



CITY OF SCOTTS VALLEY

SCOTTS VALLEY PLANNING AND BUILDING DEPARTMENT

1 Civic Center Drive • Scotts Valley • California • 95066

Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvalley.org

January 30, 2017

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
Aviza Residential Project**

As the Lead Agency, the City of Scotts Valley will prepare an Environmental Impact Report (EIR) for the 440 Kings Village Road (former Aviza site) General Plan Amendment and Zone Change Project (APNs: 022-221-01, -02, -03, -04, and -05). The City welcomes your 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.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice, on or before March 1, 2017; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

Mr. Taylor Bateman
Acting Community Development Director
City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066
tbateman@scottsvalley.org
831-440-5633

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Acting Community Development Director

Notice of Preparation of an Environmental Impact Report for the Aviza Residential 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 approximately 21-acre project site is located at 440 Kings Village Road in the City of Scotts Valley (APNs: 022-221-01, -02, -03, -04, and -05). Primary access to the site is provided via Kings Village Road, which intersects with Bluebonnet Lane. Kings Village Road extends through the site, serving as the internal site roadway. An emergency only vehicle access road extends from the project site to Bean Creek Road. See [Figure 1: Project Site Location](#), below.

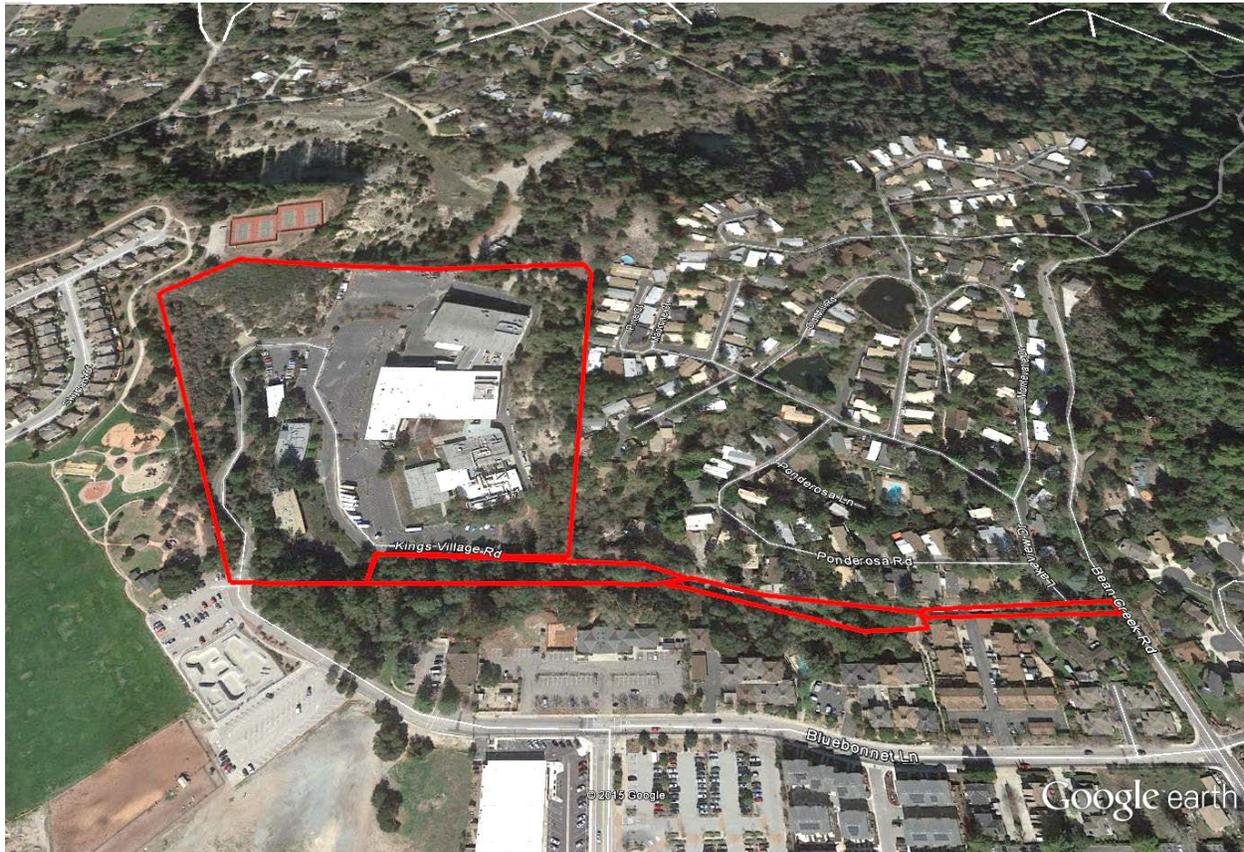


Figure 1: Project Site Location

Project Background

The project site was used for semiconductor manufacturing from approximately 1960 to 2011 under several property owners, with the two longest owners being Watkins Johnson (1963–1999) and Aviza Technology (2003–2009). Aviza decommissioned the facility in 2011 and sold the property.

