

Land Use Element:

FY05-06 Annual General Plan Tracking Report

Please see the accompanying City Council staff report dated June 21, 2006 at

<http://www.scottsvally.org/planning.html>

GP Ref.	Statement	Dept./ Comm.	Status
LG-1.	<i>To promote a range of land uses to ensure a balanced community.</i>		
LO-2.	<i>To designate a variety of residential uses.</i>		
LP-3.	The City shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element goals and environmental constraints.		
LA-4.	The Planning Director shall maintain a map of available residential land uses and shall provide an annual report to the City Council on the availability of housing sites to meet all City needs.	Plng	On-going; City Council reviews in the Resource Management Report (every other year). A new vacant lands map was created in 2003, as part of the Housing Element update.
LA-5.	The City shall redesignate, as appropriate, non-residential land uses for residential use to meet the identified housing demand if the report of the Planning Director so justifies it.	Plng/ PC/CC	Completed. Housing Element Update is in progress.
LA-6.	When identifying and zoning available housing sites, utilize AMBAG, State Department of Finance, and any other agency housing data base information as reference to help to determine short-term and long-term housing type and density needs.	Plng	Housing Element Update is in process. A joint City Council & Planning Commission meeting was held in August 2005.
LA-7.	Zone vacant infill sites at densities sufficiently high to encourage development, while respecting the character of surrounding uses.	PC/CC	Completed in 1996.
LA-8.	Zone highest densities along transportation corridors.	PC/CC	Completed in 1996.
LA-9.	Retain Planned Development zone in the municipal code to allow flexibility in residential development.	PC/CC	Complete.
LA-10.	Require the 16.5 acre sand quarry site west of Scotts Valley Drive opposite El Pueblo Road to be developed as a planned development to ensure maximum aquifer recharge, hillside stabilization, appropriate circulation, and conservation of the open space in the redwoods at the rear of the site.	PC/CC 1995	Complete; City Council directed site to be designated Commercial. Policy revised in 1997 to reflect Service-Commercial zoning designation. Slope remediation plan approved in April 2004. Planned Development application forthcoming.
LA-11.	Amend the Zoning Ordinance to allow residential mixed use projects such as daycare, neighborhood retail, and businesses as long as the uses are compatible with residential use.	Plng/ PC/CC	Completed.
LA-12.	The Bethany College area shall be designated as a special treatment area. All future development of the Bethany College area shall be reviewed and considered under the Planned Development zoning regulations.	PC/CC	Complete; designated as a Special Treatment Area.
LA-13.	Implement the land use policies and site design solutions embodied in the Glenwood and Skypark specific plans through rezoning, discretionary permits and approvals. Nothing contained in the General Plan shall be interpreted as inconsistent with the Glenwood or Skypark specific plans as they may be amended from time to time or readopted in an amended form.	Plng/ PC/CC	All specific plans are completed.
LP-14.	In areas where the existing lot pattern or size makes development difficult, the City shall encourage lot consolidation to provide larger sites or alternative patterns for residential development.		

