

Exhibit E
Hotel Conditions of Approval
(#1 - #78)

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. The property owner 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. Before issuance of any building/grading permits or transfer of title, the developer shall record a signed copy of a "Memorandum of Agreement Regarding the Conditions of Approval" at the County Recorder's Office. Planning Department staff will provide the document to record. The applicant shall provide a conformed copy to the Planning Department.
4. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all appropriate required fees before starting any grading/earth disturbance on the property.

PLANNING DEPARTMENT

5. The approved planning permits include Planned Development Permit PD15-001B, Use Permit U16-002, and Design Review DR16-001 for a hotel, signage, and related site improvements, as shown in the plans prepared by Iland Engineers and Rhys Architects (stamp dated 1/19/2016) stamped approved, which are on file in the Planning Department.
6. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit B, to the satisfaction of the Community Development Director (CDD).
7. 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 CDD and CDD confirmation regarding the level of environmental review and planning permits required before any earth disturbance. 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 applicant.

8. The developer and future project residents shall comply with the Mitigation Measures in Final Environmental Impact Report and Mitigation Monitoring and Reporting Program, which are listed in Exhibit A of this Planning Commission Resolution and will be included in the Conditions with the documents for City Council review, to be scheduled.
9. Before grading permit issuance, the developer shall submit a mitigation measure compliance monitoring fee deposit for ten (10) hours of staff time at the existing rate. Any unused time shall be refunded at a final building inspection.
10. All requirements of the Santa Cruz County Environmental Health shall be met prior to operation of the facility.

Use

11. The maximum stay for any guest shall be no more than 29 days. When a guest stay reaches 29 days the guest shall check out for at least two days before returning as a guest.

Design

12. All mechanical equipment shall be screened from public view.
13. To the extent feasible all mechanical equipment shall be enclosed to muffle noise.
14. The trash enclosures shall be reviewed and approved by the Community Development Director to ensure consistency with Section 17.44.20(C)10 of the Scotts Valley Municipal prior to trash enclosure construction.
15. Green Waste shall review the trash enclosure to ensure functionality prior to construction of the enclosure.
16. The outdoor storage of material is prohibited.

Landscaping

17. The final landscape design shall be reviewed and approved by the Community Development Director.
18. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.

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

Fencing and Walls

20. The materials, locations and heights of the retaining walls and fences shall be approved by the Community Development Director prior to issuance of grading or building permit

Streets

21. All future street names shall be reviewed and approved by the City. Prior to Final Map approval, the project applicant shall work with the City to establish street names that reflect the history and character of Scotts Valley. Approved street names shall be shown on the Final Map.
22. The EVA access gate between the residences and the hotel shall be designed to provide the maximum amount of privacy for the residences while providing necessary access for emergency vehicles. The property owners of both the hotel and the residential subdivision shall work with the City and emergency responders to achieve these objectives prior to building permit final for residential units 5 and 6.

Signs

23. Sign lighting shall be minimized to reduce light leakage beyond sign perimeters and to minimize ambient light pollution. To the extent feasible light sources shall not be directly visible.
24. The proposed "Beacon Light" shall be reviewed and approved by the Community Development Director for consistency with City's design standards prior to full operation.

Lighting

25. The final lighting plan shall be reviewed and approved by the Community Development Director prior to issuance of building permit.
26. Lighting impacts to adjacent residences shall be minimized. Where feasible, property owner shall use dimmers or other sensors that lower lighting levels when exterior lighting is not in use.
27. To ensure that the project lighting is consistent with City policies and design guidelines and to minimize project light & glare on adjacent properties, all exterior lighting shall be at the lowest level for security, aesthetics, safety and identification without interfering with adjacent properties. High-intensity outdoor

lighting shall be prohibited. Additionally, all exterior lighting on future residences shall be low-profile, low-intensity directed downward with shields/guards, subject to review and approval by the Community Development Director (CDD).

Grading

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

BUILDING DEPARTMENT

29. The developer shall obtain any required grading and/or building permit(s) and pay applicable fees.
30. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
31. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
32. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).
33. All buildings shall be designed to comply with the current codes in effect at the time of building permit issuance.
34. 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.
35. All structures shall comply with the most current California Energy Commission Standards (Title 24).
36. 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 Community Development Director (CDD).
37. Structural calculations shall be submitted and wet-signed by the Engineer of record.
38. Provide names of Special Inspectors with certifications as required.
39. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits.