The site is on the United States Environmental Protection Agency’s national priorities list for known or threatened releases of hazardous substances, pollutants, or contaminants. Site clean-up and remediation activities began in 1987 and was completed in 2016.

Five structures currently exist at the site for a total of 213,000 square feet (sf). Three small structures are located along the west side of the property and two large structures are located along the east side of the property. Surface parking areas and an internal roadway are also located on the site.

Spaces within the buildings on the site are currently partially occupied by tenants in a variety of manufacturing and light industrial uses, and parking areas are used for recreational and other vehicle parking and storage.

Project Description

The proposed project is a General Plan Amendment and Zone change of the 21-acre site from Light Industrial to Residential Medium High Density (approximately 12 acres) and Open Space (approximately seven acres). The remaining two area are roadways. Additionally, approximately two acres would be dedicated for an on-site roadway. The applicant of the proposed project is 440 Kings Village, LLC (applicant).

Per the Land Use Element of the City's General Plan, the allowable density for Residential Medium High Density is 5-9 units per gross acre. However, as described in Chapter 17.12 of the City of Scotts Valley Municipal Code (SVMC), the minimum individual lot area within the R-M-6 zone is 6,000 sf. This would allow for the potential future development of up to 87 dwelling units on the 12 acres of re-zoned R-M-6 land.

Based on anticipated site constraints and City development requirements, a conservative maximum allowable density of 87 residential units has been assumed for purposes of environmental review. A final maximum allowable residential density for the site will be determined through a Planned Development (PD) process for the site which will be required once a specific project application has been submitted.

Regardless of dwelling unit count, future residential development on the site will be limited to disturbed areas, which includes the existing buildings and paved parking and roadway areas.

A portion of the project site includes a secondary access road (Kings Village Road) from the industrial area up to Bean Creek Road. This roadway will limited to emergency vehicle access only, as well as non-vehicular access for pedestrians and bicyclists.

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

- General Plan amendment
- Zone change

Project Alternatives

The EIR will include an evaluation of various alternatives including a no-action alternative. Additional alternatives will be considered based on comments received on this NOP.

Potential Environmental Impacts of the Proposed Project

The EIR will describe the existing environmental conditions in the project area and will identify the significant environmental impacts anticipated to result from future subsequent to the General Plan Amendment and Zoning change. 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.

Because the proposed project is a land use designation change without a specific physical land development plan, certain sections of the EIR will be prepared at a programmatic-level. Where practical and feasible, environmental issues will be described at a project-level, based on anticipated future residential development consistent with the R-M-6 zoning requirements.

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. Potential impacts to aesthetic resources will be addressed at a project-level of environmental analysis.

Agriculture

The project site is not used for agricultural purposes, thus 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 air quality impacts that would potentially occur as a result of the project, including short-term air quality impacts associated with construction and consistency with guidelines as defined by the Monterey Bay Unified Air Pollution Control District. Potential impacts to air quality will be addressed at a project-level of environmental analysis.

Biological Resources

The project area contains six endangered insects and plant species that are located within the Zayante sandhills, namely; Mount Hermon June beetle, Zayante Band Wing grasshopper, Ben Lomond Spineflower, Ben Lomond/Santa Cruz Wallflower, Ben Lomond Buckwheat, and Silverleaf Manzanita.

Nine plant communities occur in the project area. Two of the communities are indigenous to the Zayante sandhills, namely Sand Parkland and Sand Chaparral. Other communities include Mixed-Sand Chaparral and ornamentals, annual grassland, Coyote Bush-Elderberry scrub, Oak woodland with scattered pines, riparian, mixed-deciduous and coniferous forest, and landscape trees.

The existing biotic resources in the project area will be identified through a reconnaissance-level field survey. During the field visits, the dominant vegetation will be identified, including the location of nearby watercourses or ponds, riparian vegetation or other potentially environmentally sensitive areas. The assessment will focus on the identification of any known or potential sensitive biotic resources, including habitats of concern and potential occurrence of

special status species. Impacts to biological resources that would potentially occur as a result of the project will be addressed at a project-level of environmental analysis.

