resources

Discussion: The site has not been used for mining in the past. The Scotts Valley General Plan does not designate the site for mineral resource extraction. General Plan Figure OS-4 indicates that the site is in an area where mineral resources have not been determined.

Finding: For this "Mineral Resources" category, the project would have no impact and therefore no mitigation is required.

XIII. Noise

Discussion: The Noise Element of the Scotts Valley General Plan utilizes the 24-hour average day-night noise level (DNL) for defining community noise impacts. The maximum standard is 60 decibels (dB) DNL of exterior noise and 45 dB DNL for interior noise. The project site is located along Highway 17, which is a significant noise source as identified in the General Plan. A noise analysis of the site was prepared by Charles M. Salter Associates, in August 2005 as part of the review that established the project site. The analysis examined existing and projected noise from Highway 17 and provided measures to reduced interior and exterior noise levels to acceptable levels.

A review of that original analysis was prepared by Charles M. Salter Associates, dated August 2019, to confirm and update the findings of the 2005 report as they relate to the proposed lot split and construction of a new home. The report estimated a 1.6% increase in traffic volume since the acoustical measurements were conducted in 2005, which results in an increase in noise levels of less than one decibel (dB). The report identifies that the proposed dwelling would be similar to or a slightly greater distance from the freeway as the

existing home on the project site. The report also notes that the outdoor use areas, on the southeast side of the house, will be shielded from traffic noise by the house and soundwall design. The report recommends sound rated windows and doors on any side of the house that has line of sight to Highway 17 and an alternative means of delivering outside air into the house with windows closed to achieve interior noise levels of DNL 45 dB, consistent with General Plan Policy NP-451. The project proposes and conditions of approval require an HVAC system to provide interior air levels consistent with building code standards for residential construction with windows in the normally-closed condition.

The grading and construction activities to build project improvements and dwelling will include large vehicles, heavy machinery and power tools; all of which will generate noise that will likely travel beyond the boundaries of the property. Other homes in the immediate vicinity of the project site are within the Rural Residential and Estate Residential zoning with lots ranging from one acre to two and one-half acres in size, therefore the impact from construction is anticipated to be minimal. This is a temporary impact that will be limited to the construction phase of the project. This impact cannot be avoided but it can be minimized to reduce its affect to neighboring inhabitants to acceptable levels.

Scotts Valley Municipal Code and standard conditions of approval require all contractors to limit their work to 8:00 A.M. to 6:00 P.M. on weekdays; 9:00 A.M. to 5:00 P.M. on Saturdays and no construction on Sundays as required by Section 17.46.160 of the Scotts Valley Municipal Code. If gasoline generators are used, they shall be contained in an enclosure that prevents their noise from being heard at properties south of the project site.

Further, to ensure any unanticipated construction noise problems are resolved immediately, conditions of approval require that the project proponent shall post the name and phone number of the construction disturbance coordinator on a sign that is easily readable from Polo Heights. The coordinator shall be the person responsible for receiving and resolving citizen complaints and inquiries about excessive noise generation. The coordinator shall be available to receive calls and respond to them each day grading and construction is occurring.

The project site is not located near an airport or a private airstrip.

Finding: As discussed above, the proposed project would exceed noise thresholds, but only during the construction phase. Standard conditions of approval reduce noise related impacts to a level of insignificance. As proposed and conditioned, the addition of one new single family dwelling on this property will not substantially generate noise greater than that currently existing on the site. This impact will be less than significant.

XIV. Population and Housing

Discussion: The project will provide one new dwelling and accessory dwelling unit along an existing street in the immediate vicinity to other homes. No existing housing units or persons are displaced as a result of this proposal. No new roadways or infrastructure is proposed as part of the proposed development. Project plans show the dwelling to have three

bedrooms and will include a one-bedroom accessory dwelling unit above the proposed attached three-car garage. This is not a significant increase in the population of the City.

Finding: The amount of growth generated by this project will be minimal and anticipated by the General Plan. There is no potential for displacing housing or people either directly or indirectly. For this "Population and Housing" category, the project will have either a less than significant impact or no impact and therefore no mitigation is required.

XV. Public Services

Discussion: The Scotts Valley Fire Protection District and Police Department have reviewed the project and have determined that the additional services will not generate a demand beyond what the police or fire departments can accommodate.

The project will add new residents to the City, which may have children that will be students at schools within the Scotts Valley School District. However, these additional students will not generate educational demands beyond what the schools can accommodate.

The project will add new residents to the City who will occasionally utilize City parks and recreational programs, but this additional use will not generate a demand beyond what the City Parks Department can accommodate. This issue is also discussed in the following section.

Water service is provided and available to the project site by the Scotts Valley Water District. The Water District issued a "Will Serve" letter, dated September 27, 2019, for the proposed project. The project does not have the potential to affect other public facilities, in excess of that previously considered by the General Plan.

Finding: The project's generated need for additional services are negligible. For this "Public Service" category, the project's effects are limited to less than significant impacts and therefore no mitigation is required.

XVI. Recreation

Discussion: Scotts Valley has a total of seven parks, ranging in size from a 0.5 acre to 7.5 acres. Recreational facilities and activities are also available at local schools, the Vine Hill Recreation Center, and the Scotts Valley Senior Center. The additional population generated by one new dwelling and an accessory dwelling will be negligible compared to the existing user population of these facilities.

Due to the negligible population increase generated by the project, there will not be a need to construct or expand new City recreational facilities. The project will be subject to payment into a City parks impact fee fund at time of Building Permit issuance for their share of cumulative recreational needs.

Finding: For this "Recreation" category, the project would not have any significant impacts

and therefore no mitigation is required.

XVII. Transportation

Discussion: The addition of one new dwelling and accessory dwelling along an existing roadway will not generate a significant increase in traffic level. The project will add one driveway onto the local street, Polo Heights, which has adequate capacity to handle this minor increase in traffic. The driveway approach and site features have been designed to provide clear line-of-sight of on-coming vehicles when exiting the driveway.

The property owner/project applicant has acknowledged that the existing 33 Polo Heights parcel, as documented on the property deed, does not have access rights to either of the two existing nearby spur roads, Timber Ridge Lane and Orchard Run. As such, the applicant does not have ownership or any authority, through this development proposal, to cause the closure of these spur access points. However, the project applicant has agreed and conditions of project approval require that the developer prepare an agreement to be recorded, suitable to the City Attorney, relinquishing any future rights to use these spur road access points for ingress or egress from Highway 17. The agreement will also prohibit the applicant or any subsequent property owner(s) of the proposed two-lot subdivision, to file objections to the future closure of either or both of the spur roads; or to request any compensation for loss of access to either or both of the spur access roads for ingress or egress from Highway 17. In addition, conditions of project approval require that the tentative map include a one-foot "no-vehicle access" easement along the project sites property line adjacent to Highway 17 to prevent any future vehicle access from the subject parcel.

Finding: For the "Transportation" category, the project would not have any significant impacts and therefore no mitigation is required.

XVIII. Tribal Cultural Resources

Discussion: The project site is designated as having "Moderate Sensitivity" on the General Plan Cultural Resources map. Insofar as much of the land within the City of Scotts Valley is considered moderately sensitive with regards to cultural sensitivity, the City has adopted a standard development policy that requires archaeological monitoring during any earthwork activities. Standard conditions of approval for this project require archaeological monitoring during any earthwork activities as described in the Cultural Resources section of this document, therefore the project will not adversely impact any tribal cultural resources.

With regards to AB-52, the City of Scotts Valley has not received inquiries or notifications from local tribal representatives requesting to be notified of development application, and would therefore not be required to perform further outreach. However, the City has provided notice of the development proposal to local tribal groups.

Finding: For the "Tribal Cultural Resources" category, the project would have no impacts and therefore no mitigation is required.

XIX. Utilities and Service Systems

Discussion: The proposed project does not have the potential to affect utility services, in excess of that previously considered by the General Plan. The Scotts Valley Water District has reviewed the application and has determined that existing water resources will support the proposed development. The project site is not within close proximity to an existing public sanitary sewer line and is beyond the 1,400-foot distance requiring that the sanitary sewer be extended to serve the project. Information submitted as part of the project review includes field test data verifying soil percolation rates to support an on-site solid waste system. The project proposes on-site solid waste disposal through a septic tank and leach field, similar to other systems in the surrounding area. The City of Scotts Valley has an established procedure to review and permit septic systems through the standard building permit process.

Finding: For this "Utility and Service Systems" category, the project would have no impacts and therefore no mitigation is required.

XX. Wildfire

Discussion: The addition of one new residential structure in an existing residentially zoned area will not substantially impair emergency response or evacuation or otherwise increase the risk of wildfire. The new home will be served by the municipal water system and will be constructed to meet all building and fire codes through the issuance of required building permits. The proposed dwelling is within 150-feet of an existing roadway and will have paved access to the residential structure.

Finding: For this “Wildfire” category, the project would have no impacts and therefore no mitigation is required.

XXI. Mandatory Findings of Significance

The project will generate potentially significant impacts in the area of aesthetics and biological resources. The potential to significantly degrade the quality of the environment, including effects on scenic resources, animals and protected trees can be reduced or otherwise mitigated to levels of less than significant with the mitigation measures provided in this Initial Study.

Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

May 31, 2018

Todd Creamer
4444 Scotts Valley Drive, Suite 6
Scotts Valley, CA 95066

RE: Results of Biological Review: Polo Heights, Creamer Lot APN 024-021-27 Minor Land Division

Dear Mr. Creamer,

The Biotic Resources Group has conducted a review of the proposed minor land division of APN 024-021-27, a parcel on Polo Heights Road within the Timber Ridge area of Scotts Valley, as per your request. The review focused on reviewing the current plan and evaluating whether any site conditions have changed since our biological assessment, dated May 21, 2003 (and our supplemental review in 2013), and whether the recommendations in that report are still valid. The results of this review are described herein.

EVALUATION METHODOLOGY
In May 2018, the previous biological assessment was reviewed. A site visit to the parcel was conducted on May 31, 2018 to evaluate current site conditions. Recommendations from the 2003 report were reviewed to determine if the measures remain applicable to the current project.

EVALUATION RESULTS
Site conditions on the subject property have not changed significantly since our previous review. No new habitat types or biotic resources were observed or are expected. The findings from the 2003 report remain applicable to the proposed minor land division.

Our evaluation of the potential presence of species on the property remains the same as presented in 2003: the property is unlikely to support any species status plant species; however, the following special status wildlife species may nest on site: Coopers hawk, sharp-shinned hawk, and long-eared owl. Pallid bat may roost in large tree hollows. Recommendations presented in the 2003 report pertaining to tree removal (retaining large trees, scheduling tree removal outside the breeding season) are still applicable to the currently proposed project. No additional measures pertaining to special status wildlife are recommended. Recommendations presented in the 2003 report pertaining to protecting native trees, implementing measures to minimize impacts on trees located adjacent to construction, and avoiding use of invasive, non-native plant species for landscaping, are still applicable to the currently proposed project. No additional measures pertaining to special status plant species are recommended.

Please let me know if you have any questions on these findings.

Sincerely,

Kathleen Lyons
Plant Ecologist

2551 S. Rodeo Gulch Road #12 ♦ Soquel, California 95073 ♦ (831) 476-4803 ♦ brg@cruzio.com

Biotic Resources Group

Biotic Assessments ◆ Resource Management ◆ Permitting

Timber Ridge Road Parcels
Scotts Valley, CA

Biological Assessment

Prepared for:
George Smith

Prepared by:
Biotic Resources Group
Kathleen Lyons, Plant Ecologist

With

Dana Bland & Associates
Dana Bland, Wildlife Biologist

May 21, 2003

RECEIVED
FEB 2 8 2005

2551 South Rodeo Gulch Road, #12 ◆ Soquel, California 95073 ◆ (831) 476-4803 ◆ Fax (831) 476-8038

MLD05-002

INTRODUCTION

This property is located in the City of Scotts Valley, east of Highway 17. The project consists of three parcels (APN 024-02-15, 024-02-16 and 024-02-24) that are accessed from Timber Ridge Road and a private driveway. In total, the three parcels encompass approximately 25 acres. Rural residential development occurs to the north and east (Figure 1). The applicant proposes to divide each parcel into four separate lots, thereby creating 12 lots. Each lot would support a single-family residence. A specific development plan has not yet been prepared.

The Biotic Resources Group and Dana Bland & Associates assessed the biotic resources within the three parcels in late spring 2003 for George Smith. The focus of the assessment was to identify sensitive biotic resources on the property that may affect future proposed development.

Specific tasks conducted for this study include:

- Characterize and map the major plant communities within the three parcels;
- Identify sensitive biotic resources, including plant and wildlife species of concern and native trees, within the three parcels, and
- Evaluate the potential effects of the proposed land use on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

Intended Use of this Report

The findings presented in this biological report are intended for the sole use of George Smith and the City of Scotts Valley in evaluating the proposed land division for the subject parcels. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or City laws or ordinances pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

RECEIVED
FEB 2 8 2005

EXISTING BIOTIC RESOURCES

METHODOLOGY

The biotic resources of the Timber Ridge Road Parcels were assessed through literature review and field observations. The site was surveyed in May 2003. The major plant communities on the site were identified during the field reconnaissance visits and review of a 2000 aerial photograph. The plant communities were mapped onto the project base map (Figure 2).

To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2002), and California Department of Fish & Game's (CDFG) RareFind database (CDFG, 2003). The parcels are located on the USGS Laurel quadrangle (as depicted on Figure 1). Both the Felton and Laurel U.S.G.S. quadrangles were searched for special status species and habitats.

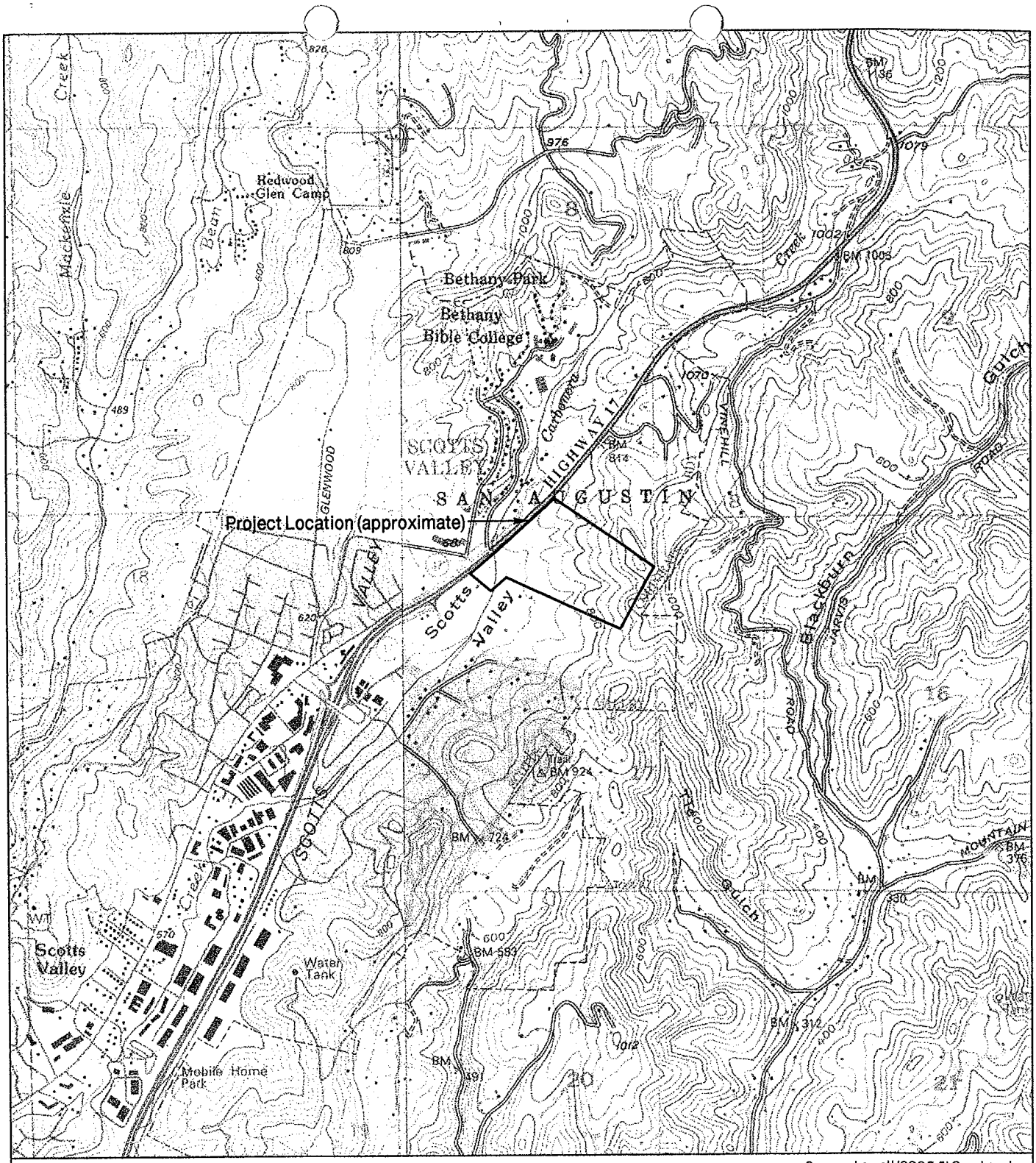
This report summarizes the findings of the biotic assessment. The potential impacts of the proposed development (i.e., establishment of twelve lots; each with a single-family residence) on sensitive resources are discussed below. Although specific building sites have not been identified, general measures that can be implemented to reduce impacts to biological resources are recommended.

