



# CITY OF SCOTTS VALLEY

## PLANNING DEPARTMENT

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November 8, 2019

City of Scotts Valley  
Community Development Department  
One Civic Center Drive  
Scotts Valley, CA 95066

**RE: Notice of Preparation of an Environmental Impact Report for the Oak Creek Park Project**

As the Lead Agency, the City of Scotts Valley will prepare an Environmental Impact Report (EIR) for the Oak Creek Park Project (APN 022-162-76). The City welcomes the Office of Planning and Research (OPR), trustee and responsible agencies input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. This notice is also being mailed to the property owners within 300 feet of the project, as a courtesy, to let them know that an EIR is being prepared. There will be future opportunities for the public to comment on the EIR and project such as when the draft EIR is complete and becomes available for public review.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached. For the public notice, the attachment to this letter can be found at the following link on the City website:

<https://www.scottsvally.org/358/Oak-Creek-Park---Mixed-Use-Development>

Per State law, the deadline for your response is 30 days after receipt of this notice, on or before December 9, 2019; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

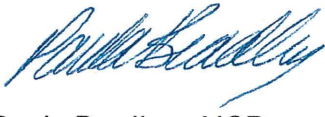
Paula Bradley, AICP  
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Governor's Office of Planning & Research

NOV 14 2019

STATE CLEARINGHOUSE

Sincerely,

A handwritten signature in blue ink, appearing to read "Paula Bradley".

Paula Bradley, AICP  
Contract Planner  
City of Scotts Valley  
Community Development Department

## Notice of Preparation of an Environmental Impact Report for the Oak Creek Park Project

### Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

### Project Location

The project site is located on a 3.56-acre site at the intersection of Glen Canyon and Mt. Hermon Road in the City of Scotts Valley. See [Figure 1: Project Location](#).

### Project Background

The project site is currently vacant. In 1991, the City approved a three-lot subdivision to build three commercial buildings, however, the project was never constructed. In 1997, the City approved the Oak Creek Park Business Center to create three lots and build three commercial buildings (two 2-story buildings and one 1-story building), subject to mitigation measures. The one-story building was built at 3600 Glen Canyon Road. The approved two 2-story buildings (approx. 48,000 square feet) were not built. In 2008, the City reviewed a project to create 13 lots and build two one-story commercial buildings (24,500 sf.) and a two-story, 10-unit townhouse building. The applicant later withdrew their application and this project was never constructed.



## Project Description

The project is a mixed-use commercial (24,973 sf.) and residential (52 units, 55,055 sf) development. A Parcel Map is required to subdivide the 3.56 acre project site into 2 lots; a residential lot and a mixed-use lot, as shown in [Figure 2: Site Plan](#).

Lot 1 (45,250 sf / 1.03 acre) would be rezoned and redesignated from C-S Commercial Service to R-M-6 Medium High Density (6,000 sq. ft. minimum lot size, 7.5 dwelling units/acre) for eight townhouse-style three-bedroom apartment units and associated parking and site improvements.

Lot 2 (43,255 sf / 2.52 acres) includes the construction of mixed-use commercial and residential apartments in two buildings and would remain C-S Commercial Service zoning district. Building A is comprised of a partially below-grade, parking garage, one level of commercial (15,063 sf) and two levels of residential above. The residential units include a mix of studios, one and two bedroom apartments, totaling 44 units. Building B is a two-story, 9,910 sf. commercial use. The primary use on Lot 2 would be commercial and secondary use would be residential. See [Figures 3a-c: Simulated Views of the Proposed Project](#).

The project would include 208 parking spaces. Project construction would require the removal of nine protected trees (6 oaks, 1 pine and 2 sycamores).