40. All new utilities shall be installed underground.
41. The applicant 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.
42. Site drainage erosion control and foundation plans must be reviewed and approved by a soils engineer.
43. Grading and building permit plans shall include separate full-sized sheets listing the required Mitigation Measures and Conditions of Approval.
44. An engineered grading permit shall be required.
45. Retaining walls shall require an engineered design.
46. 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.
47. 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.

PUBLIC WORKS DEPARTMENT- ENGINEERING DIVISION

Standard

48. 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.
49. 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.)

50. Engineered Improvement Plans shall be submitted for all on site and off site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, sanitary sewer, water, street lights, street signs, mailboxes, street trees, street lights, electric, telephone, gas, cable television, and any other proposed utility, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required to satisfy 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.
51. Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.
52. 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.
53. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
54. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
55. 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".
56. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned to the satisfaction.
57. Applicant shall request a sewer allocation for the project from the City Engineer. Sewer allocations expire within 90 days, therefore the applicant should make the sewer allocation request no earlier than 90 days prior to the start of construction. The request shall be in writing and may be approved or denied by the City Engineer, depending on the availability of sewer hook-ups.

58. Applicant shall construct storm drain facilities in conformance with data and analysis and current City regulations for water quality and waste discharge that are in effect at the building permit stage, as determined and required by the Public Works Director/City Engineer.
59. Developer shall pay the cost to accomplish the utility design and construction to underground any 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, to the satisfaction of the Public Works Director/City Engineer.
60. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
61. 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.
62. The final map shall be submitted to the City's Public Works Department on an Auto CAD drawing, as specified by the Public Works Director, prior to recording. There shall be no gaps between the lines. All parcel lines should intersect with single-family lots, right-of-ways, or parcel lines. There shall be no undershoots or overshoots. The applicant shall be responsible for all changes to the file that are required.
63. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
64. 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.
65. Before a Final Map is recorded, the applicant shall provide any necessary easements for PG&E and other utilities to provide new services.

66. If any work is proposed in the Caltrans right-of-way (Highway 17), the developer shall obtain a prior encroachment permit from Caltrans before any work begins, and shall obtain prior review and approval by the CDD of such work.

Project-specific

67. Pre-Construction Meeting: In order to ensure that the mitigation measures 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 and silt fencing, the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, the grading contractor supervisor, the project biologist, the Civil Engineer, the City of Scotts Valley Planning staff, the City Engineer, and the Public Works Director. The temporary construction fencing demarcating the disturbance envelope and silt fencing will be inspected at that time.
68. Provide profiles of all proposed roads, driveways, retaining walls, storm drains, sewers, and water lines.
69. To ensure that the developer repairs any damage to City-maintained streets that is caused by project construction, the developer shall provide a set of current (pre-project) photos of Santa's Village Road to the Public Works Director for review and approval.
 - a. After project construction and before occupancy, the Public Works Director shall inspect the road and determine if any repairs are required to restore the road to the pre-project condition; and,
 - b. The developer shall complete any required repairs to the road to the satisfaction of the Public Works Director before City sign-off on the building permit(s) and occupancy of any unit.

City Public Works Department - Wastewater Division

70. All sanitary sewer mains, laterals, manholes, and pump stations inside all of the facilities shall be private except for the main trunk line and manholes in the Santa's Village Road / Enterprise Way right-of-ways.
71. Every sewer lateral crossing a curb line shall be marked with an "S" stamped in the face of the curb.
72. Plans do not currently indicate a water softener. Commercial water softeners are only permitted if they are exchange-base systems, where a vendor comes and picks up columns of brine and exchanges them for new ones. Systems that back-flush and discharge brine to the sewer are not permitted since the City of Scotts Valley recycles water for irrigation

73. All trash enclosures are required to have overhead coverage. It is not indicated if the trash enclosure will have overhead coverage. If the trash enclosure has a drain it shall be routed to the sanitary sewer. This drain shall not be connected to the storm drain
74. Please contact the Environmental Compliance Inspector at (831) 706-7384 to inspect after construction is complete to ensure compliance.

Scott Valley Fire Protection District

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

Scott Valley Water District

76. A Main Extension Agreement will need to be executed between City Ventures and SVWD.
77. Future improvement plans and construction documents shall address specific comments made on SVWD letter dated February 17, 2016.
78. All recycled water systems must be designed according to the SVWD Rules and Regulations and must conform to the [Recycled Water Irrigation Systems Standard Notes and Details](#).

Signature of Bijal Patel, Applicant

Date