EXISTING BIOTIC RESOURCES

Two plant communities were observed on the three parcels: redwood forest and mixed evergreen forest. The distribution of these two plant communities on the three parcels is depicted on Figure 2.
Two paved roads traverse the parcels; the approximate location of these roads is depicted on Figure 2.

Mixed Evergreen Forest

The mixed evergreen forest inhabits the ridges and relatively dry slopes of the project area. The tree cover is dense with a mixture evergreen trees: Douglas fir (*Pseudostuga menziesii)*, tanoak (*Lithocarpus densiflorus*), and California bay (*Umbellularia californica*), forming a Douglas fir – tanoak- California bay plant association. Other tree species include madrone (*Arbutus menziesii),* hazel nut (*Corylus cornuta)* and scattered occurrences of coast live oak (*Quercus agrifolia)*. The understory includes a relatively high diversity of shrubs and herbaceous plant species, including California blackberry (*Rubus ursinus)*, thimbleberry (*Rubus parviflorus*), blue blossom (*Ceanothus thrysiflorus)*, poison oak (*Toxicodendron diversilobum),* and bracken fern (*Pteridium aquilinum)*. Herbaceous plants observed during the May 2003 field survey include starflower (*Trientalis arvensis*), hounds tongue (*Cynoglossum grande)*, scarlet pimpernel (*Anagallis arvensis)*, bull thistle (*Cirsium arvense)*, bindweed (*Convolvulus arvensis)*, and cat's ear (*Hypochaeris radicata*). A dry slope in Lot 18 supports a small patch of toyon (*Heteromeles arbutifolia)* and big-berried manzanita (*Arctostaphylos glauca)* intermixed with tanoak and Douglas fir. Edges of the existing roads were also observed to support thickets of French broom (*Genista monspessulana).*



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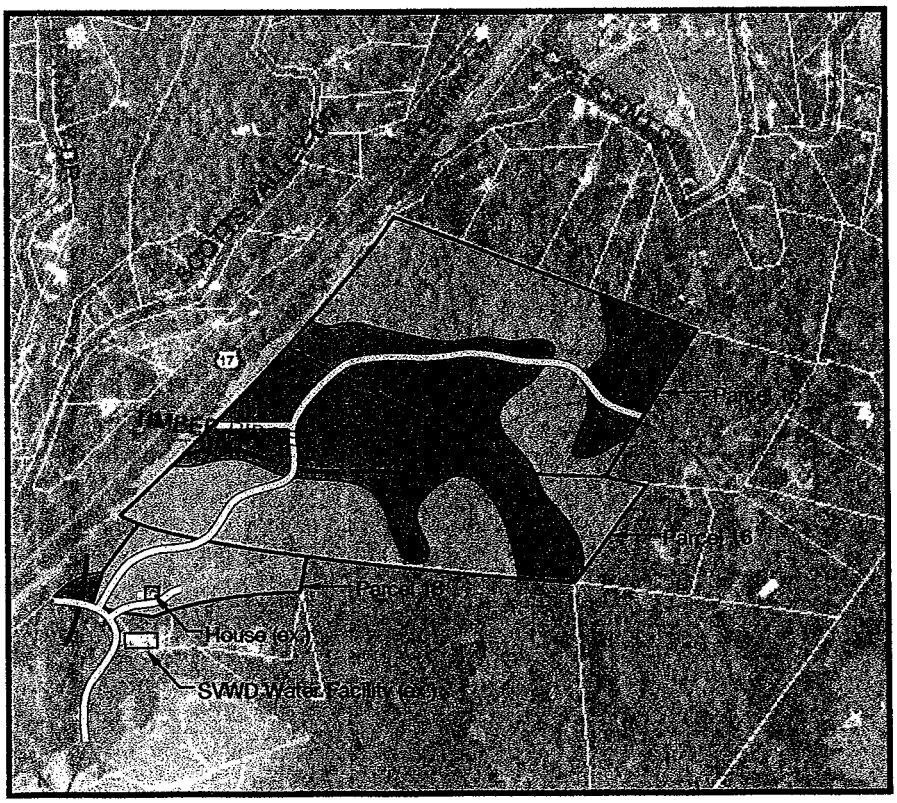
Timber Ridge Road Parcels
Location Map

Figure 1
5/03
401-01



LEGEND

- Redwood Forest (Redwood/Madrone Association and Redwood/Redwood Oxalis Association)
- Mixed Evergreen Forest (Douglas fir/Tan Oak/California Bay Association)
- Existing Road (approximate location)
- Intermittent Drainage

SCALE: 1" = 600'

0 600' 1,200'

NORTH

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Timber Ridge Road Parcels
Biological Assessment

Figure 2
5/03
401-01

The wildlife value of the mixed evergreen forest varies with the degree of canopy cover and density and diversity of understory plant species present. In general, the wildlife species diversity and abundance are highest where vegetation is highly stratified, offering a greater variety of niches for wildlife species. The Timber Ridge properties currently have a dense and diverse assemblage of vegetation in the mixed evergreen forest, and are likewise expected to support diverse and abundant fauna.

Where tanoak and coast live oak occur in the mixed evergreen forest, the acorns provide a seasonal food source important for the survival of many species of wildlife in fall and winter. Mature live oak trees bear natural cavities that are important resources for cavity-nesting birds and small mammals. Standing dead trees (called snags) in the mixed evergreen forest are important wildlife habitat. Snags are valuable resources for woodpeckers, which prefer dead trees and limbs for excavation of roost and nest sites. Subsequently, snags receive high levels of use by secondary cavity-nesting birds (e.g., chickadees and wrens). Snags also support wood-boring insects, which provide food for bark-gleaning insectivorous birds. Some of the other important food plants for wildlife that occur in this habitat include madrone, California hazelnut, toyon, coffee berry, blackberry, and poison oak. These plants provide seasonal wildlife food (e.g., berries and nuts) that are consumed by many bird and mammal species.

Another important feature of the mixed evergreen forest is the abundance of fallen woody debris (e.g., limbs and logs). Woody debris adds structural complexity to the forest habitat, and is important as cover, nesting, roosting, and foraging substrate for wildlife. Downed wood also helps moderate arid conditions, affords a substrate for fungi and slime molds, creating microclimates suitable for amphibians and reptiles.

The mesic microclimate resulting from the shade of canopy trees and the presence of downed woody debris offers suitable cover for many amphibians. Downed woody debris provides suitable breeding and cover sites for species such as arboreal salamander (*Aneides lugubris*), Ensatina (*Ensatina eschscholtzi*) and California slender salamander (*Batrachoseps attenuatus*). Aquatic breeding species, (e.g., California newt (*Taricha torosa*) spend their terrestrial existence in rodent burrows or under woody debris in adjacent forests.

The mixed evergreen forest supports a high diversity of reptiles due to the abundant prey and cover provided by understory vegetation and fallen woody material. Common reptiles that utilize the drier portions of this habitat are the western fence lizard and southern alligator lizard (*Gerrhonotus multicarinatus*).

Bird species richness and abundance is high in the mixed evergreen forest, especially where the understory is stratified and dense. This habitat is especially important to cavity-nesters and those species that consume acorns. Because of many factors (i.e., migratory and local movements, reproduction, mortality, and seasonally changing habitat requirements), bird populations are distinctly different from season to season.

Typical cavity-nesting birds include chestnut-backed chickadee (*Poecile rufescens*), oak titmouse (*Baeolophus inornatus*), western screech owl (*Otus kennicotti*), hairy woodpecker (*Picoides villosus*), Nuttall's woodpecker (*Picoides nuttallii*), and acorn woodpecker (*Melanerpes formicivorous*). Birds that are dependent on acorns as a seasonal food include acorn woodpecker, scrub jay, band-tailed pigeon (*Columba fasciata*), and California quail (*Callipepla californica*). The insects in the trees are prey for several birds such as bushtit (*Psaltriparus minimus*), ruby-crowned kinglet (*Regulus calendula*), and yellow-rumped warbler (*Dendroica coronata*). California towhees forage for insects on the ground beneath trees. Great horned owls (*Bubo virginianus*), western screech-owls, and northern pygmy-owls (*Glaucidium*

gnoma) nest in mixed evergreen forest and prey on rodents that are active at night. Diurnal raptors in this habitat include red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), and sharp-shinned hawk (*Accipter striatus*). These raptors feed primarily on other birds and small mammals.

Most of the mammals that occur in this habitat are essentially year-round residents. Where the duff layer is abundant creating moist ground conditions, large invertebrate populations occur, providing prey for insectivores, such as Ornate shrew (*Sorex ornatus*) and broad-footed mole (*Scapanus latimanus*). Acorns provide a valuable seasonal food for black-tailed deer (*Odocoileus hemionus*) and western gray squirrel (*Sciurus griseus*), and oaks and redwoods offer suitable denning sites for cavity-dwelling mammals such as striped skunk (*Mephitis mephitis*). Trees and the aerial habitat of the mixed evergreen forest are used by a variety of bat species. The areas of denser vegetation provide good escape cover during the day for larger wildlife that feed at dusk and at night, such as deer and ringtail (*Bassariscus astutus*). Representative species that utilize this habitat include broad-footed mole, dusky-footed woodrat (*Neotoma fuscipes annectens*), deer mouse, pinon mouse (*Peromyscus truei*), black-tailed deer, western gray squirrel, bobcat, gray fox, striped skunk, Virginia opossum (*Didelphis virginiana*), and California myotis (*Myotis californicus*).

Redwood Forest

The ravines and north-facing slopes of the project area (three parcels) support redwood forest. The forest is dominated by second-growth coast redwood (*Sequoia sempervirens)*; old growth stumps are evident within the forest. Two plant associations were observed within the redwood forest during the May 2003 field survey: redwood-madrone association and redwood-redwood sorrel association. The redwood madrone association includes trees of madrone and lesser amounts of tan oak, hazel nut, and some young Douglas fir. The understory is vegetated with thimbleberry, hedge nettle (*Stachys* sp.), starflower, snowberry (*Symphoricarpos* sp.), wood fern (*Dryopteris arguta*), Solomon's seal (*Smilicina* spp.), and wake robin (*Trillium ovatum).* The redwood – redwood sorrel association occurs along the more mesic areas and is characterized a dense understory of redwood sorrel (*Oxalis oregona*). Associated species include sword fern (*Polystichum munitum)*, forget-me-not (*Myosotis latifolia)*, trail plant (*Adenocaulon bicolor)*. Hooker's fairy bells (*Disporum hookeri)*, wake robin, and wood rose (*Rosa gymnocarpa)*. Intermittent drainages traverse through the redwood forest; these drainages were dry during the May 2003 field survey.

The redwood forest has native understory plants with abundant fruit and seeds, such as blackberry and California hazelnut that provide forage for wildlife. The natural cavities in redwood forest trees provide opportunities for nesting by birds, cover for small mammals such as raccoons, and roosting by bats. The cool, damp microclimate of the redwoods attracts more amphibians than the drier climates of mixed evergreen forest. Western skink (*Eumeces skiltonianus*), common kingsnake (*Lampropreltis getulus*), and ringneck snake (*Diadophis punctatus*) are common reptiles found in the moist, wooded drainage bottoms. Common wildlife that may inhabit this forest includes arboreal salamander, Steller's jay (*Cyanocitta stelleri*), northern pygmy-owl, and several species of bats. As described above for mixed evergreen, the redwood forest provides nesting and wintering habitat for a diverse assemblage of birds.

SENSITIVE BIOTIC RESOURCES

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. No plant communities on the property are considered sensitive habitats according to CDFG or the City of Scotts Valley; however, the intermittent drainages that traverse through the forested areas of the three parcels may meet the definition of waterways by the City and "Waters of the U.S." under the Clean Water Act.

Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare (i.e., List 1B) by CNPS. The search of the CNPS and CNDDB inventories for the Felton and Laurel quadrangles, queried for woodland habitats, resulted in eight special status species of concern with potential to occur in the project area. As depicted on Table 1, these species were evaluated for potential presence on the site and searched for during the May 2003 field survey. The May 2003 survey did not reveal the occurrence of any listed plant species on the subject parcels. Although the subject properties are relatively close to known occurrences of rare plants (i.e., Scotts Valley spineflower and Scotts Valley polygonum at the Polo Ranch site), the three parcels do not support grassland habitat suitable for these species.

Special Status Wildlife Species

Special status wildlife species include candidate species for listing, those proposed for listing, or listed as threatened or endangered under either state or federal endangered species laws. Species listed by the State as California Species of Special Concern also received special protection under Fish and Game Code. Migratory birds are protected under the Migratory Bird Act, and all raptor nests are protected by CDFG Code. Table 2 lists special status wildlife species that occur in the general region, and evaluates their potential to occur on the Timber Ridge Property. Those species expected to occur on this property are described below in more detail.

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Timber Ridge Parcels, City of Scotts Valley, California

Species	CNPS	State Status	Federal Status	Habitat Type Known or Potential Occurrence on Site?
California bottlebrush grass *(Elymus californicus)*	None	None	None	Oak Woodland Potential, but not observed
Silver-leaved manzanita *(Arctostaphylos silvicola)*	List 1B	None	None	Chaparral/Ponderosa Pine Forests No, unlikely to Occur
Ben Lomond spineflower *(Chorizanthe pungens var. hartwegiana)*	List 1B	None	Endangered	Chaparral/ Ponderosa Pine Forests No, unlikely to Occur
Ben Lomond Wallflower *(Erysimum teretifolium)*	List 1B	Endangered	Endangered	Chaparral/ Ponderosa Pine Forests No, unlikely to Occur
San Francisco popcorn flower *(Plagiobothrys diffusus)*	List 1B	Endangered	Species of Special Concern	Grasslands/edges of Oak Woodland No, unlikely to Occur
Small-leaved lomatium *(Lomatium parviflorum)*	List 4	None	None	Oak Woodland Potential, but not observed
Santa Cruz microseris *(Microseris decipiens)*	List 4	None	Species of Special Concern	Grasslands No, unlikely to Occur
Michael's piperia *(Piperia michaelii)*	List 1B	None	Species of Special Concern	Oak Woodland/Scrub No, unlikely to Occur

CNPS Status:

List 1B: These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFG Code.

List 3: This is a review list of plants that lack sufficient data to assign them to another list.

List 4: List 4 is a watch list of plants with limited distribution in the state that have low vulnerability and threat at this time. These plants are uncommon, often significant locally, and should be monitored.