In addition to certification of a Final EIR, the proposed project will require the following City approvals:

- General Plan Amendment to change the existing land use designation on Lot 1 from Commercial-Service (C-S) to Medium High Residential/Planned Development (R-M-6)
- Zone Change on Lot 1 C-S to Medium High Residential/Planned Development (R-H/PD)
- Planned Development
- Minor Land Division
- Use Permits
- Design Review

## Project Alternatives

The Draft EIR will include an evaluation of various alternatives including a no-action alternative. Other alternatives will include an alternative consistent with current CS zoning and a reduced density alternative. Additional alternatives will be considered based on comments received on this NOP and the analysis of impacts in the Draft EIR.

## Potential Environmental Impacts of the Proposed Project

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from development of the project as proposed. Where potentially significant environmental impacts are identified, the EIR will also



discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate.

The level of analysis in the EIR for each environmental resource is described below.

### ***Aesthetics***

The EIR will discuss the visual setting and any impacts that would potentially occur as a result of the project.

### ***Agriculture***

The project site is not used for agricultural purposes so this environmental resource topic will not be addressed in the EIR, apart from a brief analysis under the EIR section "Environmental Resources Considered But Eliminated."

### ***Air Quality***

The EIR will describe the existing air quality conditions in and adjacent to the project site and will evaluate the project's potential air quality impacts, including short-term air quality impacts associated with construction and consistency with guidelines as defined by the Monterey Bay Air Resources District.

### ***Biological Resources***

The project site is vacant and supports annual grassland, a small patch of coastal prairie, coast live oak tree groves, a poison oak thicket, and non-native tree groves (acacias and other landscape trees).

The EIR will describe the characterize and map the major plant communities within the proposed project area. It will also identify sensitive biotic resources, including habitats, plant or wildlife species of concern including the potential for presence of the Mt. Hermon June beetle, a federally listed species. The EIR will evaluate the potential effects of the proposed project activities on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

### ***Cultural Resources***

The subject property is located in a mapped area of "moderate archaeological sensitivity" in the General Plan Conservation & Open Space Figure OS-2, "Archeological Sensitivity Zones". Due to the level of earth disturbance required, archaeological monitoring will be required as a standard condition of approval

The EIR will discuss potential impacts to various cultural resource classes (i. e. Native American sites, potential historical resources) within the project site and will include mitigation measures to reduce potential impacts to a less than significant level.

### ***Geology and Soils***

The property is not located within a State of California Earthquake Fault Zone (formerly known as Alquist-Priolo Special Study Zone) and no mapped fault traces are known to cross the site. The property is not located in the General Plan Safety Element Map S-4 "Landslide Deposits". The subject property is not mapped in the General Plan Safety Element Map S-5 "Slopes".

The EIR will discuss the existing geologic and soil conditions, including potential impacts from seismic activity, on the project site, and will discuss the potential for the project to result in impacts to geology and soils on the site.

### ***Greenhouse Gas Emissions***

The EIR will examine the potential for the project to result in global climate change impacts due to greenhouse gas emissions.

### ***Hazards and Hazardous Materials***

The project property is not included on a list of sites from Santa Cruz County Environmental Health Services Agency, where hazardous materials were previously used or stored. General Plan Safety Element Figure S-6 "Evacuation Routes" shows Mt. Hermon Road as a primary evacuation route in the City's Emergency Response Plan. The addition of the project will not change the function of Mt. Hermon Lane as a primary evacuation route. A Phase I Environmental Assessment (Phase I) will be prepared for the project site.

The EIR will summarize the findings of the Phase I and discuss the project's potential to create significant hazards to the public or environment or emit hazardous emissions or handle hazardous materials.

### ***Hydrology and Water Quality***

Development of the project will create impervious surfaces and thereby reduce the area available for groundwater infiltration. Although the subject property is located in a mapped area of "High Protection/ Recharge" in the General Plan Conservation and Open Space Element Figure OS-5 (Hydrological Resources), the project site was mistakenly included in this mapped area, which would require a detailed hydrological evaluation to mitigate the loss of recharge for all proposed construction. At the south part of the site, about 66% or more of the underlying soils are Danville loam, which have slow infiltration rate when thoroughly wet, and a slow rate of water transmission. Based on an analysis done by Kennedy/Jenks in 2011 for the Scotts Valley Water District, and confirmation by the District Executive, the project site is considered not to be suitable for groundwater recharge.