Cultural Resources

The project site has been developed with former commercial manufacturing facilities, associated surface parking, and internal roadways. No historical resources are located on the site and the project site is designated by the City of Scotts Valley as being within a Low Sensitivity Zone and High and Moderate Sensitivity Zone for potential archaeological resources. Based on prior and existing uses, site location, and standard City of Scotts Valley conditions of approval, the project site is not considered sensitive for cultural resources. Therefore, 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.”

Geology and Soils

The EIR will discuss the existing geologic and soil conditions, including potential impacts from seismic activity, on the project site, and will discuss impacts that would potentially occur as a result of the project at a programmatic-level of environmental analysis.

Greenhouse Gas Emissions

The EIR will examine the potential for the project to result in global climate change impacts due to greenhouse gas emissions. The EIR will evaluate greenhouse gas emission impacts that would potentially occur as a result of the project at a project-level of environmental analysis.

Hazards and Hazardous Materials

The project site has been listed on the EPA’s National Priority List (NPL) since 1987 and is an listed Superfund site that has undergone significant environmental cleanup as a result of historic chlorinated solvents (trichloroethene [TCE] and tetrachloroethene [PCE]) discharge into the facility’s septic leach fields and drainage pits. The bulk of assessment and cleanup work has been completed in accordance with the EPA’s 1990 Record of Decision (ROD), which established the remedy for the project site.

The groundwater extraction and treatment system continues to operate and function as designed. This extraction system, monitoring program, and the Revised Remedy Optimization Work Plan (Arcadis, June 2015) will continue to be implemented by the responsible party following any transfer of property ownership. On-going cleanup and data collection to be completed by the responsible party will include:

- Continued groundwater pumping to capture the residual chlorinated solvent plume until the cleanup goal is achieved (i.e., 5 µg/L PCE and TCE solvents).
- Additional investigation designed to delineate the southern extent of the chlorinated solvent plume (i.e., surface geophysical survey, transducer study and soil borings).

A number of remediation reports have been prepared for the project site documenting the clean-up effort and requirements for full remediation that would allow for residential development. The EIR will summarize the findings and recommendations from these reports and evaluate the potential for hazards and hazardous materials impacts that would potentially occur as a result of the project at a project-level of environmental analysis.

Hydrology and Water Quality

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 (2014), as well as applicable Regional Water Quality Control Board requirements, will be addressed. However, without defined land development site plans, project-level analysis for potential impacts to hydrology and water quality cannot be assessed and, therefore, a programmatic-level analysis will be provided in the EIR.

Land Use and Planning

The EIR will discuss the proposed project's consistency with adopted plans and policies. This analysis will be project-level, as the project is a proposed General Plan amendment and zone change.

Mineral Resources

Although the site was a previous quarry site in the early 1900s, the project site is not currently 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

The EIR will include a discussion of noise impacts that would potentially occur primarily resulting from accommodated future residential development construction. The analysis will identify the existing setting and the noise levels associated with construction activities. Post-construction anticipated residential development operations are not expected to increase noise levels significantly beyond what is currently occurring at the site and within its vicinity. Conformance to the City of Scotts Valley's noise guidelines will be analyzed. Noise impacts that would potentially occur as a result of the project will be addressed at a project-level of environmental analysis.

Population and Housing

The proposed project may result in accommodating 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 2014 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 accommodated future residential development on the project site would be located within an urban environment, potential impacts to public services and recreation will be evaluated. The EIR will assess the potential for anticipated future residential development to result in substantial adverse physical impacts to public services (such as fire and police protection services) and the potential for the future development to impact public recreation facilities. Impacts that would potentially occur as a result of the project will be addressed at a project-level of environmental analysis.

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 in the immediate surroundings. Potential impacts related to future residential development on the project site will be evaluated at a project-level, based on trip generation rates for an 84 unit residential project.

Utilities and Service Systems

The Utilities and Service Systems section of the EIR will address water supply, wastewater, electricity, natural gas, and communications. Future residential development-related demand for facilities and services will be estimated and compared against existing capacity and proposed future capacity associated with anticipated future development. 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. However, without defined land development site plans, project-level analysis for potential impacts to utilities and service systems cannot be assessed and, therefore, a programmatic-level analysis will be provided in the EIR.

Cumulative Impacts

The EIR will include a discussion of the potentially significant cumulative impacts of the project, and impacts that would potentially occur with accommodated future residential development on the site, 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.