Table 2. List Of Special Status Wildlife Species with Potential to Occur In The Vicinity Of the Timber Ridge Residential Development Project Area, City of Scotts Valley, California, May 2003.

SPECIES	STATUS[1]	HABITAT	POTENTIAL OCCURRENCE ON SITE
Invertebrates			
Ohlone tiger beetle *Cicindela ohlone*	FE	Coastal terrace prairie	None, no suitable habitat
Mt. Hermon June beetle *Polyphylla barbata*	FE	Sand parkland habitat with Douglas fir	None, no suitable habitat
Zayante band-winged grasshopper *Trimerotropis infantilis*	FE	Sand parkland habitat with open, sunny areas	None, no suitable habitat
Fish			
Coho salmon *Oncorhynchus kisutch*	FT, SE	Rivers and perennial tributaries	None, no suitable habitat; drainages on site are only ephemeral
Steelhead *Oncorhynchus mykiss*	FT, CSC	Creeks and rivers	None, no suitable habitat; drainages on site are only ephemeral
Amphibians			
California red-legged frog *Rana aurora draytonii*	FT, CSC	Riparian, marshes, estuaries and ponds.	None, no suitable habitat; drainages on site only ephemeral, no other ponds or water nearby
Foothill yellow-legged frog *Rana boylii*	FSC, CSC	Creeks with perennial water and cobbles for egg attachment	None, no suitable habitat
Reptiles			
Southwestern pond turtle *Clemmys marmorata pallida*	CSC	Creeks and ponds, grasslands for nesting.	None, no suitable habitat; drainages on site are only ephemeral
Birds			
Cooper's hawk *Accipiter cooperii*	CSC	Nests in riparian and oak habitats	May nest in mixed evergreen woodland on site
Sharp-shinned hawk *Accipter striatus*	CSC	Nests in coniferous forests with dense canopy	May nest in mixed evergreen with Douglas fir or redwood forest on site
Long-eared owl *Asio otus*	CSC	Nests in mixed evergreen forest with Douglas fir	May nest in mixed evergreen with Douglas fir on site
Mammals			
Pallid bat *Antrozous pallidus pacificus*	CSC	Roosts in tree hollows as well as man-made structures	May occur in large tree hollows on site
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	FSC, CSC	Riparian and upland forest habitats	May occur on site

[1] Key to status:

FSC	=	Federal species of concern
FE	=	Federally listed as endangered species
FT	=	Federally listed as threatened species
SE	=	State listed as endangered species
ST	=	State listed as threatened species
CSC	=	California species of special concern

The Cooper's hawk is a State species of special concern. Like the sharp-shinned hawk, this species is a rare breeder in the Santa Cruz Mountains, but is somewhat more numerous than the former. Cooper's hawks prefer forested habitats in mountainous regions, but also use riparian woodlands. Cooper's hawks feed primarily on small birds, but also take small mammals, reptiles, and amphibians. Foraging occurs in both dense cover, and open habitats. Nests are constructed in a variety of trees, but stands of live oaks may be preferred. The nest site is vigorously defended by the adults. Cooper's hawks build stick nests in similar situations as the sharp-shinned hawk. The local breeding season probably spans March/April through July (Suddjian 1990). Cooper's hawks are uncommon migrants and winter visitors. Migrant and wintering individuals occur in a variety of habitats, including oak woodland, conifer and mixed broadleaf forests, grasslands, residential areas and riparian woodland. Habitat destruction and falconry practices have been attributed to this species' decline in California (Remsen 1978).

Potential nesting habitat for Cooper's hawk at the Timber Ridge project site occurs in the mixed evergreen forest woodland.

The sharp-shinned hawk is a State species of special concern. This species may be the rarest breeding raptor in the Santa Cruz Mountains (Suddjian 1990). Potentially suitable breeding habitat occurs over much of the forested mountainous terrain of the Santa Cruz Mountains. Sharp-shinned hawks prefer to build their stick nests in conifers in thick cover (Zeiner *et al.* 1990; Ehrlich *et al.* 1988).. Migrant and wintering individuals frequent a variety of habitats, but favor edges of wooded habitats. Sharp-shinned Hawks prey mostly on small song birds. The local breeding season spans April to July. This species is uncommon throughout the study region from September to early May.

Sharp-shinned hawks may nest in the mixed evergreen forest or redwood forest on the project site.

The long-eared owl is a State species of special concern and is considered a sensitive species in the Santa Cruz Mountains Bioregion. This species is a rare breeding species in the Santa Cruz Mountains (Suddjian 1990). Long-eared owls occur in a variety of wooded habitats. However, all of the breeding season sightings in the Santa Cruz Mountains have been in mixed-evergreen forests with Douglas firs and live oaks (Suddjian 1990). They typically use abandoned nests of other raptors and tree squirrels, occasionally in tree cavities, and rarely in hollows on the ground (Harrison 1978). The local breeding season spans February through July (Suddjian 1990).

Long-eared owls may nest in the mixed evergreen forests at the Timber Ridge project site.

The pallid bat is a state species of special concern. Pallid bats are found in a variety of habitats. This species moves about locally on a seasonal basis, but is not considered migratory (Jameson and Peeters 1988). During the day pallid bats roost in buildings, bridges, crevices, caves, mines, and hollow trees (Williams 1986). Maternity roosts are colonial, while males and feeding bats roost singly. This species is very sensitive to disturbances at roost sites (E. Pierson, pers. comm.). During the night, pallid bats glean moths from leaves and forage on the ground for invertebrates, especially Jerusalem crickets.

Snags, trees with hollows may provide roosting habitat for the pallid bat at the Timber Ridge project site.

San Francisco dusky-footed woodrat is a State species of special concern. These small mammals build large stick nests at the bases of trees and shrubs. They prefer forested habitat with a moderate canopy and brushy

understory, and are often found on the upper banks of riparian forests. This woodrat feeds on a variety of woody plants, fungi, flowers and seeds (Jameson and Peeters 1988).

Dusky-footed woodrat are expected to occur in the mixed evergreen forests at the Timber Ridge project site.

IMPACT DISCUSSION AND RECOMMENDATIONS

IMPACT CRITERIA

The thresholds of significance presented in the California Environmental Quality Act (CEQA) were used to evaluate project impacts and to determine if the proposed development of twelve lots (with single family residences) poses significant impacts to biological resources. In addition, State and City policies were used to develop the significance criteria. For this analysis, significant impacts are those that substantially affect either:

- A species (or its habitat) listed or proposed for listing by State or Federal governments as rare or endangered.
- Breeding/nesting habitat for a State species of special concern (e.g., Cooper's hawk);
- A plant considered rare (i.e., List 1B) by CNPS.
- A habitat regulated by State or Federal law, or
- Movement of native resident or migratory species,
- A habitat recognized as sensitive by CDFG and/or the City of Scotts Valley.

Impacts were not considered significant to vegetation communities or habitats that are not protected, are generally common, and do not support listed candidate or special concern.

RECOMMENDATIONS

As no specific development plan was evaluated, general recommendations to avoid or minimize impacts to biological resources are provided.

The following measures are recommended to reduce potential impacts of the project on native wildlife and habitats:

- Plan housing sites to minimize removal of trees, particularly trees greater than 24 inches in diameter.
- Plan all tree removal and grading to occur during late summer and fall (August 1 to October 31 is recommended), to avoid impacting nesting birds. Several State-protected bird species (e.g., Cooper's hawk) may nest in the habitat on site, as well as many migratory birds (e.g., golden-crowned kinglet) that are protected by the federal Migratory Bird Treat Act.
- Hire a qualified bat ecologist to evaluate trees that will be removed for potential presence of protected bat species (e.g., pallid bat). If bats are present, implement a plan as recommended by

bat ecologist to minimize impacts to bats. Such measures may include scheduling tree removal in late summer or fall after bat breeding season, and/or hiring a bat ecologist with appropriate state and federal permits to place bat exclusion devices on occupied trees immediately prior to tree removal.

- Avoid all grading and tree removal within 100 feet of the seasonal drainages, as measured from the creek centerline.
- Restrict residential development and landscaping to the minimum footprint necessary. Develop a plan that preserves the forest habitat on the remainder of each parcel (e.g., specify that only hazard trees may be removed, etc.).
- For trees to be retained that occur within 30 feet of road construction, utility trenching or rough grading for home construction, the trees shall be protected by the placement of 6-foot high plastic construction fencing. Fencing shall be placed along the outside edge of the dripline of the tree or grove of trees. The fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning.
- If construction activities are proposed within the dripline of trees to be retained, the following construction guidelines should be implemented (or other measures, as specified by a certified arborist): minimize grading, filling, or other type of soil disturbance within 10 feet of the tree trunk. If 1/3 or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree.
- If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease with the County and the State of California. Preventative and treatment measures will also be implemented as recommended. Current information on this disease and recommended treatments is available through the University of California Cooperative Extension, Sudden Oak Death website.
- Landowners should avoid using invasive, non-native plant species in their landscaping. Plant species to be avoided include: all brooms (i.e., French broom, Spanish broom and Scotch broom), periwinkle (*Vinca* sp.), German (or Cape) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds) and Monterey pine.
- Areas disturbed during site grading should be seeded with native grasses to discourage the colonization of invasive, non- native plants. Wild rye (*Elymus glaucus*) and California brome (*Bromus carinatus*) are recommended.

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ARBORIST REPORT-

Tree Inventory, Resource Analysis & Preliminary Impact Assessment for Development at: Polo Heights, Scotts Valley, CA

APN: 024-021-27

Prepared for:
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April 5, 2018

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SUMMARY

The subject property is an undeveloped parcel, located adjacent to Polo Heights Road, in Scotts Valley. The parcel slopes down from Polo Heights Road to Highway17 and is zoned “Hillside Residential’, meaning all trees 8 inches in diameter or greater are ‘protected’. One hundred sixty-two trees, comprised of five different species were assessed. Ninety two percent of the trees assessed are “protected” trees.

The dominant tree species is Coast Live Oak, comprising 39% of the tree population. Madrones were the second most common tree and Douglas Fir was third. Most of the tree population is in poor condition. Nearly two-thirds (62%), is not suitable for preservation based on their condition.

Fifty five percent, or 76 of the 137 trees (25 dead trees were not included in the impact ratings), *will not* be highly affected by the proposed development and can remain, although many not highly affected (43 trees), are in poor condition. Trees in poor condition evaluated in an urban location would typically be recommended for removal. However, in this woodland environment consideration should be given to retaining some of these trees for utilitarian reasons, such as erosion control and habitat.

Seven trees will be *moderately* affected by the proposed parcel improvements and will require tree protection measures. Two of these six trees (Douglas firs), are between 55 & 85 feet tall, have a risk classification of “medium hazard”, are located immediately adjacent to the proposed development area and should be re-evaluated for structural stability, as conditions can change, prior to final submittals for development.

Eighty-three trees are proposed for removal. This includes 58 trees highly impacted, and 25 dead trees.

Replacement trees for trees removed will be required at a 2:1 replacement ratio.

Background

Preliminary plans will be submitted to the City of Scotts Valley for parcel improvements on a property located adjacent to Polo Heights Road, (APN:024-021-27). There are 162 trees on the property.
The developer Mr. Todd Creamer, has requested my services, to assess the condition of the trees on this site and the impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Scotts Valley planning requirements.

Assignment

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: Arborist Exhibit Map, Sheet CEO.1 by C2G/Civil Consultants Group, INC., dated 11-29-2017
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts (From Arborist Exhibit Map, Sheet CEO.1), to provide recommendations for removal or retention of trees.
- **Mapping:** Tagged tree numbers were plotted by owner onto Tree Inventory Plan, Sheet C4.1, by C2G/Civil Consultants Group, INC., dated 11/29/2017.

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 inspections in February and March 2018.
- 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:

- Arborist Exhibit Map, Sheet CEO.1 by C2G/Civil Consultants Group, INC., dated 11-29-2017
- Site Visit, Tree Inventory & Condition Evaluation in February and March 2018.
- City of Scotts Valley Municipal Code – Section :17.44.080 – *Tree Protection Regulations* (applicable sections).

SITE DESCRIPTION

The undeveloped parcel slopes down from Polo Heights Road to Highway17, is heavily wooded and varies in percentage of slope. The tree population includes coast live oak, madrone Douglas fir, coast redwood and California bay laurel, with coast live oak the dominant species. All tree species are native to our area.

DISCUSSION

Tree Condition Observations

Much of the tree population has significant basal (lower trunk area), wood decay and cavities, with active wood decay fungi. (Image #1). Wood decay causes a loss of structural wood and increases tree failure potential over time. Many of the of the previous tree failures on the property have occurred due to loss of sound wood by fungal activity in the trunk basal area (Image #2). Nearly all the madrone trees have minor to significant trunk decay and many have succumbed due to extensive decay. Because of the pervasive trunk decay, a low percentage of the madrone population has been recommended for retention.

Decay was also found in the trunk basal area of many oaks (Image #3), and some Douglas fir.

Another common defect found in a high percentage of trees was trunk lean and horizontal trunk growth (image #4). Trunk lean may increase the potential for failure, especially in conjunction with excessive crown weight and/or unbalanced canopies and if decay is present in the plane of the lean. This combination of defects was found in many of the subject trees.

A percentage of the Douglas firs have a low live crown ratio (see glossary for definition). A LCR of 30% or less is considered a threshold value for conifers. Trees with 30% LCR or less have a greater potential for failure, by windthrow, especially if trees around them are removed.

There are three mature coast redwoods, in the northwest quadrant of the property, each with several younger ‘sprouts’ from the parent tree growing around it (Image #5). At some point in the past, the three mature trees were ‘topped’, and as a result, their upper canopy structure is poorly developed. The largest of the three trees, tree number 161, has a significant lean and a very large basal cavity but appears stable. However, these trees are located far enough from the proposed development area that in the event of whole tree failure they would not reach the proposed development area.

The tallest and largest tree on the property is a Douglas fir, tree number 200. This tree is in good health but has a structural deficiency, with two co-dominant trunks formed at 50 feet above grade. In the event one of these two trunks failed, it would not reach the proposed development.