The EIR will discuss the hydrologic and hydraulic conditions on the project site as well as drainage conditions in the project area and the potential for flooding. Potential water quality impacts and conformance with the Scotts Valley Stormwater Technical Guide (2104), as well as applicable Regional Water Quality Control Board requirements, will be addressed.



### ***Land Use and Planning***

The EIR will discuss the proposed project's consistency with adopted plans and policies.

### ***Mineral Resources***

The subject property is located in a mapped area of "Resource Zone Undetermined" (1994 General Plan Conservation and Open Space Element, Figure OS-4, "Mineral Resource Zones").

The project site is not used for any mining or quarrying activity. As such, this environmental resource topic will not be addressed in the EIR, apart from a brief analysis under the EIR section "Environmental Resources Considered But Eliminated."

### ***Noise***

Most of the project site is located in noise contours ranging from 60 to 70 dBA, as shown in General Plan Noise Element Figure N-1, "Existing Noise Contours". The General Plan Noise Element uses 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 EIR will include a discussion of noise impacts primarily resulting from project construction. The analysis will identify the existing setting and the noise levels associated with construction activities. Post-construction project operations are not expected to increase noise levels beyond what is currently occurring at the site. Conformance to the City of Scotts Valley's noise guidelines will be analyzed.

### ***Population and Housing***

The proposed project would result in a relatively small increase in population and housing that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley.

As such, this environmental resource topic will not be addressed in the EIR, apart from a brief analysis under the EIR section "Environmental Resources Considered But Eliminated."

### ***Public Services and Recreation***

Although the proposed project is an in-fill project located within an urban environment, impacts to public services and recreation will be evaluated. The EIR will assess the potential for the project to result in substantial adverse physical impacts to public services (such as fire and police protection services) and the potential for the project to impact public recreation facilities.

### ***Transportation and Traffic***

The EIR will describe the existing roadway conditions in and around the site, including the local streets and intersections, and provide an analysis of impacts including those impacts that would



occur during construction. This will include potential construction and long-term impacts to local city roadways and Caltrans facilities (i.e. Highway 17) in the immediate surroundings.

Intersections to be analyzed are:

1. Mt. Hermon Road / Spring Lakes Drive (Signalized)
2. Mt. Hermon Road / Scotts Valley Drive (Signalized)
3. Mt. Hermon Road / Glen Canyon Road (Signalized)
4. Mt. Hermon Road / La Madrona Drive / SR 17 Southbound off-ramp (Signalized)
5. Bean Creek Road / Scotts Valley Drive (Signalized)
6. Glen Canyon Road / Project Driveway (Unsignalized)
7. Mt. Hermon Road / Project Driveway (Unsignalized)

The traffic analysis will address both level of service (LOS) and vehicle miles travelled (VMT).

### ***Utilities and Service Systems***

The Utilities and Service Systems section of the EIR will address water supply, wastewater, electricity, natural gas, and communications. Project-related demand for facilities and services will be estimated and compared against existing capacity and proposed future capacity associated with the proposed project. Anticipated impacts will be assessed based upon a comparison of the increased demand for services and utilities and the ability of the City and other utility districts to accommodate this increased demand.

### ***Cumulative Impacts***

The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts.

### ***Other Required Sections***

The EIR will also include, as appropriate, other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical reports will be provided in a technical appendix.