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LA-15.	Identify those areas where lot consolidation would provide sites more suitable for residential development. Acting as the Redevelopment Agency, develop a program to encourage lot consolidation in identified areas in order to promote planned development.	RDA	Considered in areas on a case-by-case basis. Lot consolidation completed with Kelly Court and Windward Place located off Scotts Valley Drive.
LO-16.	<i>Provide for residential densities consistent with slope conditions.</i>		
LP-17.	Land use densities should decrease with increasing land slope.		
LA-18.	The City shall amend the zoning ordinance to encourage construction on the flat or gently sloped areas of a parcel and discourage construction on steeper slopes.	PIng/ PC/CC	Complete; Planned Development Ordinance adopted.
LA-19.	Those areas of a parcel with slopes of less than 25% could be considered for construction consistent with sound development and planning principles.	PIng/ PC/CC	Complete; Planned Development Ordinance adopted.
LA-20.	Land sloped 25% or greater may be considered for a "density transfer" requiring the steeper slopes to be preserved with no disruption and "transferring" the units that would be allowed on the slopes of 25% or greater for construction on the more level portions of the parcel, if these portions are otherwise suitable for higher densities.	PIng/ PC/CC	Complete; Planned Development Ordinance adopted.
LA-21.	Land over 40% slope shall be preserved as open space, with no construction of any kind. During the development of the site the density for the 40% slopes transferred for construction in the areas with a slope of less than 25% if these areas are otherwise suitable for higher densities.	PIng/ PC/CC	Complete; Planned Development Ordinance adopted.
LA-22.	Any density transfer developments may be pursued under the planned development ordinance.	PIng/ PC/CC	Complete; Planned Development Ordinance adopted.
LA-23.	Tree covered slopes, no matter what the percent of slopes, should be preserved to the maximum extent possible.	PC/DR	Complete; Tree Ordinance updated in 2002.
LO-24.	<i>Ensure compatibility between residential development and surrounding land uses.</i>		
LP-25.	The City shall prohibit new land use activities within and in close proximity to residential zones that generate undesirable impacts which cannot be mitigated.		
LA-26.	Through the environmental and permit review process, the City shall identify projects which could impact residential zones in a negative manner, and if such impacts cannot be mitigated, the City shall deny the project.	PC/CC	On-going, part of CEQA and development review processes.
LO-27.	<i>Provide sufficient acreage to promote planned commercial development.</i>		
LP-28.	The City shall promote availability of commercial sites to accommodate a mix of professional office, service commercial, and shopping center developments consistent with the environmental, service, and economic goals of the City.		

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LA-29.	Maintain a map of vacant land and land that could be redeveloped that is available for commercial development. Update the map once per year and make it available to developers.	Plng	On-going; last vacant and underutilized lands map was prepared in 2003 with the Housing Element Update.
LP-30.	In areas where the existing lot pattern or size makes development difficult, the City shall encourage lot consolidation in order to promote planned commercial development.		
LA-31.	Identify those areas where lot consolidation would provide sites more suitable for commercial development. Acting as the Redevelopment Agency, develop a program to encourage lot consolidation in identified areas in order to promote planned development.	Plng/ RDA	Review of Scotts Valley Drive area completed 1998. Lot consolidations completed for Kelly Court and Windward Place.
LO-32.	<i>Ensure that commercial developments maintain the City's aesthetics.</i>		
LP-33.	Commercial developments shall be designed and screened in an attractive manner and thereafter maintained so as to integrate the entire development visually with the overall natural beauty of the Planning Area.		
LA-34.	Commercial development shall be conditioned to install landscaped areas on no less than 10% of the total site area. Landscape maintenance agreements shall be made a condition of permit issuance. This shall be added to the Design Review Guidelines.	Plng/ DR	Complete in that this requirement is part of the Code; on-going as part of the development review process.
LA-35.	The City's Mission Statement describing the character of the City and design standards associated with that character shall be incorporated into the Design Review Guidelines. The Design Review Guidelines shall be approved by the Council and Planning Commission.	DR/ PC/CC	Complete; Commercial/ Industrial Design Guidelines approved in July 1998. Mission Statement updated in 1998.
LA-36.	The City shall pursue a program of amortization and require abatement of those signs not in conformance with the ordinance.	PC/CC	Complete; new sign ordinance adopted in 1996.
LO-37.	<i>Ensure compatibility between commercial development and surrounding land uses.</i>		
LP-38.	Land uses located adjacent to commercial uses should be protected from excessive noise, unsightliness, offending odors and other nuisances.		
LA-39.	Amend the Zoning Ordinance to encourage transportation management, trip reduction and alternative transportation in all new commercial development.	Plng/ PW	Complete; included in Congestion Management Plan and City's Trip Reduction Ordinance.
LA-40.	Mt. Hermon Road from Highway 17 to the Glen Canyon Road intersection should be treated as a special treatment area.	CC	Complete; Specific Plan adopted in 1995.
LA-41.	During the environmental and development review process, identify potential impacts that commercial developments will have on other community land uses. Require mitigation of such impacts.	PC/CC	On-going; part of the CEQA and development review processes.