Species List

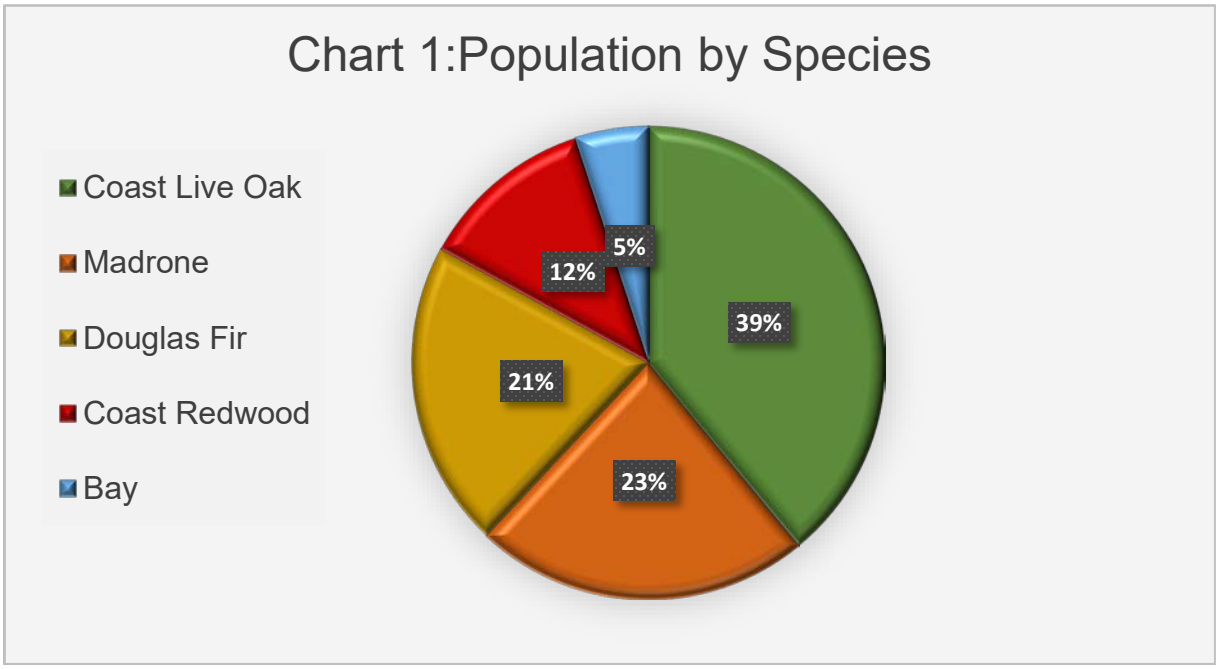
TOTAL SUBJECT TREES: 162 Trees

Protected:

59	Coast Live Oak	(*Quercus agrifolia*)
36	Madrone	(*Arbutus menzeisii*)
30	Douglas Fir	(*Pseudotsuga menzeisii*)
20	Coast Redwood	(*Sequoia sempervirens*)
4	California Bay Laurel	(*Umbellularia californica*)

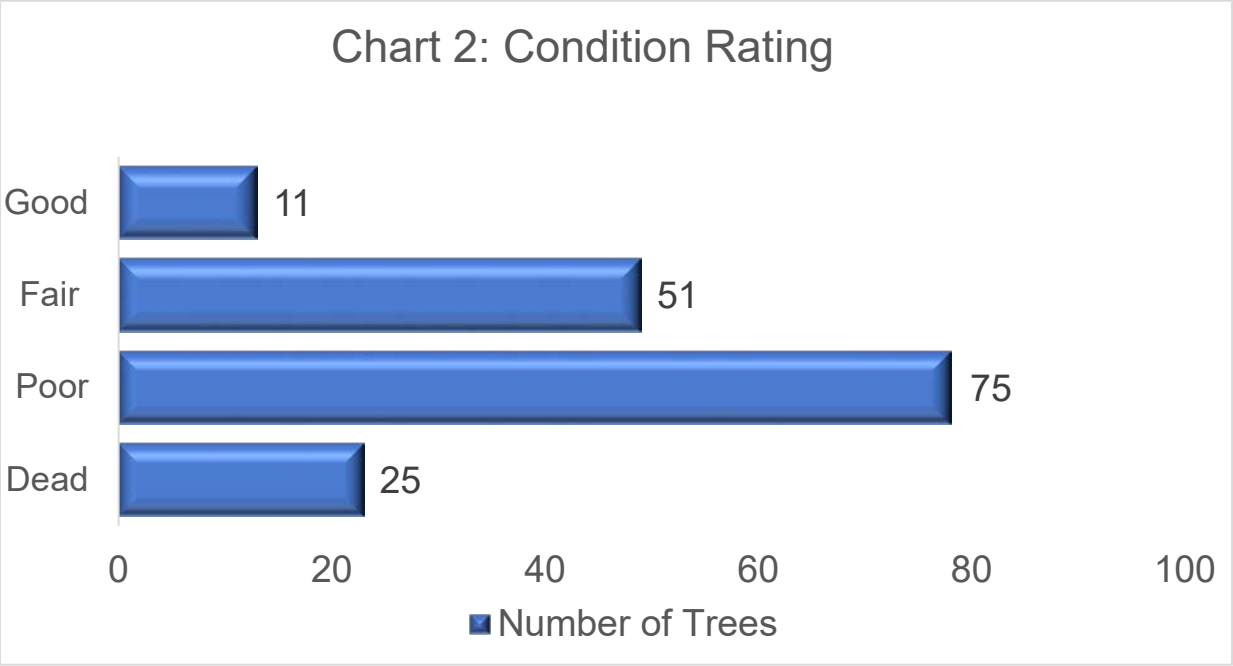
Not Protected:

2	Coast Live Oak	(*Quercus agrifolia*)
2	Madrone	(*Arbutus menzeisii*)
5	Douglas Fir	(*Pseudotsuga menzeisii*)
4	California Bay Laurel	(*Umbellularia californica*)



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 good, fair poor, or dead. The quantity of trees assigned for each category (good, fair or poor, dead), is indicated below:

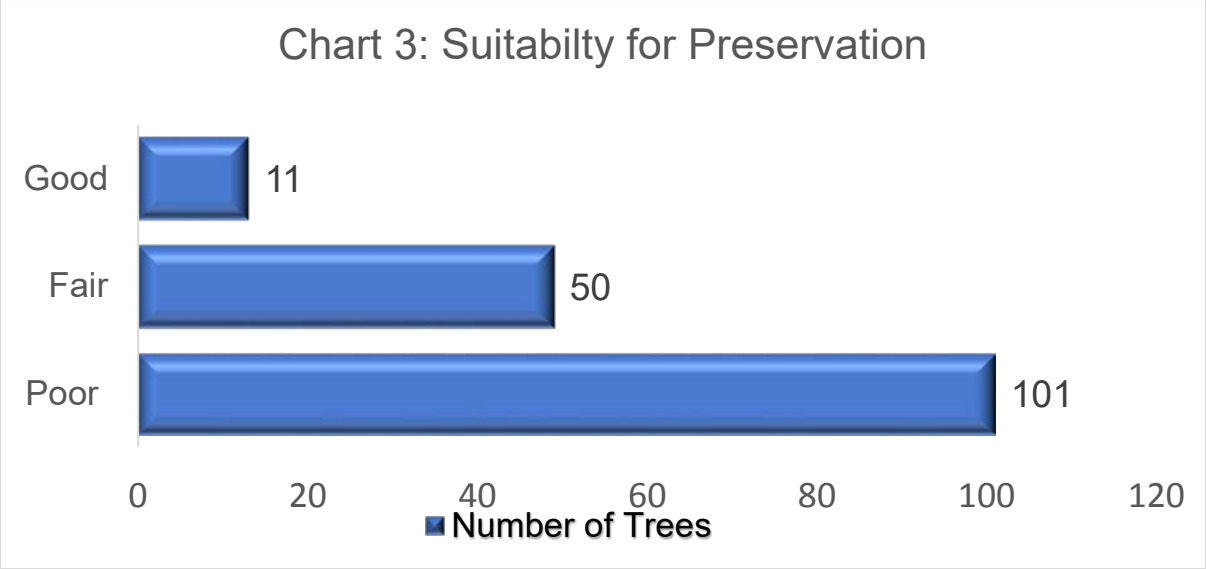


Detailed descriptions for tree assessment methodology used in the **Condition Rating** above and Tree Assessment Chart- Appendix A, are included in *Criteria for Tree Assessment* – Appendix B, of this report.

Suitability Rating

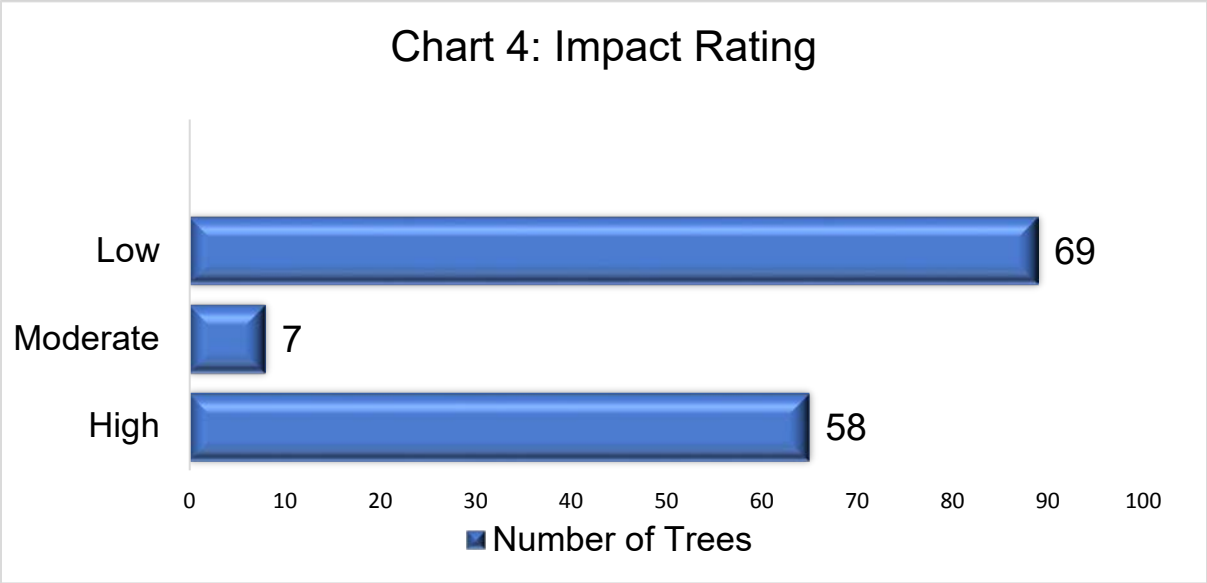
A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Sixty two percent of the trees evaluated were not suitable for preservation, due to either poor health, poor structure or the tree was dead.



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:



- Sixty-nine trees are in areas that are far enough away from proposed grading and excavation activities that they will not be affected.
- Seven trees are located close to grading limit or excavation areas but will only be moderately affected.
- Fifty-eight trees are in or *very close* to the proposed grading limits or excavation areas for parcel improvements and will be highly impacted by grading activities.
- Dead trees (25), were not included in impact rating evaluation.

Trees that are moderately affected can be retained and may require pre-construction treatments such as tree protection fencing, silt fencing and tree wells to reduce grade changes around the root zone areas.

Polo Heights – Tree Removal Summary Table

A	B	C	D	E	F	G	H
Number of trees inventoried	**Trees proposed for removal**	**Trees proposed for removal due to construction impacts**	**Trees proposed for removal due to condition**	**Trees proposed for removal due to construction impacts that meet "protected criteria"**	**Trees proposed for removal due to condition that meet "protected criteria".**	**Dead trees "protected" size, not to be included in mitigation total**	**Total number of "protected" trees to be removed that require mitigation.** **Add columns E and F subtract column G**
162	84	28	56	26	52	23	55

Tree Replacement

A total of 55 trees will be removed that require mitigation. Compensation for trees removed will be at a 2:1 replacement ratio. Replacement trees should be 15-gallon nursery grown container trees for areas on the grading envelope along Polo Heights road and 5-galllon container trees is areas between the grading envelope, and the bottom of the property.

Trees recommended for areas on the grading envelope along Polo Heights road include:

- Canary Island Pine *Pinus canariensis*
- Aleppo Pine *Pinus halepensis*

Trees recommended for areas between the grading envelope and the bottom of the property include:

- Coast Live Oak *Quercus agrifolia*
- Interior Live Oak *Quercus wislizenii*
- Big leaf maple *Acer Macrophyllum*
- Pacific Dogwood *Cornus nuttalli*
- Coast Redwood *Sequoia sempervirens*

Planting Trees on Slopes

- Choose locations on the parcel with a moderate gradient (30 percent or less).
- Minimum planting distance from existing trees is 15 feet.
- Create a flattened area 2 to 3 times the diameter of the container.
- Dig a pit a minimum of 2 times the diameter of the container, and deeper on the uphill side to ensure the tree will be upright.
- Install the plant root ball, 1-2 inches above finish grade.
- Build a berm on the downhill side to help retain water.
- Install a 2-4-inch layer of mulch keeping it away from the tree trunk.
- New tree must be irrigated during dry season to meet water needs, for initial two-year establishment period.

Planting Trees on Compacted Soils and/or Engineered Fill

Compacted soils and engineered fill reduce water infiltration and drainage. Over watering during the establishment of container plants is a common problem. Over watered container grown plants in compacted soils or those with engineered fill, can create anerobic soil conditions, causing root mortality. Anaerobic disease organisms and increased soil compaction are additional problems from overwatering. This is particularly true during the tree establishment period (first two years). *Proper soil preparation is imperative.*

- Loosen soil planting pit a minimum of 2 to 3 times the diameter of the container. Use water as an “amendment” to loosen compacted soil during excavation.
- Dig hole a minimum of 1 ½ to 2 times the depth of the container to loosen soil and increase water percolation.
- Use of a post hole power auger can reduce labor effort.
- Install the plant root ball, 1-2 inches above finish grade.
- Build a berm to retain water.
- Install a 2-4-inch layer of mulch keeping it away from the tree trunk.
- Monitor soil moisture level with a probe type moisture meter.
- Overwatering in compacted soils creates an environment for disease fungi to propagate.
- New tree must be irrigated during dry season to meet water needs, for initial two-year establishment period.

Trees Located Near the Proposed Development Area

There are two Douglas fir trees with fair or good structure ratings, located less than 6 feet from the grading limits that could be moderately impacted by parcel improvements, including trees number 114 & 132 (see Appendix D - Tentative Map). The height of these trees is 85 feet and 55 feet, making them within range of striking a home built in the improvement area. This species can be subject to whole tree failure in our region. Several dead and fallen Douglas Firs (not inventoried), were observed on the property. These trees should be re-evaluated prior to final plan submittal for structural integrity, since the introduction of a target (new home), creates a risk. Douglas firs may suffer, "root failure due to root rot, trunk failure from internal decay and are ranked as a *"medium hazard", Evaluation of Hazard Trees in Urban Areas, Second Edition, J. Clark & N. Matheny,1994.*

Tree Evaluation and Recording Methods

Trees were tagged and numbered with metal tags by the property owner, in November and December 2017, prior to my site evaluations. Site evaluations were made on multiple days in February and March 2018.During my site evaluations, an additional 33 trees were identified for inclusion in survey. These trees were not tagged but were evaluated and their locations were plotted on the Tree Inventory Plan. *The inventory included all* protected *(and 13 unprotected) trees, located within the property boundaries.*

The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Tree numbers were plotted on the attached *Tree Inventory Plan*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Inventory Plan- Appendix C.**

Descriptions for tree assessment methodology used in the Tree Assessment Chart are included in *Criteria for Tree Assessment* - Appendix B, of this report.

Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on: 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix C

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.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix C.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

CONCLUSION

The property is an undeveloped woodland parcel adjacent to Polo Heights Road, in Scotts Valley. One hundred sixty-two trees containing five species were evaluated. One hundred forty-nine of the trees are 'protected'. Coast Live Oak is the dominant species on the property comprising 39% of all trees.

Most of the tree population is in poor condition. Nearly two-thirds (62%), is not suitable for preservation based on their condition. Sixty-two trees are in good or fair condition, seventy-five are in poor condition and 25 trees evaluated were dead.

Fifty-eight trees are recommended for removal due to high anticipated development impacts.

Seven trees are located close to the grading limits, will be moderately impacted and will require tree protection measures, including the establishment of a Tree Protection Zone (TPZ), prior to development.

Two of these seven trees (Douglas firs), are between 55 and 85 feet tall, have a risk classification of "medium hazard", are located immediately adjacent to the proposed development area and should be re-evaluated for structural stability, as conditions can change, prior to final submittals for development.

Forty-three trees in poor condition are outside the disturbance limits and will not be highly affected by the proposed development. The decision to remove this set of forty-three trees, should be done on a case by case basis, with consideration to best forestry practices and the utility of retaining them for reasons such as erosion control and habitat.

Eighty-three trees are proposed for removal. This includes 58 trees highly impacted, and 25 dead trees.

Fifty- five "protected" trees will be removed and require replacement trees as mitigation.

Replacement trees for trees removed will be required at a 2:1 replacement ratio.

Detailed specifications for planting trees on slopes and in compacted soil or engineered fill is included in this report.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove all dead trees and those highly affected by the project.
3. Plant replacement trees for trees removed.
4. Re-evaluate Douglas Fir trees #114 & 132 prior to final plan submittal.
5. Tree protection measures for moderately impacted trees to be retained, will be required in an addendum to this report.

Respectfully submitted,

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Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

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.