Figure 1: Project Location Map





### Figure 2: Project Site Plan

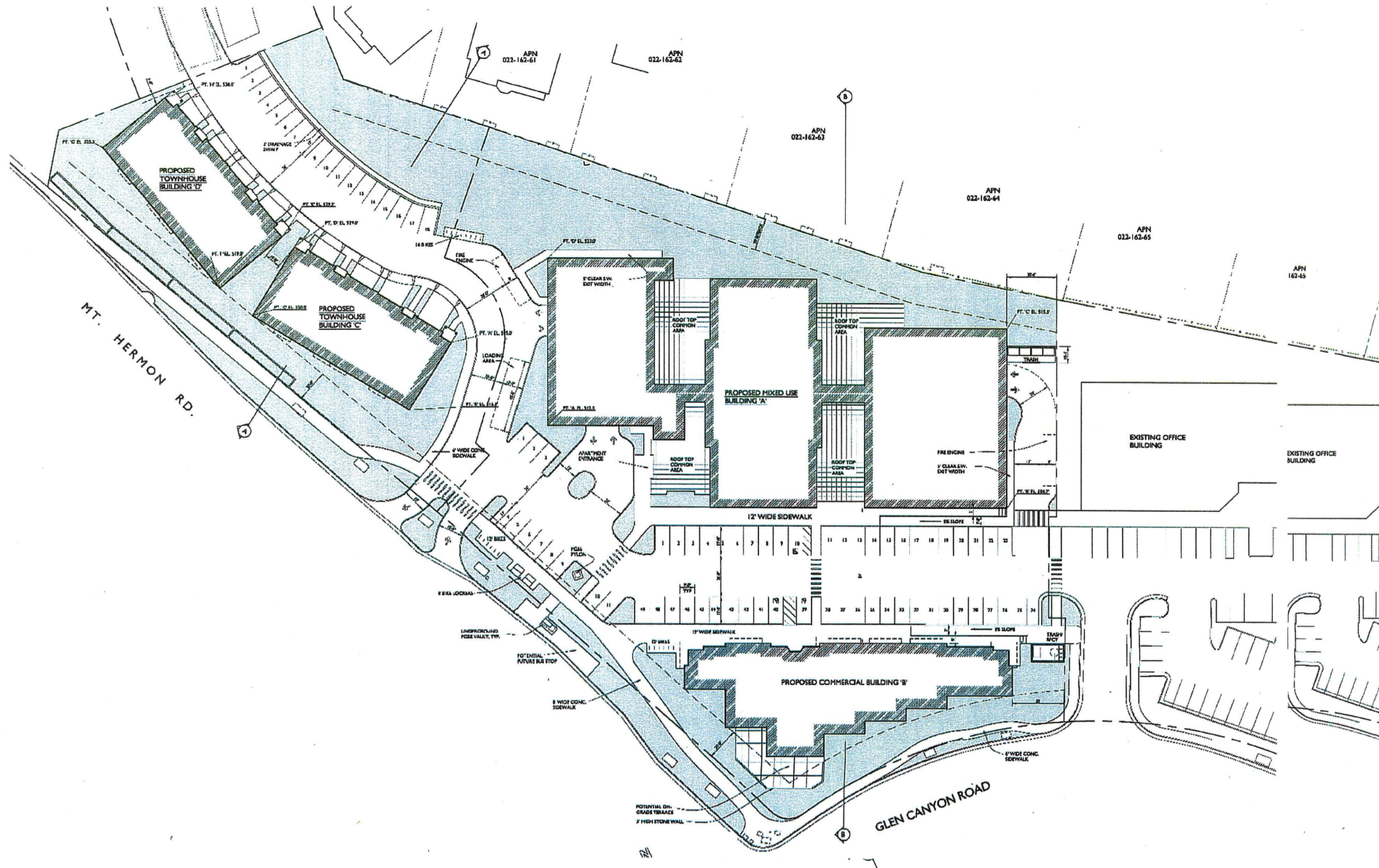




Figure 3a: Simulated View of Proposed Project Looking East on Mt. Hermon Road





Figure 3b: Simulated View of Proposed Project Looking North from Mount Hermon Road





Figure 3c: Simulated View of Proposed Project Looking West from Glen Canyon Road