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LA-42.	No new construction shall occur within the Camp Evers special treatment area until review and approval of a circulation plan coordinated with neighboring land uses has occurred.	PC/CC	On-going; no formal applications filed, but expected in next year. Policy to be reviewed with projects submitted.
LA-43.	Lighting of commercial areas shall be carefully controlled to the extent necessary for security, safety and identification without interfering with adjoining land uses. Lighting shall be directed away from public rights-of-way and adjacent residential land uses. Include these requirements in the Design Review Guidelines.	DR	Standards established by City Council in 1998. Lighting ordinance being considered.
LA-44.	New Commercial developments shall be required to provide to the City a trip generation and distribution analysis as a part of the project plans. The City should review and evaluate this analysis for impacts to residential zones.	PW/ Eng	On-going.
LP-45.	Commercial land uses should be concentrated along the urban core of the City.		
LO-46.	<i>Provide appropriate space within the Planning Area for light industrial development.</i>		
LO-47.	<i>Ensure that industrial developments maintain the City's environmental quality.</i>		
LP-48.	All industrial uses shall be low potable water users and low waste water generators.		
LA-49.	Through the environmental review and permit process, determine the water demand and sewage generation rate for proposed industrial developments.	PW	On-going; Wastewater & Water District review new development.
LA-50.	The City shall build a tertiary wastewater treatment plant and where feasible, reclaimed water shall be used for all landscaping and industrial processes.	CC/ Waste-water	Complete; City is currently watering street medians, and MacDorsa, Siltanen, and Skypark Parks, with recycled water. Scotts Valley High School and Enterprise Technology Center (formerly Borland) are now using recycled water.
LA-51.	All industrial development shall be required to maximize their use of water-conserving plumbing fixtures. The City shall ensure compliance with State mandated water conservation regulations.	Bldg	New recycled water ordinance completed in May 2004. On-going; as part of development review process.
LP-52.	Industrial land use which generates pollution in excess of local standards shall be required to mitigate such generation to an acceptable level.		
LA-53.	Review industrial land use for pollution hazards. Require industrial land uses to meet emission standards as administered by such regulators as Monterey Bay Unified Air Pollution Control District, Hazardous Materials Officer, and Regional Water Quality Control Board.	Plng/ PW/Fire	On-going as part of development review process.
LP-54.	Industrial structures and all other site improvements shall be designed to blend with the physical surroundings.		

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LA-55.	All new industrial developments or expansions of existing industrial land uses must be designed and sited consistent with the City's Mission Statement and be reviewed and approved by the Design Review Board prior to final project approval.	DR	On-going as part of development review process.
LA-56.	Industrial development shall be conditioned to install landscaped areas on no less than 10% of the total site area. Landscape maintenance agreements shall be made a condition of permit issuance. This shall be included in the Design Review Guidelines.	DR	Complete; added to the City's Municipal Code and standard conditions of approval.
LO-57.	Ensure that industrial areas are compatible with and do not adversely impact surrounding land uses.		The City may add a future policy that ensures non-industrial uses do not adversely impact industrial lands and economic vitality.
LP-58.	The City shall require buffers and landscaping in industrial developments to ensure compatibility with adjacent land uses and mitigate any potential adverse impacts.		
LA-59.	During the environmental and development review processes, identify potential impacts that industrial developments will have on other community land uses. Require mitigation of such impacts.	DR/PC/ RDA	On-going; part of CEQA and development review processes.
LA-60.	Lighting of industrial areas shall be carefully controlled to the extent necessary for security, safety and identification without interfering with adjoining land uses. Lighting shall be directed away from public.	DR	On-going; part of CEQA and development review processes; lighting ordinance is being considered.
LP-61.	Industrial uses shall not be located or established so as to increase traffic in surrounding residential areas.		
LA-62.	New industrial developments shall be required to provide to the City a trip generation and distribution analysis as a part of the project plans. The City should review and evaluate this analysis for impacts to residential zones.	Eng/ PW	On-going; part of CEQA and development review processes.
LA-63.	Amend the zoning ordinance to encourage transportation management, trip reduction and alternative transportation in all new industrial development.	Plng	Complete.
LP-64.	Industrial uses should be well served by major roads and should have relatively direct access to the freeway.	Plng/ PC/CC	On-going; as part of the development review process.
LA-65.	The City will continue to work with CALTRANS and property owners to develop a mid-town interchange from the industrial area to Green Hills Road.	Eng/ PW	Mid-town interchange in DIF schedule.
LA-66.	The mid-town interchange shall be included in a special treatment area to ensure that development of properties on Green Hills Road have direct access to Highway 17 prior to any construction. After ensuring the development of the interchange, land on the eastern side of Highway 17 may be redesignated for more intense use.	Plng	Special Treatment Area designated.
LO-67.	<i>Provide coordinated, ongoing planning for public and quasi-public service facilities.</i>		