Live Crown Ratio (LCR): Ratio of the height of the crown containing live foliage to overall height of the tree.

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)

Polo Heights, Scotts Valley, APN: 024-021-27

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove Due to Condition

Protected Tree City of Scotts Valley Any tree 13 inches or greater in diameter measured at 4.5 feet above grade. Any oak 8 inches or greater. Any tree 8 inches or greater if within 20' of a slope > 20%.

Tree #	Species	Trunk Diameter @ 4.5' a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based on Condition)	Impact Rating	Insects/ Disease	Retention or Removal Code	Comments
75	California bay laurel (*Umbellularia californica*)	13 trunks	Yes	70'X80'	Good	Fair	Fair	Low		RT	Multi-trunk structure.
76	California bay laurel	>10 trunks	Yes	70'X80'	Good	Fair	Fair	Low		RT	Multiple leaning and bowed trunks, some horizontal.
77	coast redwood (*Sequoia sempervirens*)	30"	Yes	100'X30'	Fair	Fair	Fair	Moderate		RT	Lowest limbs 50' above grade. Canopy density less than average for species. New growth is less than average for species. On edge of grading limits.
78	coast redwood	12"	Yes	40'X25'	Fair	Fair	Fair	Moderate		RT	Broken terminal (leader), at 40' above grade. Reduced branching structure. Canopy density less than average for species. Within 2'of grading limits (fill).
79	madrone (*Arbutus menziesii*)	20"	Yes	35'X20'	Poor	Poor	Poor	High	Fungal disease	RC	Co-dominant trunks at 3' above grade. Smaller of two trunks dead. Basal cavity & deadwood. Significant tip dieback/ leaf spotting, likely due to two separate fungal diseases.
80	coast live oak (*Quercus agrifolia*)	8"	Yes	35'X20'	Fair	Fair	Fair	High		RI	Within 2' of road cut. 90% of canopy covered with poison oak. Poison oak will require removal if tree is retained.

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Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5' a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based on Condition)	Impact Rating	Insects/ Disease	Retention or Removal Code	Comments
81	coast live oak	15"	Yes	55'X15'	Fair	Fair	Fair	High		RI	Limited branching structure. Basal cavity and decay.
82	coast live oak	14"	Yes	55'X30'	Fair	Fair	Fair	High		RI	All structure in top half of trunk.
83	Douglas fir (Pseudotsuga menziesii)	18"	Yes	70'X30'	Fair	Fair	Fair	High		RI	Canopy density < average for species. Limited branching structure.
84	coast live oak	11"	Yes	55'X10'	Fair	Poor	Poor	High		RC	Trunk bowed at midpoint. Limited branching structure.
85	Douglas fir	12"	Yes	65'X10'	Poor	Poor	Poor	N/A		RC	Dead.
86	madrone	14"	Yes	50'x15'	Poor	Poor	Poor	High	Boring insects/fungal disease	RC	Co-dominant trunks at grade. Declining. Basal cavity and decay. Deadwood along mid trunk. Evidence if boring insects in trunk. Significant tip dieback/ leaf spotting, likely due to two separate fungal diseases.
87	madrone	20"	Yes	55'X35'	Poor	Fair	Poor	High		RC	Co-dominant trunks at 2' above grade. Smaller trunk dead. Declining. Basal decay and cavity. Deadwood on trunk up to 7' above grade.
88	madrone	10",8"	Yes	50'X20'	Poor	Poor	Poor	High		RC	Co-dominant trunks at grade. Declining. Significant basal cavity. Significant tip dieback / leaf spotting likely due to two separate fungal diseases.
89	coast live oak	17"	Yes	50'X30'	Poor	Poor	Poor	High		RC	Significant trunk lean to west. Limited canopy density and branching structure. Significant basal decay and deadwood. High failure risk.
90	coast live oak	10"	Yes	35'X10'	Fair	Poor	Poor	High		RC	Significant trunk lean to west. Limited canopy density and branching structure. Significant basal decay and deadwood. Canopy structure limited to upper 25% of trunk.

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Polo Heights, Scotts Valley, APN: 024-021-27

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5' a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based on Condition)	Impact Rating	Insects/ Disease	Retention or Removal Code	Comments
91	coast live oak	14"	Yes	50'15'	Fair	Fair	Fair	High		RI	Branching structure limited to upper 25% of canopy. Thin canopy.
92	coast live oak	12"	Yes	35'X5'	Poor	Poor	Poor	High		RC	Nearly dead. Basal cavity. Significant lean.
93	coast redwood	30"	Yes	55'X30'	Poor	Poor	Poor	Low		RT	Topped at 55' above grade. Live crown ratio 20%. Thinning growth.
94	Douglas fir	18"	Yes	75'X20'	Fair	Fair	Fair	High		RI	Live crown ratio 50%.
95	madrone	26"	Yes	65'X25'	Poor	Poor	Poor	High		RC	Co-dominant trunks at 18' above grade. Live crown ratio 25%. Large cavity and basal decay. Dieback and foliar fungal disease.
96	coast redwood	8"	Yes	30'X15'	Poor	Poor	Poor	High		RC	Extremely limited branch structure and foliar development.
97	madrone	14"	Yes	55'X10'	Poor	Poor	Poor	High		RC	Significant lean to west. Deadwood in lower trunk. Significant canopy dieback.
98	madrone	10"	Yes	40'X10'	Fair	Fair	Fair	High		RI	Limited branch structure. Canopy growth is limited to upper 25% of trunk.
99	coast live oak	12",11",11",6"	Yes	50'X50'	Fair	Fair	Fair	High		RI	Co-dominant trunks at grade. Four trunks. Significant lean to west. Cavity and deadwood at 6' above grade. Basal decay. Canopy growth is limited to 30% of trunk.
100	coast live oak	11"	Yes	40'X15'	Fair	Poor	Poor	High		RC	Limited branch structure. Extremely thin canopy with significant dieback in stems up to 1/4" in diameter.

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101	coast live oak	11"	Yes	35'X15'	Fair	Poor	Poor	High		RC	Significant lean to east. Basal decay. Cavity and deadwood at 6' above grade. Canopy growth limited to upper 30% of trunk.
102	madrone	12"	Yes	55'X15'	Fair	Poor	Poor	High		RC	Trunk bows to west. Canopy growth limited to upper half of trunk.
103	coast live oak	9"	Yes	45'X10'	Poor	Poor	Poor	High		RC	Significant lean to west. Minimal branch structure and canopy at top 10% of trunk.
104	coast live oak	14",9"	Yes	40'X40'	Fair	Poor	Poor	High		RC	Co-dominant trunks at grade. Basal decay. Canopy development limited & suppressed by larger adjacent trees.
105	coast live oak	8",8",7"	Yes	30'x10'	Fair	Poor	Poor	High		RC	Co-dominant trunks at grade. Basal decay. Canopy development limited & suppressed by larger adjacent trees.
106	Douglas fir	36"	Yes	110'X40'	Good	Good	Good	High		RI	
107	Douglas fir	7"	No	38'X20'	Fair	Fair	Fair	High		RI	Limited branch structure and canopy development.
108	coast live oak	15"	Yes	45'X22'	Good	Fair	Fair	High		RI	Unbalanced canopy with all limbs on s.e. side of trunk.
109	Douglas fir	10"	Yes	65'X25'	Fair	Fair	Fair	High		RI	
110	Douglas fir	12"	Yes	80'X30'	Fair	Fair	Fair	High		RI	In disturbance area for septic lines.

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111	madrone	12",10",9",7"	Yes	50'X30'	Poor	Poor	Poor	N/A		RC	Dead. Trunk partially fallen.
112	coast live oak	8",7"	Yes	35'X20'	Fair	Fair	Fair	High		RI	Co-dominant trunks at grade. Good canopy density and foliar color.
113	coast live oak	12"	Yes	50'X25'	Fair	Fair	Fair	High		RI	Majority of branching structure in upper 25% of trunk. Thin canopy.
114	Douglas fir	18"	Yes	85'X25'	Good	Good	Good	Moderate		RT	Appears vigorous. Within 5' of grading limits (fill).
115	coast live oak	12"	Yes	50'X25'	Fair	Fair	Fair	High		RI	Majority of branching structure in upper 25% of trunk. Thin canopy.
116	Douglas fir	13"	Yes	75'X25'	Good	Fair	Fair	High		RI	Live crown ratio 50%.
117	coast live oak	10"	Yes	55'X15'	Fair	Fair	Fair	High		RI	Limited branching structure.
118	Douglas fir	10"	Yes	75'X20'	Poor	Poor	Poor	High	Basal canker	RC	Cavity and basal canker. Failure risk. Recommend removal.
119	Douglas fir	11"	Yes	70'X20'	Fair	Fair	Fair	High		RI	Live crown ratio 60%. Limited branching structure.
120	madrone	11",9"	Yes	55'X20'	Poor	Poor	Poor	High		RC	Co-dominant trunks at grade. Significant basal cavity. One trunk dead.

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121	Douglas fir	8"	Yes	40'X30'	Poor	Poor	Poor	High		RC	Limited branching structure and foliar canopy.
122	coast live oak	14"	Yes	60'X25'	Fair	Fair	Fair	High		RI	Trunk leans 30% to east. Branching structure limited to upper 30% of trunk.
123	Douglas fir	12"	Yes	75'X15'	Fair	Fair	Fair	High		RI	Live crown ratio 20%. No lower structure.
124	coast live oak	8"	Yes	24'X4'	Poor	Poor	Poor	High		RC	Nearly dead. Basal decay.
125	coast live oak	11"	Yes	50'X10'	Fair	Poor	Poor	High		RC	Basal cavity and decay. Live crown ratio 15%.
126	Douglas fir	11"	Yes	80'X15'	Fair	Fair	Fair	High		RI	Live crown ratio 20%. No lower structure.
127	madrone	12"	Yes		Poor	Poor	Poor	N/A		RC	Tree is dead and fallen.
128	California bay laurel	30"	Yes	55'X50'	Good	Fair	Fair	High		RI	Three co-dominant trunks at grade. Significant lean and bowed trunks.
129	coast live oak	12"	Yes	35'X20'	Fair	Poor	Poor	High		RC	Co-dominant trunks at 10' above grade. Trunks separate and are wedged around trunk of tree #130.
130	Douglas fir	20"	Yes	90'X40'	Fair	Fair	Fair	High		RI	Live crown ratio 45%.

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131	madrone	12"	Yes	45'X8'	Poor	Poor	Poor	N/A		RC	Dead
132	Douglas fir	18"	Yes	100'X35'	Good	Fair	Fair	Moderate		RT	Live crown ratio 60%. Within 5' of grading limits (fill).
133	Douglas fir	20"	Yes	85'X25'	Fair	Fair	Fair	Low		RT	Significant lean to west. Live crown ratio 60%.
134	coast live oak	22"	Yes	45'X25'	Fair	Poor	Poor	Low		RT	Significant cavity with dead wood and decay at 6' above grade. Branch dieback. Risk of whole tree failure due to lack of sound wood at cavity.
135	coast live oak	8",6"	Yes	20'X1'	Poor	Poor	Poor	Low		RT	Nearly dead. Less than 5% live canopy.
136	coast live oak	10",8"	Yes	50'X10'	Poor	Poor	Poor	Low		RT	Co-dominant trunks at 1' above grade. Basal decay. Limited branching structure. One trunk is dead.
137	Douglas fir	8"	Yes	65'X15'	Poor	Poor	Poor	Low		RT	Live crown ratio 50%. Limited branching structure.
138	Douglas fir	9"	Yes	60'X15'	Poor	Fair	Poor	Low		RT	Live crown ratio 35%. Limited branching structure.
139	coast live oak	22",18"	Yes	45'X60'	Fair	Poor	Poor	Low		RT	Co-dominant trunks at grade. Significant bow in both trunks to near horizontal. Cavity and basal decay in one trunk.
140	coast live oak	10", 8", 4"	Yes	40'X15'	Poor	Poor	Poor	Low		RT	Co-dominant trunks at grade. One leans 45% to west. Deadwood and decay in trunks. Limited branching structure and canopy development.

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141	coast live oak	10"	Yes	45'X15'	Fair	Fair	Fair	High		RT	Significant 35% lean to west. Limited branching structure. In diturbance area for septic lines.
142	coast live oak	12",10",8",6"	Yes	55'X15'	Poor	Poor	Poor	Moderate		RT	Basal decay. Limited branching structure. Less than 5% live canopy.
143	Douglas fir	14"	Yes	70'X25'	Fair	Fair	Fair	High		RT	Live crown ratio 50%..
144	Douglas fir	6"	No	60'X15'	Poor	Poor	Poor	Low		RT	Live crown ratio 15%. Very limited branching structure and canopy development.
145	Douglas fir	6"	No	60'X20'	Poor	Poor	Poor	Low		RT	Suppressed growth. Very limited branching structure.
146	coast live oak	11"	Yes	55'X25'	Fair	Fair	Fair	Moderate		RT	Limited branching structure.
147	Douglas fir	6"	No	55'X10'	Fair	Fair	Fair	Low		RT	Live crown ratio 30%.
148	Douglas fir	10"	Yes	65'X15'	Fair	Fair	Fair	Low		RT	Live crown ratio 40%.
149	coast live oak	9", 8", 6"	Yes	40'X20'	Poor	Poor	Poor	Moderate		RT	Co-dominant trunks at 1' above grade. Basal decay. Very limited branching structure and canopy development.
150	Douglas fir	10"	Yes	70'X25'	Fair	Fair	Fair	Low		RT	Live crown ratio 50%.

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151	madrone	13"	Yes	50'X10'	Poor	Poor	Poor	Low		RT	
152	madrone	14",9",9"	Yes	50'X20'	Poor	Poor	Poor	N/A		RC	Dead
153	coast live oak	14",4"	Yes	33'X20'	Fair	Fair	Fair	Low		RT	
154	coast live oak	10"	Yes	18'X15'	Fair	Fair	Fair	Low		RT	Co-dominant trunks at grade. 13' from road.
155	coast live oak	15", 14"	Yes	40'X10'	Fair	Fair	Fair	Low		RT	Co-dominant trunks at 8' above grade. 12' from road.
156	California bay laurel	6"	No	25'X15'	Good	Good	Good	Low		RT	
157	madrone	12"	Yes	40'X10'	Poor	Poor	Poor	N/A		RC	Dead
158	madrone	12"	Yes	45'X15'	Poor	Poor	Poor	N/A		RC	Dead
159	coast redwood	36"	Yes	65'X35'	Fair	Fair	Fair	Low		RT	Topped at 60'. Live crown ratio 40%.
160	madrone	13"	Yes	45'X10'	Fair	Fair	Fair	Low		RT	Live crown ratio 20%. Limited branching structure.

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161	coast redwood	88"	Yes	60'x60'	Fair	Poor	Poor	Low		RC	Main trunk has been topped. Significant 40 degree lean. Very large basal cavity has burned in past. Appears stable, but should be removed if targets are present.
162	madrone	11"	Yes	55'X10'	Fair	Fair	Fair	Low		RT	
163	coast redwood	21"	Yes	45'X20'	Poor	Poor	Poor	Low		RT	Topped at 45'. Very limited branching structure and canopy.
164	madrone	16"	Yes	45'X15'	Poor	Poor	Poor	Low		RT	Nearly dead. Less than 40% sound wood at basal cavity and decay. Likely to fail at any time
165	California bay laurel	6"	No	25'X10'	Poor	Poor	Poor	Low		RT	Very limited branching structure and canopy development.
166	California bay laurel	7"	No	55'X10'	Fair	Poor	Poor	Low		RT	Very limited branching structure and canopy development.
167	madrone	12"	Yes	25'X5'	Poor	Poor	Poor	N/A		RC	Dead
168	California bay laurel	9"	Yes	50'X10'	Fair	Poor	Poor	Low		RI	Very limited branching structure and canopy development. Within 5' of septic area footprint.
169	Douglas fir	13"	Yes	75'X25'	Fair	Fair	Fair	Low		RT	
170	coast live oak	7"	No	20'X5'	Poor	Poor	Poor	Low		RI	Trunk is broken at 20' above grade. Within septic area footprint.

