

**City of Scotts Valley**  
**CULTURAL RESOURCE PRESERVATION COMMISSION**  
**STAFF REPORT**

**Date:** March 3, 2016

**Applicants:** City Ventures, LLC  
Coast Redwood Hospitality

**Property Owner:** City Ventures, LLC

**Applications:** Cultural Resource Alteration CRA15-001

**Location / APN:** No situs/address; former Borland Phase II site at the end of Santa's Village Road north of Granite Creek Road) / 024-031-17

**General Plan / Zoning:** Industrial-Research & Development / I-RD(PD)

**Request:** Consideration of a Cultural Resources Alteration permit as part of a Final Environmental Impact Report (FEIR) and planning permit applications to subdivide a vacant 6.8-acre parcel and build 50 townhouses, a 120-room hotel, and related property improvements.

**Staff Planner:** Michelle Fodge, AICP, Senior Planner

**STAFF RECOMMENDATION**

Staff recommends that the Cultural Resources Preservation Commission conduct a public hearing, hear public testimony, consider the application, and recommend approval of Cultural Resources Alteration CR15-001, subject to mitigation measures, to the City Council who will consider the application and proposed project at a public hearing tentatively scheduled on March 16, 2016.

**PROJECT DESCRIPTION**

On the vacant 6.80-acre site, the applicants propose to build 50 residential townhouse-style condominiums on 4.32 acres and a 120-room hotel (approximately 87,000 square feet) on the remaining 2.48 acres. The hotel is a four-story complex and would operate under a select-service, extended-stay model. In three-story buildings, the 50 residential townhouses are approximately 1,700 square feet in size with three to four bedrooms, plus a 2-car garage. The proposed projects would be built separately.

## **DISCUSSION**

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), shows that nearly all of the property is located in an area of "High Sensitivity Prehistoric" for cultural resources. Per an analysis by Archaeological Resource Management (ARM) in 2014, there is one previously recorded archaeological site within the project site and two additional archaeological resources in the vicinity but not formally recorded. Furthermore, prehistoric Native American artifacts were noted on the northeast side of the project site during surface reconnaissance by ARM.

Project grading and excavation could adversely affect archeological and paleontological resources, and the impact could potentially be significant. Therefore, to reduce potential impacts to less than significant levels, the following three mitigation measures have been prepared and are included in the required Mitigation Monitoring and Reporting Program (MMRP) of the FEIR for the other planning permit applications (entitlements) of the proposed project:

1. **MM CR-1.1 Archaeological Testing Program 1:** The applicant for the hotel development shall implement this mitigation measure on the hotel development property. The applicant shall hire a qualified archaeologist to design and undertake an archaeological testing program. The program shall recommend that a qualified archaeologist be present and monitor all earthmoving activities. The program shall recommend protocols to be undertaken if potential historical or unique archaeological resources are discovered during construction. The program shall dictate procedures to be performed if an archaeological find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible. Such procedures shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The archaeological testing program shall be reviewed and approved by the Community Development Director prior to issuance of the grading permit.
2. **MM CR-1.2 Archaeological Testing Program 2:** The applicant for the residential development shall implement this mitigation measure on the residential property. The applicant shall hire a qualified archaeologist to design and undertake an archaeological testing program consisting of three hand-excavated 1 x 1 meter units to be carried out in the area of the quartzite lithic materials. The archaeologist shall summarize the results of this program in a report to be reviewed and approved by the Community development Director prior to grading permit issuance.
3. **MM CR-2 Paleontological Resource Monitoring:** The applicants for both the hotel development and the residential development shall implement this mitigation measure on their respective development properties. Prior to issuance of a grading permit, the applicant shall hire a qualified paleontologist to review the final grading plans and final geotechnical report for the project. Based upon a review of

these documents, the paleontologist shall prepare a technical memorandum indicating the likelihood of encountering paleontological resources during construction and submit to the Community Development Director for review. If the likelihood is low, no further action is required and the mitigation shall be considered complete. If the likelihood is moderate-to-high, the paleontologist shall conduct intermittent monitoring during earth-moving activities. The paleontological monitor shall have the authority to temporarily (within one working day) divert or redirect grading to allow time to evaluate any exposed fossil material. During monitoring and salvage, any scientifically significant specimens shall be properly collected after evaluation by, and under the supervision of, the paleontologist. Specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and curated in a suitable repository that has a retrievable storage system. A final report shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the City of Scotts Valley, signifying the end of mitigation. Another copy shall accompany any recovered fossils, along with field logs and photographs, to the designated repository.

**FINDINGS**

Staff believes that the following required findings can be made to approve Cultural Resources Alteration CRA15-001, subject to mitigation measures attached hereto and also incorporated herein the FEIR for the proposed project.

- A. *The action proposed is consistent with the purposes of cultural resource preservation as set forth in this title.*** The project meets the requirement of this finding in that Testing Programs 1 and 2 by a qualified archaeologist will ensure that archaeological resources are not destroyed if discovered during project grading or other subsurface work.
  
- B. *The action proposed retains the archaeological and paleontological value and significance of the cultural resource.*** The project meets the requirement of this finding in that any artifacts found will be evaluated, consistent with City and state regulations.

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\* Please note that a hard-copy is available to review in the lobby at City Hall, Monday-Thursday 8AM-12PM and 1PM-5PM, at One Civic Center Drive, Scotts Valley.  
 An electronic copy is also available on this page of the City’s website:  
[http://www.scottsvally.org/planning/Enterprise\\_Way.html](http://www.scottsvally.org/planning/Enterprise_Way.html)

*Please call the City at (831) 440-5630 if you have any questions.*

### **Required Mitigation Measures**

(also included with the other entitlements for the FEIR Enterprise Way;  
50 townhouses and 120-room hotel and related property improvements)

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