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GP Ref.	Statement	Dept./ Comm.	Status
LP-68.	The City shall designate areas for new public and quasi-public facilities and accessory facilities commensurate with the identified need. These facilities shall be conveniently located in or near the areas where they are intended to serve.		
LA-69.	The City shall develop an annual report on the status of public and quasi-public services and facilities within the City. The report shall identify the need for new City facilities based on existing and anticipated demand and set forth an acquisition and funding program. Acquire private lands as necessary to develop new facilities.	All depts. and City agencies	Evaluated in "State of the City" Resource Management Report; a facilities review on new parks completed in 2003; future Glenwood Park site was dedicated to the Cit.
LA-70.	Work with utility providers to identify future utility expansion needs. Obtain easements from property owners to extend private utilities and/or promote cooperation between utility providers and property owners for the purpose of acquiring easements or rights of way for utility expansions.	PW	On-going; development notices sent to utility providers.
LO-71.	<i>Ensure the comprehensive and long-range preservation and conservation of open space land.</i>		
LP-72.	Preserve open space areas for protection of public health and safety, provision of recreational opportunities, and protection of natural resources.		
LA-73.	The City shall require new residential developments to dedicate park land and/or to contribute park in-lieu fees to the City that enable the purchase of additional park land, or to provide recreational facilities, or to maintain existing parks consistent with the Parks Master Plan.	Parks & Rec	On-going; as part of the development review process.
LA-74.	The City shall encourage clustering of structures to maximize the usable or preserved open space in or adjacent to developments.	PC/DR	On-going; as part of the development review process.
LA-75.	During development review, hillsides with 40% slope or more shall be left undisturbed and undeveloped after project is complete.	PC/CC/ DR	On-going; as part of the development review process.
LA-76.	During the environmental review and permit process, the City shall identify potential open space and recreation resource demands created by new commercial and industrial developments and require such developments to provide on-site open space and/or landscaped areas to satisfy that demand. This shall be accomplished through site planning and design methods, such as clustering, building coverage limitations, providing landscaped areas, or any other method deemed appropriate by the City. All on-site open space areas shall be maintained by the landowner. As an alternative to providing on-site open space and recreation, the development may participate with adjacent or neighboring developments to create a common-use recreational facility.	PC/CC/ Parks & Rec/DR	On-going; as part of the development review process. Over 165 acres of open space were included in the Glenwood project; other projects with open space are pending.
LA-77.	Maintain riparian corridors as open space.	PC/CC	On-going as part of the development review process; note that this action does not require re-zoning to "Open Space".
LA-78.	During development review, consider habitat migration paths and corridors and provide protection as appropriate.	PC/CC/ DR	On-going; as part of CEQA process.

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LA-79.	As part of the environmental review process for new developments, identify native plant communities or rare or endangered species habitats that would be significantly adversely impacted. Where appropriate, designate those areas as open space.	PC/CC	On-going with development review. Habitat Conservation Plan (HCP) being prepared for the southern portions of the City.
LA-80.	Zone existing and proposed City parks as open space, consistent with the Parks Master Plan.	PC/CC	Complete; Park sites currently zoned Public-Quasi Public or Open Space.
LA-81.	Prominent Ridges and Features identified in figure OS-1 of the Open space and Conservation Element of the General Plan shall be designated open space during development of the sites.	PC/CC	On-going; as part of the development review process.
LO-82.	<i>Ensure development of the Glenwood Estates and Skypark properties in accordance with their adopted Specific Plans as they may be amended from time to time.</i>	[REDACTED]	[REDACTED]
LP-83.	Nothing contained in the General Plan shall be interpreted as inconsistent with the Glenwood Estates or Skypark Specific Plans as they may be amended from time to time or readopted in an amended form.		
LA-84.	Implement the land use policies and site design solutions embodied in the Glenwood and Skypark Specific Plans through rezoning, development agreements, and discretionary permits as approved by the City Council, and consistent with the environmental analysis and mitigation measures set forth in the certified Final and Supplemental EIR's affecting each property, as deemed appropriate by the Council.	PC/CC	Complete; Skypark and Glenwood Specific Plans completed.