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171	coast live oak	10"	Yes	40'X25'	Fair	Fair	Fair	Low		RI	Limited structure and canopy. Weight bias to north.
172	Douglas fir	8"	Yes	50'X15'	Fair	Fair	Fair	Low		RT	Live crown ratio 30%.
173	madrone	11"	Yes	50'X10'	Poor	Poor	Poor	N/A		RC	Dead
174	madrone	14"	Yes	25'X3'	Poor	Poor	Poor	N/A		RC	Dead
175	madrone	12"	Yes	40'X15'	Poor	Poor	Poor	N/A		RC	Dead
176	madrone	17",9"	Yes	45'X15'	Poor	Poor	Poor	N/A		RC	Dead
177	coast live oak	19"	Yes	60'X40'	Fair	Fair	Fair	Low		RT	Co-dominant at 1' above grade.
178	coast live oak	11", 9", 7"	Yes	40'X40'	Poor	Fair	Fair	Low		RT	Co-dominant trunks at grade. Basal deadwood and decay. Very limited foliar growth and branching structure.
179	Douglas fir	13"	Yes	80'X20'	Fair	Fair	Fair	Low		RT	Live crown ratio 30%.
180	Douglas fir	10"	Yes	50'x10'	Fair	Poor	Poor	Low		RC	Cavity with deadwood. Trunk integrity may be compromised. Within septic area footprint.

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181	coast live oak	10"	Yes	25'x15'	Poor	Poor	Poor	N/A		RC	Dead
182	madrone	10",6"	Yes		Poor	Poor	Poor	N/A		RC	Dead
183	coast live oak	9"	Yes	15'X15'	Fair	Poor	Poor	Low		RC	Significant lean to south. Limited branching structure. Poison oak halfway up trunk. Within septic area footprint.
184	coast live oak	20", 18", 10"	Yes	45'X41'	Fair	Poor	Poor	Low		RC	Co-dominant trunks at grade. Significant lean. Dead wood and decay in basal area. Less than 5' from septic area and septic line.
185	coast live oak	9",9",8",6",6",5"	Yes	30'X20'	Good	Fair	Fair	Low		RT	Co-dominant trunks at grade. Clump of trunks, 8' from road.
186	coast live oak	11"	Yes	50'X10'	Fair	Fair	Fair	Low		RT	Trunk bows significantly.
187	Douglas fir	10"	Yes	60'X20'	Fair	Fair	Fair	Low		RT	Live crown ratio 50%.
188	coast live oak	10"	Yes	35'X25'	Fair	Poor	Poor	Low		RT	Extreme trunk bow. Trunk is horizontal.
189	coast live oak	12"	Yes	55'X15'	Fair	Fair	Fair	Low		RT	Significant lean to north. Dead wood and decay on lower scaffold.
190	madrone	10", 5", 4"	Yes	40'X10'	Poor	Poor	Poor	Low	foliar fungal disease	RT	Co- dominant at grade. Declining. Both smaller trunks dead.

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191	madrone	13"	Yes	45'X15'	Poor	Poor	Poor	Low	foliar fungal disease	RT	Significant cavity and basal decay. Declining
192	Douglas fir	10"	Yes	50'x20'	Fair	Fair	Fair	Low		RT	
193	coast live oak	7"	No	20'X15'	Poor	Poor	Poor	Low		RT	Significant lean to west. Dead wood and decay in one terminal.
194	Douglas fir	9"	Yes	50'x20'	Poor	Fair	Fair	Low		RT	Terminal leader is dead. Very limited foliar growth.
195	coast live oak	12",11"8",6"	Yes	35'X15'	Fair	Poor	Poor	Low	boring insects	RT	Clump of 4 trunks. Dead wood and decay in lower trunk. Boring insect exit holes. Within 2' of disturbance area for septic field.
196	coast live oak	20",18"	Yes	40'X35'	Fair	Poor	Poor	Low		RT	
197	coast live oak	10"	Yes	40'X15'	Fair	Poor	Poor	Low		RT	Co -dominant trunks at 15' above grade. Very limited branching structure. Within 21' of disturbance area for septic field.
198	coast live oak	14"	Yes	50'X20'	Fair	Fair	Fair	Low		RT	Co-dominant trunks at 12' above grade.
199	coast live oak	18"	Yes	40'X40'	Poor	Poor	Poor	Low		RT	In severe decline.
200	Douglas fir	60"	Yes	140'X75'	Good	Fair	Fair	High		RT	Largest Douglas fir on property. Co-dominant trunks at 50' above grade. Small 1'X6" cavity and basal decay on north side of trunk. Within 16' of disturbance area for septic lines.

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508	coast live oak	12"	Yes	25'X30'	Fair	Poor	Poor	High		RT	Significant lean to south. Canopy grows over road with 15' clearance. Grade has been raised around trunk.
TREES LISTED BELOW ARE REDWOODS LOCATED ADJACENT TO REDWOODS #159 ,161 & 163 (NO TAG)											
159-A	coast redwood	24"	Yes	45'X25'	Fair	Poor	Poor	Low		RT	Topped at 45'. Live crown ratio 25%. Very limited branching structure.
159-B	coast redwood	12"	Yes	45'X15'	Poor	Poor	Poor	Low		RT	Extremely limited branching structure. Unbalanced canopy.
159-C	coast redwood	14"	Yes	35'X20'	Poor	Poor	Poor	Low		RT	Extremely limited branching structure. Unbalanced canopy.
159-D	coast redwood	10"	Yes	45'X15'	Poor	Poor	Poor	Low		RT	Extremely limited branching structure. Unbalanced canopy.
161-A	coast redwood	30"	Yes	65'X15'	Fair	Poor	Poor	Low		RT	Live crown ratio 50%. Limited branching structure and foliar growth. Unbalanced canopy.
161-B	coast redwood	24"	Yes	65'X15'	Fair	Poor	Poor	Low		RT	Live crown ratio 25%. Limited branching structure and foliar growth. Unbalanced canopy.
161-C	coast redwood	18"	Yes	25'X15'	Poor	Poor	Poor	Low		RT	Very limited branching structure and foliar growth.
161-D	coast redwood	18"	Yes	40'X10'	Poor	Poor	Poor	Low		RT	Very limited branching structure and foliar growth.
163-A	coast redwood	10"	Yes	35'X15'	Poor	Poor	Poor	Low		RT	Very limited branching structure and foliar growth.
163-B	coast redwood	24"	Yes	80'X25'	Fair	Poor	Poor	Low		RT	
163-C	coast redwood	24"	Yes	80'X20'	Fair	Poor	Poor	Low		RT	
163-D	coast redwood	11"	Yes	30'X3'	Poor	Poor	Poor	Low		RT	Nearly dead.
163-E	coast redwood	24"	Yes	35'X15'	Poor	Poor	Poor	Low		RT	Broken leader. Very limited branching structure and foliar growth.

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TREES LISTED BELOW WERE DISCOVERED DURING FIELD INVENTORY (NO TAG)											
81-A	madrone	10"	Yes	40'X10'	Poor	Poor	Poor	N/A		RC	Dead.
83-A	madrone	16"	Yes	45'X10'	Poor	Poor	Poor	High		RT	Co-dominant trunks at 6' above grade. Significant lean to west. Significant basal cavity > 25% of trunk diameter.
91-A	coast live oak	12"	Yes	55'x15'	Fair	Fair	Fair	High		RT	Significant lean to southwest. Basal cavity and decay. Trunk appears poorly attached.
95-A	madrone	14"	Yes	60'X10'	Poor	Poor	Poor	N/A		RC	Dead.
99-A	madrone	7"	No	10'X2'	Poor	Poor	Poor	N/A		RC	Dead.
100-A	madrone	10"	Yes	45'X8'	Poor	Poor	Poor	N/A		RC	Dead.
100-B	coast live oak	11"	Yes	20'X30'	Good	Poor	Poor	High		RT	Extreme lean to west. Trunk nearly horizontal, but appears stable. Well developed branching structure.
101-A	coast live oak	10", 9"	Yes	35'X10'	Poor	Poor	Poor	High		RT	Tree is fallen. Basal decay. Limited canopy.
103-A	coast live oak	8"	Yes	45'X15'	Fair	Fair	Fair	High		RT	Significant lean to southwest. Limited branching structure and canopy growth.
106-A	madrone	11"	Yes	35'X5'	Poor	Poor	Poor	N/A	Boring insects	RC	Dead.
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106-B	madrone	11"	Yes	45'X5'	Poor	Poor	Poor	N/A		RC	Dead
117-A	madrone	10"	Yes	35'X5'	Poor	Poor	Poor	N/A		RC	Dead
118-A	madrone	11"	Yes	45'X5'	Poor	Poor	Poor	N/A		RC	Dead
122-A	Douglas fir	7"	No	65'X20'	Fair	Poor	Poor	High		RC	Very limited branching structure. Within septic area footprint.
170-A	Douglas fir	12"	Yes	75'X15'	Fair	Fair	Fair	Low		RI	Within septic area footprint.
173-A	madrone	9"	Yes	20'X5'	Poor	Poor	Poor	N/A		RC	Dead
173-B	madrone	7",6"	Yes	20'X5'	Poor	Poor	Poor	N/A		RC	Dead
173-C	California bay laurel	7"	No	45'X10'	Fair	Fair	Fair	Low		RT	
176-A	coast live oak	9"	Yes	35'X10'	Poor	Poor	Poor	Low		RT	Very limited branching structure and foliar canopy.

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7/25/2019

Polo Heights, Scotts Valley, APN: 024-021-27

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5' a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based on Condition)	Impact Rating	Insects/ Disease	Retention or Removal Code	Comments
190-A	madrone	7"	No	15'x5'	Poor	Poor	Poor	N/A		RC	Dead & partially fallen.
200-A	coast live oak	9"	Yes	40'X10'	Fair	Poor	Poor	High		RT	Significant lean and bowed trunk to west. Limited branching structure.
508-A	coast live oak	15", 11"	Yes	45'X45'	Fair	Poor	Poor	High		RC	Adjacent to road. Multiple scaffolds (main branches), attached at same location with included bark. Has been pruned very hard in past creating poor structure. Clearance pruned to 18' above road.

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7/25/2019

APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

NORTH

SCALE: 1"=20'

0 20 40 60 80

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

TREE INVENTORY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
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STATE OF CALIFORNIA

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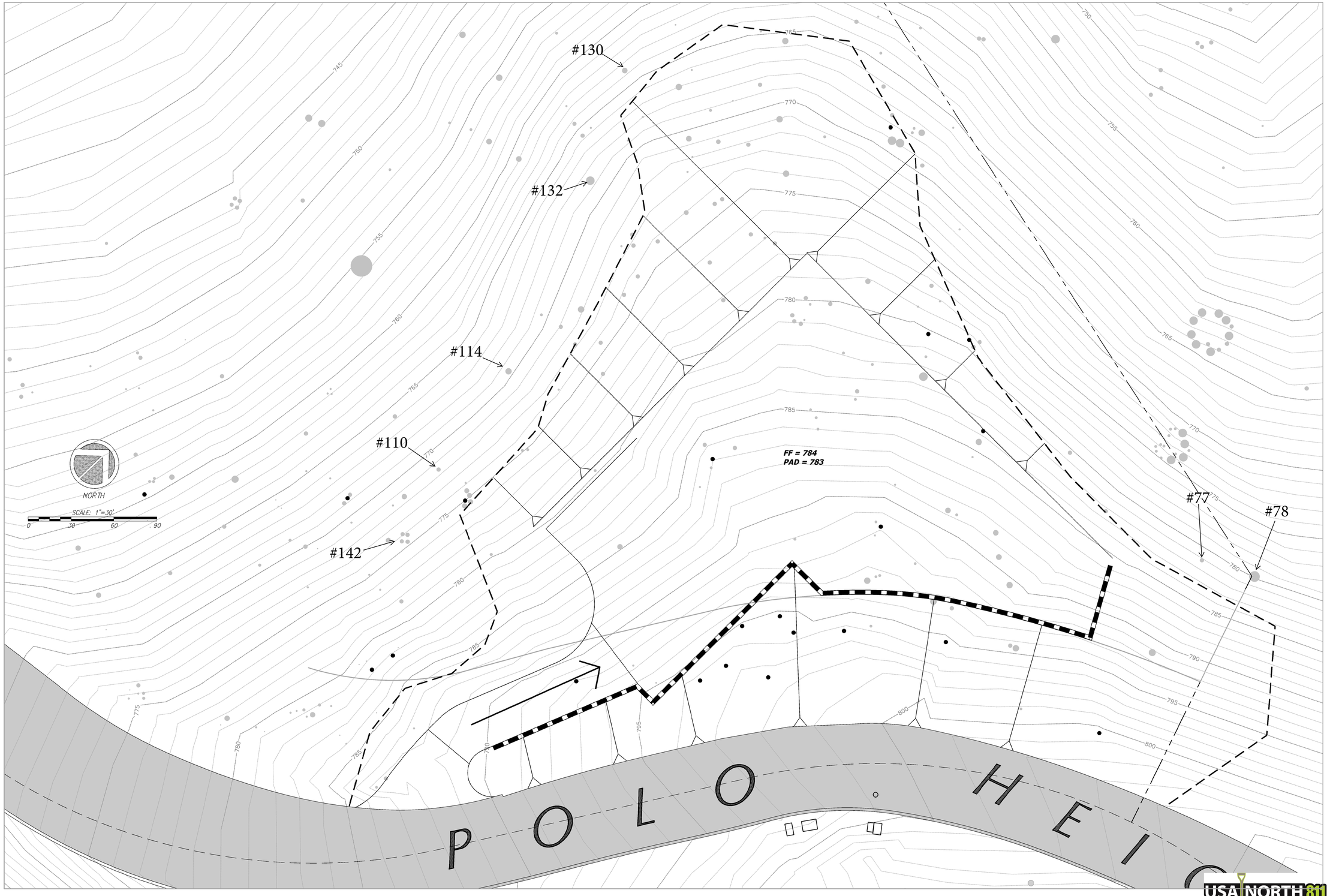
POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-27

Date:	11.29.17
Scale:	1" = 20'
Drawn:	JB/TC
Job:	479-00
Sheet:	C4.1
Of	6 Sheets

Drawing: W:\479-00 Creamer - MLG\CAD\Models\Sheets\479-00 - C4.1 - TREE INV.dwg Layout: C4.1 - TREE INV Last Saved: Fri Dec 08, 2017 - 10:11am Last Plotted: Fri Dec 08, 2017 - 10:15am By: Jamie



REVISIONS	BY

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
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POLO HEIGHTS
SCOTT'S VALLEY, CALIFORNIA
APN 024-021-27

Date:	11.29.17
Scale:	1" = 30'
Drawn:	JB/TC
Job:	479-00
Sheet:	C1.1
	Of 6 Sheets

USA NORTH 811 Call 811 Before You Dig

Drawing: W:\479-00 Creamer - MEIC\CAD\Exhibits\479-00 Bldg Layout.dwg Layout: 24x36L Last Saved: Fri Dec 01, 2017 - 11:17am Last Plotted: Fri Dec 01, 2017 - 12:32pm By: Dave

Image #1 – Tree #89 - Coast Live Oak - Note loss of bark and extensive dead wood due to wood decay fungi. The lack of sound wood and significant lean increases the chances of tree failure.

Image #2 – The were many trees on the property that had failed due to root and basal decay from fungal activity.

Image #3 – Tree #139 – Coast Live Oak – Note loss of bark, wood decay and significant lean.

Image #4 – Tree #196 – Coast Live Oak – Note nearly horizontal growth pattern of main trunk.

Image #5 – Tree #163 (arrow) – Coast Redwood – 'Parent' redwood (arrow), with smaller trees ('sprouts'), growing around it.

Appendix E - 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 Trees

Chapter 17.44 – General and Special Regulations
Section :17.44.080 – *Tree Protection Regulations* B. 7.

a: "Protected tree" means a standing or upright tree meeting any one of the following: Any tree having a main stem or trunk which measures twenty-five inches or greater in circumference (eight 8 inches in diameter, approximately) measured fifty-four inches above natural grade, located in a hillside residential zone where the slope of the area within twenty feet of where the tree is located exceeds twenty percent.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

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MEMBER INTERNATIONAL SOCIETY OF ARBORICULTURE ISA ™

Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A Santa Cruz, CA 95060 Phone (831) 427-1770 Fax (831) 427-1794

April 30, 2018 Project No. SCR-0745.1

TODD CREAMER
% C2G Civil Consultants Group
4444 Scotts Valley Drive, Suite 6
Scotts Valley, California 95066

Subject: Geotechnical Feasibility Study

Reference: Proposed Lot Split and New Single-Family Residence
Polo Heights Drive
APN 024-02-128
Scotts Valley, California

Dear Mr. Claassen:

As requested, we have performed a Geotechnical Feasibility Study to evaluate the feasibility of the lot-split and new residence proposed at the referenced site.

Purpose and Scope

The subject parcel is located on Polo Heights Road in Scotts Valley, California. A geotechnical investigation was performed for the parcel as part of a minor land division that created the parcel. The original geotechnical investigation was performed by Bauldry Engineering in 2005. Our firm took over geotechnical responsibility for the project in 2013 when Bauldry Engineering closed their business. Our firm provided geotechnical engineering services and performed construction observation and testing during the construction of the home on the subject parcel and the homes located near the subject parcel.

The purpose of this feasibility study was to make visual observations of the proposed homesite, review maps and other data in our files pertinent to the site and vicinity and determine the geotechnical feasibility of splitting the parcel and constructing a new single-family residence on the newly created parcel.

The specific scope of our services was as follows: 1) perform a site reconnaissance, 2) review data in our files regarding the site and vicinity, 3) review the preliminary layout of the proposed improvements, and 3) prepare this letter report presenting the results of our feasibility study.

Site and Project Description

The site is a 3.7-acre parcel located on the downslope side of Polo Heights Road in Scotts Valley, California. The long narrow parcel lies on a slope between Polo Heights Road and Highway 17 below. The site topography is characterized by two, narrow, spur ridges with a narrow valley between them.

A new single-family residence was constructed on the northern spur ridge in 2013-2014. The proposed project consists of splitting the parcel into two parcels then constructing a new single-family residence on the southern spur ridge.

The southern spur ridge is roughly 40 to 60 feet wide and about 100 feet long. The top of the ridge slopes at about a 20 to 25 percent slope gradient to the west. The northern side slope is very steep with slope gradients on the order of 50 to 60 percent and the southern side slope is steep with slope gradients on the order of 40 percent.

The proposed homesite is wooded and mostly un-accessible. We were able to walk a few feet into the homesite and we could see most of the proposed homesite and the southern slope. The northern slope is steep and difficult to access so we were not able to observe the entire slope as part of our initial site reconnaissance.

Subsurface Soil Conditions

The site is mapped as being underlain by the Monterey Formation but Purisima Formation sandstone was encountered in the existing homesite on the northern spur ridge. We also encountered Purisima Formation on the ridgeline across the street from the proposed homesite. Although we do not know for sure, we expect the site to be underlain by shallow Purisima Sandstone.

Site Drainage

Polo Heights road is sloped into the hillside and runoff from the road is directed to a storm drain system that discharges away from the proposed homesite. The proposed homesite is located on a well vegetated rounded spur ridge and there were no defined drainages observed in the homesite. We assume rainfall percolates into the ground then flows down the slopes in the form of shallow groundwater.

Slope Stability

The proposed homesite is located on a narrow ridgeline with steep side slopes. The southern side slope has a uniform rounded surface with slope gradients on the order of 40 percent. There were no signs of slope instability observed during our limited site reconnaissance. The northern side slope is very steep and we could not observe the slope itself so we do not know if there has been erosion or landsliding on the northern slope.

Based on our experience with the slopes in the project vicinity, we expect slope instability to be limited to surficial failures on steep slopes where concentrated drainage occurs. Improvements should be setback from potentially unstable slopes and constructed on stable ground. The ridge appears large enough to build a residence with adequate setbacks to the adjacent slopes. However, we recommend evaluating the slopes on either side of the ridge before developing plans for the site.

Seismic Hazards

The site is located in a seismically active region with several faults located in the vicinity of the site. The San Andreas Fault is the largest and most active of the faults in the site vicinity, however, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years.

There are seismic hazards that would preclude development of the subject parcel. Structures designed and constructed in accordance with current building codes should react well to seismic shaking.

Liquefaction

Liquefaction occurs when saturated fine grained sands, silts and sensitive clays are subject to shaking during an earthquake and the water pressure within the pores builds up leading to loss of strength. The proposed homesite is expected to be underlain by shallow bedrock with a low to nil potential for liquefaction.

Discussions and Conclusions

The lot split and new single-family residence proposed at the site are feasible from a geotechnical standpoint provided a design-level geotechnical investigation is performed to develop recommendations and design criteria for the proposed improvements. Primary geotechnical concerns for the project include embedding foundations into firm uniform native soil or engineered fill, setting structures back from steep slopes, controlling site drainage and designing structures to resist strong seismic shaking.

We anticipate foundations will consist of conventional spread footings embedded into firm native soil or engineered fill. Foundations should be setback from steep slopes. The actual setback should be determined as part of a design-level geotechnical investigation.

The proposed improvements will increase the volume of runoff at the site. Runoff from the proposed improvements should be collected and either dispersed on the slopes south of the homesite or discharged at the base of the slope.

Perched groundwater should be expected along the contact of the upper soils and the underlying sandstone bedrock. Basements or crawlspaces excavated close to the bedrock contact could expose seepage zones. Subdrains should be installed to collect seepage where excavations expose potential seepage zones.

It is likely the proposed development will be subject to strong seismic shaking during its lifetime. Structures designed in accordance with current building codes should react well to seismic shaking.

A design-level geotechnical investigation should be performed prior to constructing improvements at the site. The design level investigation should include borings to

determine the subsurface soil conditions, laboratory testing to determine the soils' engineering characteristics, and development of site specific recommendations for site grading, foundations, concrete slabs, pavements, drainage, and erosion control.

The opinions expressed in this letter are based on a limited site reconnaissance and review of available data regarding the site and vicinity. While we believe that our conclusions are well founded, it is possible that there may be undiscovered conditions that would cause us to revise our opinions and/or recommendations. This letter, therefore, should not be construed to be any type of guarantee or insurance. A more detailed study should be undertaken to develop design-level geotechnical recommendations for the proposed new single-family residence.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Attachments

Copies: 4 to Addressee

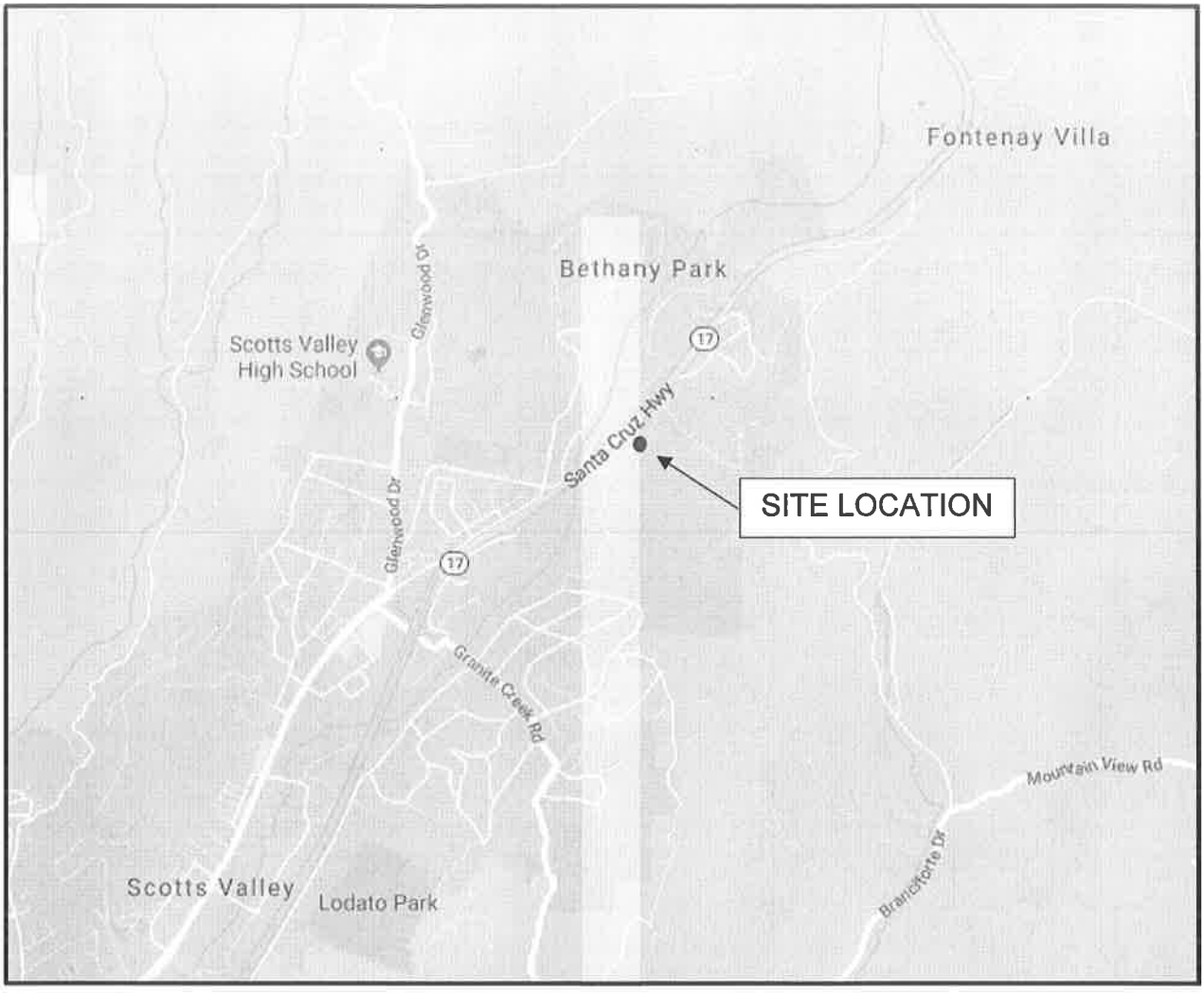
APPENDIX A

Site Vicinity Map

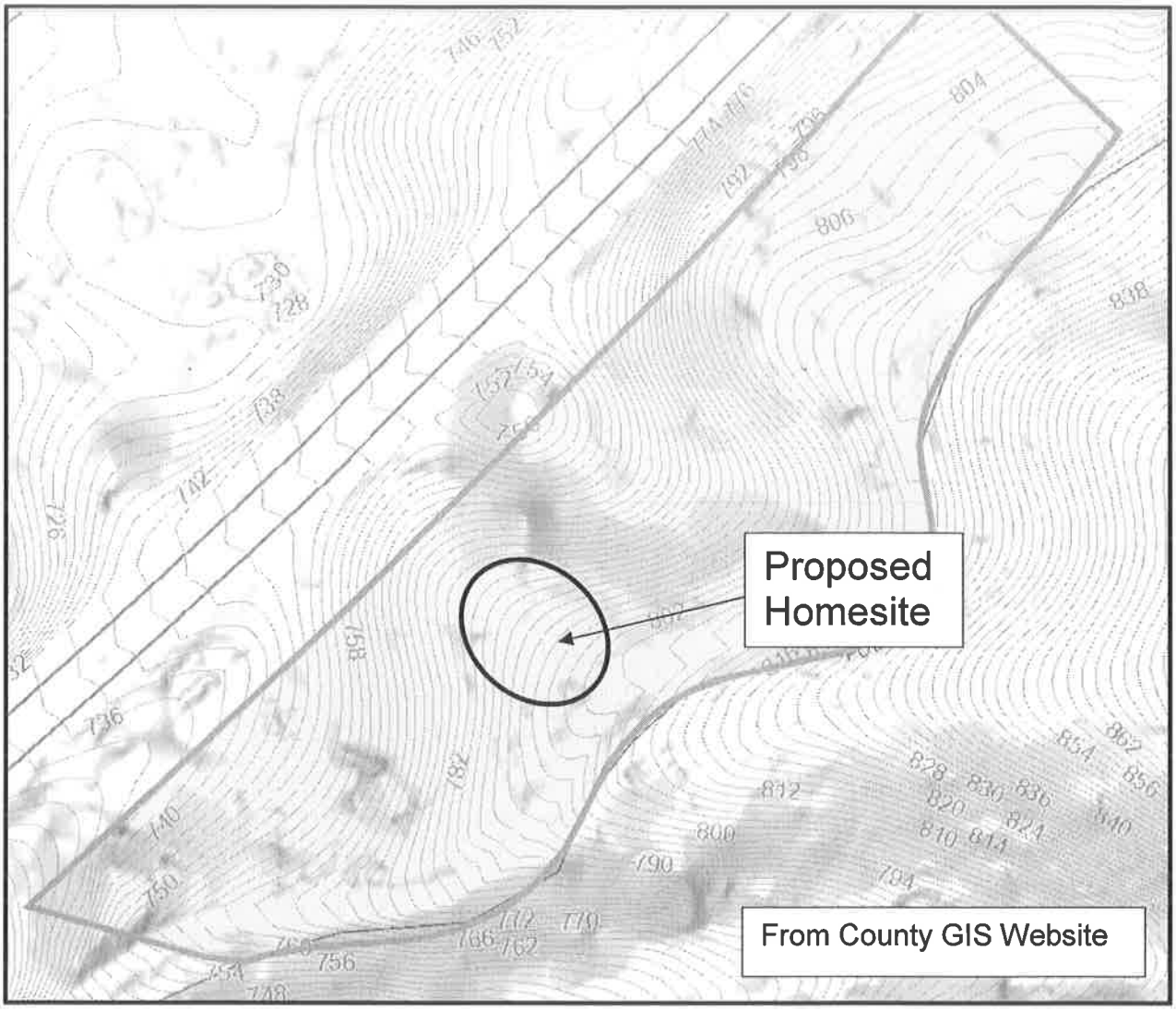
Topography Map

Site Map

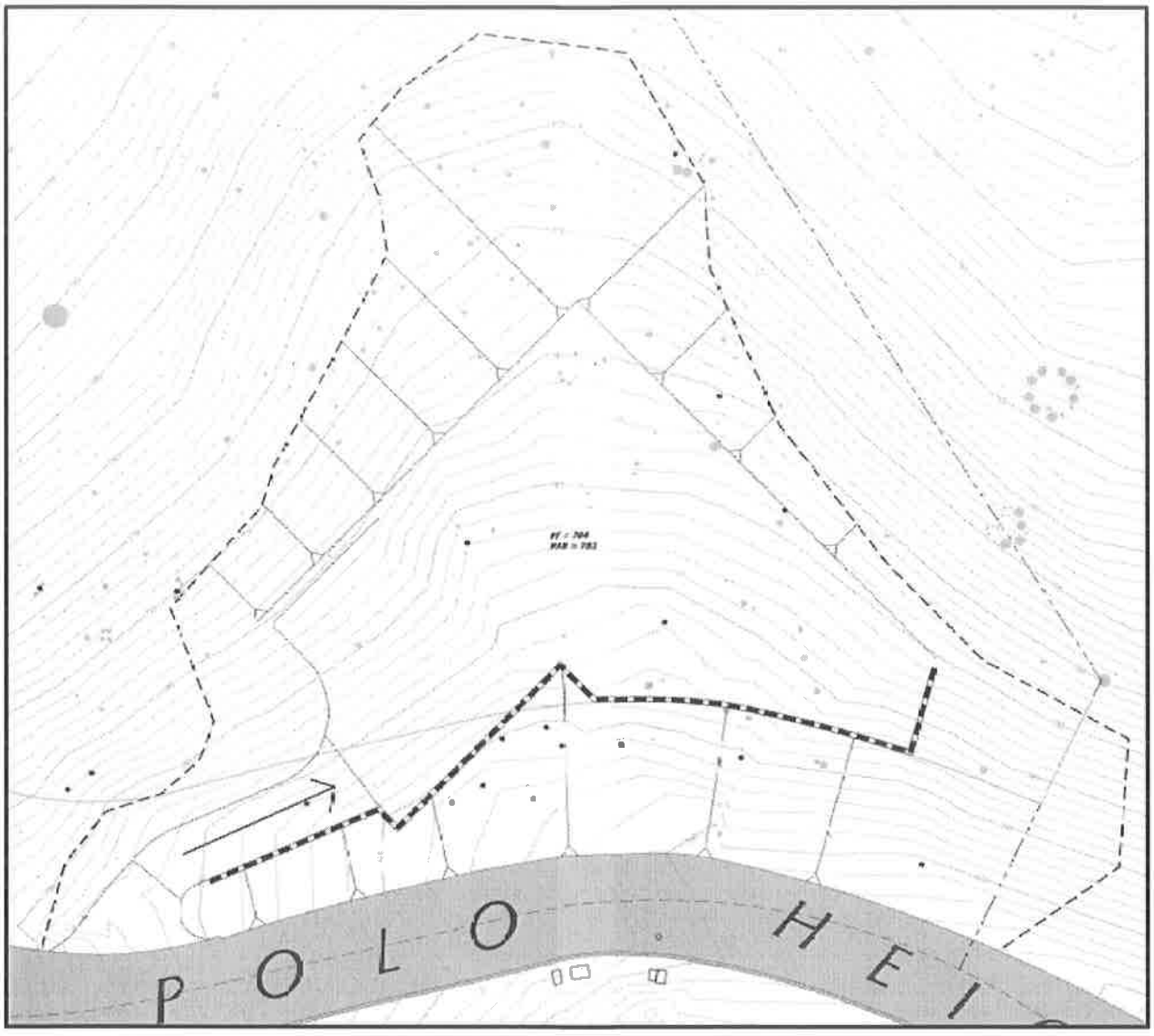
Geologic Map



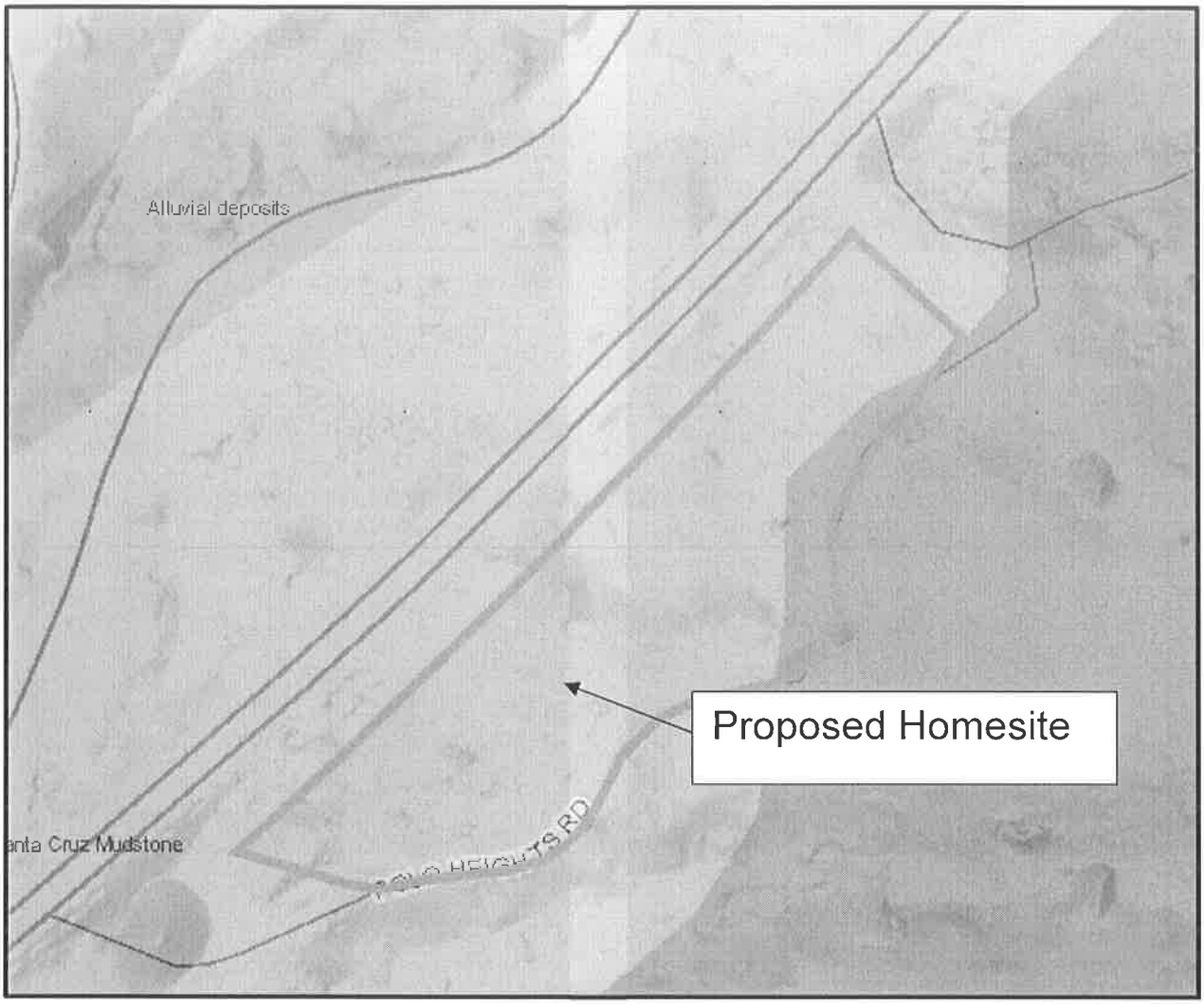
SITE VICINITY MAP
Figure 1



TOPOGRAPHY MAP
Figure 2



SITE MAP
Figure 3



GEOLOGIC MAP
Figure 4

Charles M. Salter
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29 August 2019

Todd Creamer
33 Polo Heights Road
Scotts Valley, CA 95006
Email: todd@c2gengrs.com

Subject: **33 Polo Heights Road Subdivision, Scotts Valley, CA**
Salter Project: 19-0427

Dear Mr. Creamer:

We have reviewed the proposed minor land division of APN 024-021-27 in the context of the environmental noise assessment completed in 2005 (see attached) for the entire lot, prior to subdivision. The proposed new lot is designated as Lot A, and the lot with the existing residence is Lot B (see Tentative Map and Grading Plan, attached).

In summary, for the new residence on Lot A, windows facing Highway 17 should have sound insulation ratings 1 STC[1] point higher than those recommended in the 2005 report. Otherwise, in our opinion, noise reduction recommendations from the 2005 analysis remain valid.

Analysis

1. Traffic Volume Increase - The Scotts Valley Noise Element shows a slowing rate of increase in traffic volumes from 1992 to 2010 on Segment 12 (Scotts Valley General Plan Noise Element, 1993). Assuming a conservatively estimated 1.6% annual increase in traffic volume since the acoustical measurements were conducted in 2005, the noise level increase would be less than 1 dB[2].
2. Home Siting and Outdoor Use Space - The distance from the Highway to the proposed residence on Lot A, as shown on the grading plan dated 29 November 2019, is similar to or slightly greater than the distance from the Highway to the existing residence on Lot B, so the new residence's exposure to traffic noise is likely to be similar. In addition, we understand that outdoor use areas associated with the house will be on the southeast side of the house where the house and a proposed sound wall will shield them from traffic noise. The topography is such that a 6 to 8 foot sound wall, as shown in the A1 & A2 drawings, is likely to be effective.

Conclusions

1. With traffic volume increase and distance from highway to structure, the estimated day-night

[1] STC (Sound Transmission Class) – A single-number rating defined in ASTM E90 that quantifies the airborne sound insulating performance of a partition under laboratory conditions. Increasing STC ratings correspond to improved airborne sound insulation.

[2] dB (Decibel) – A unit that describes the magnitude of a sound with respect to a reference sound level near the threshold of hearing.

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Durand R. Begault, PhD, FAES
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Matthew D. Hsiung
Nathan N. Sistek
Skyler Carrico
Aidan Nelson
Kenny Chong
Andrena Rodriguez
Michael Hoef

average sound level (DNL[3]) at the proposed Lot B house location is 70 dB, which complies with the 75 dB land use compatibility threshold in the Scotts Valley General Plan. This address General Plan Action NA-457.

2. As noted above, the 1 dB increase in estimated sound levels at the site results in a 1 dB increase in window sound insulation ratings recommended to achieve DNL 45 dB inside the new house This addresses General Plan Action NA-452. Since windows must be closed to maintain this sound level, the house design should include an alternative means of delivering outside air without compromising sound isolation. The sound rated windows and doors (that meet the DNL 45 dB indoor target) would be required on any side of the house that has a line of site to Highway 17.
3. Because the location of outdoor use spaces and sound walls is consistent with the previous report and the estimated traffic noise level increase is minimal, we see no need to modify the outdoor use area recommendations from the 2005 analysis. This addresses General Plan Action NA-454.

Please call if you have questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.

Philip N. Sanders, LEED® AP
Senior Vice President

Enclosures as Noted

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[3] DNL (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. For practical purposes, the DNL and CNEL are usually interchangeable. DNL is sometimes written as L_{dn}.

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22 August 2005

George W. Smith
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303 Potrero Street, # 42-204
Santa Cruz, CA 95060
E-mail: george@boltonhill.net

Subject: **Minor Land Divisions, Lot 15, Scotts Valley – Acoustical Consulting**
CSA Project No. 05-0295

Dear George:

This letter summarizes our environmental noise analysis for the subject project, consisting of four new single-family homes located east of State Highway 17. This analysis includes the results of our noise measurements, future traffic noise prediction, impact analyses, and recommendations to meet the City's noise goals.

Acoustical Goals

The 1993 Scotts Valley Noise Element (Chapter V) includes policies that require new (residential) developments to have noise attenuation measures to reduce existing noise to DNL[1] 60 dB or less at outdoor recreation areas. The noise attenuation measures would likely be in the form of noise barriers. Also, new residential developments should not be allowed in regions exceeding DNL 75 dB. The indoor noise criteria is DNL 45 dB for residential developments.

Noise Levels

On 13 to 14 June 2005, we conducted a 24-hour noise measurement near Parcel 1. The primary noise source is from vehicular activity along State Highway 17. At a distance of 120 feet east of the highway median centerline, we measured a DNL of 69 dB.

The Scotts Valley Noise Element contains Year 2010 traffic volume projections for Highway 17 in the vicinity of this project. By calculation, the associated future increase in noise would be less than 0.1 dB for this future year.

The Preliminary Improvement Plan for the project indicates the proposed building envelope for each of the four parcels. At the western building envelope line of Parcel 1, the parcel nearest Highway 17, the noise level would be DNL 69 dB as indicated by our 24-hour noise measurement. At Parcels 2, 3 and 4, the DNL would be no more than 60 dB.

[1] Day-Night Average Sound Level (DNL)--A descriptor established by the U.S. Environmental Protection Agency to describe the average day-night level with a penalty applied to noise occurring during the nighttime hours (10 pm - 7 am) to account for the increased sensitivity of people during sleeping hours.

Analysis/Recommendations

Outdoors: At Parcel 1, the outdoor noise level would be as loud as DNL 69 dB, 9 dB greater than the City's outdoor noise goal of DNL 60 dB. If the outdoor recreation area (backyard) is located entirely behind the proposed home on this parcel, then the City's outdoor noise goal could be achieved. We expect that the home building structure would reduce the freeway noise by 8 to 12 dB, depending on the pad and building heights. A 6 to 8-foot-tall noise barrier may also be necessary along the sides of parts of this parcel to address noise flanking around the ends of the home and into the backyard.

Indoors: At the two or three facades of the proposed home at Parcel 1 that would have a line-of-sight to Highway 17, sound-rated windows and exterior doors would be required to meet DNL 45 dB indoors. Assuming an exterior wall construction consisting of wood siding and a window percentage of no more than 35%, the window and exterior doors would need to achieve approximately STC[2] 30 on the ground floor, and, if there is a second floor, STC 32. Since windows and exterior doors would need to be in the closed position to achieve the City's indoor noise goal, consider an alternative source of ventilation (i.e. mechanical ventilation) for this home. This aspect of the project should be reviewed by a mechanical engineer. The other three homes at Lot 15 would not require sound-rated assemblies.

This concludes our environmental noise analysis for the subject project. Please call with any questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.

Michael D. Toy, P.E.
Principal Consultant

MDT/dg
P: 05August22_MDT_ Minor Land Divisions, Lot 15, Scotts Valley – Acoustical Consulting

[2] Sound Transmission Class (STC)--A single-number rating derived from the sound insulation properties of a partition. Numerically, STC represents the number of decibels of speech sound reduction from one side of the partition to the other.

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CITY OF SCOTTS VALLEY

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February 28, 2020

Isabella Roman
Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
700 Heinz Avenue Suite 200
Berkeley, CA 94710

RE: 33 Polo Heights, Creamer Two-Lot Minor Land Division

Dear Ms. Roman:

Thank you for your email and taking time to discuss your comments on our Mitigated Negative Declaration (MND). In response, we have updated our Initial Study with additional clarifying text to address your comments. The project-related responses regarding Hazards and Hazardous Materials do not result in any change in the environmental findings.

The revised Initial Study is attached for your records. As we discussed, and as there were no substantive changes to the environmental findings, updating the initial study pursuant to your comments would not require recirculation of the environmental document.

Thank you again for your comments. Please let me know if you have any further questions.

Sincerely,

Scott Harriman

Scott Harriman
Consulting Planner
sharriman@rgs.ca.gov

Cc Taylor Bateman, Director, Community Development Department

Attachment

IX. Hazards and Hazardous Materials

Discussion: The project proposes to construct one new residential unit and associated driveway and landscape improvements on a previously undeveloped portion of a wooded hillside parcel. The proposed single-family residential use does not involve the use or storage of hazardous/combustible materials. Therefore, the risk of accidental explosion and/or release of a hazardous substance is remote.

The project site is within one-half mile of the Vine Hill Elementary School. However, the school is across a freeway (Highway 17) from the project site and does not have direct access to the project site. The project site is not on or near a hazardous waste site as compiled on the California EPA Cortese List of hazardous material sites. There is no public or private airport or airfield within two miles of the project site. The project will not interfere with any adopted emergency response or evacuation plan. Referral comments from CalFire were supportive of the projects proposal to remove dead trees from the site thereby reducing wildfire hazards.

Residential uses, like that proposed for this project, are not generators of hazardous emissions. During the construction phase of this project dust will be generated and vehicle exhaust will be emitted. Compliance with best management practices through standard conditions of approval will reduce potential impacts to less than significant levels.

To prevent accidental discharge of construction related fuels, lubricants or other contaminants into the right-of-way, the project site or other properties, the project proponent shall have the construction contractor implement the approved erosion control plan and best management practices during the entire time construction activities are occurring. Standard conditions of approval require that a hazardous materials containment plan shall be approved by City Planning staff prior to commencement of land alteration and construction activities for the project. It shall contain the following elements:

1. Stationary equipment such as motors, pumps, welding equipment shall be place over drip pans or other containment apparatus;
2. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.
3. All grading and construction activities shall comply with standard conditions of approval to reduce dust generation to minimal levels through implementation of best management practices for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems as discussed in the Air Quality section above.

No further mitigation is required.

Finding: For this "Hazards and Hazardous Substances" category, compliance with standard conditions of approval as discussed above will reduce potential impacts to less than insignificant levels.