Circulation Element:

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GP Ref.	Statement	Dept./ Comm.	Status
CG-85.	<i>To provide the planning area with an integrated transportation system which serves private motorized vehicles, bicycles, equestrians, pedestrians and other forms of transit.</i>		
CO-86.	<i>Develop and maintain an integrated transportation system that is within the City's ability to finance and operate.</i>		
CP-87.	The City shall identify capital improvements necessary to develop an integrated transportation system.		
CA-88.	The capital improvement program shall be annually updated to identify transportation system improvements, consistent with General Plan policy, to be implemented in 5, 5-15, and 15+ years. The capital improvement program shall identify and estimate implementation dates and funding sources, and prioritize programs.	PW	On-going; adopted annually.
CP-89.	Pursue all available public and private sources of funding for transportation system development, improvement, and maintenance in order to minimize fiscal impacts on the City's general funds.		
CA-90.	Submit eligible projects to the Transportation Commission to obtain priority status and funds.	PW	On-going; submitted on an annual cycle.
CA-91.	Direct the Public Works Director to prepare and present effective materials for projects before the Transportation Commission.	PW	On-going.
CA-92.	Require those benefitting from transportation improvements to pay a fair share of the costs.	PW	On-going; implemented through DIF, reimbursement agreements, and assessment districts.
CA-93.	Develop an active grant program by assigning a staff member the task of monitoring and applying for appropriate programs which are complementary to the City's funding needs for transportation.	Fin	On-going; Finance assigned task of monitoring grants & PIng/PW/Admin seeking EDA, STP, CMAQ and RDA funds for transportation.
CA-94.	Collect traffic impact mitigation fees from developers of new projects, based on the MSI Study. Use these fees to develop designated transportation facilities.	PW	On-going.
CP-95.	The City shall coordinate its transportation planning effort with appropriate agencies to promote an integrated transportation system which favors public transit and alternatives to the single occupancy vehicle.		
CA-96.	Submit capital improvements proposed for the City's transportation system to appropriate agencies, such as Caltrans, the Santa Cruz County Metropolitan Transit District, Santa Cruz County Regional Transportation Commission, and the bicycle and equestrian clubs, for review and comment.	PW	On-going.
CA-97.	Adopt a new citywide transportation master plan that de-emphasizes the role of the automobile and emphasizes the role of alternative forms of transportation. The plan shall include a cost analysis and capital improvement program to implement the plan.	PW	Requires funding. Sidewalk Master Plan adopted in 1997. Bicycle Transportation Plan adopted in 1998. Listed in CIP 2006-2011 for coordination with General Plan update.
CA-98.	Reevaluate the Trip Reduction Ordinance (TRO) in conjunction with the Santa Cruz County Regional Transportation Commission (SCCRTC) and the Monterey Bay Unified Air Pollution Control District (MBUAPCD).	PIng	Voluntary trip reduction program in place.
CA-99.	Join and maintain membership in the Santa Cruz Area Transportation Management Association (TMA) and the Association of Monterey Bay Area Governments (AMBAG).	Admin	On-going; funds in Budget.

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GP Ref.	Statement	Dept./ Comm.	Status
CA-100.	Create incentives which encourage employers throughout the City to join the TMA.	Fin	1995 Ridership survey taken with business licenses.
CA-101.	Consider economic incentives for employers which reflect the cost of individual transportation choices.	Fin/CC	Requires funding. Changes in state law on mandatory trip reduction currently make this action infeasible. However, if state funds become available, the City will implement this action.
CA-102.	Consistent with the TRO, the City shall participate in trip reduction and congestion management techniques to serve as a model for other city employers.	Plng	Complete; City implemented a pilot SVELT program for 1-year. Although the program is discontinued, the City is a current member of the TMA.
CA-103.	The City shall develop sidewalks along Scotts Valley Drive, Mt. Hermon Road and all collector streets with pedestrian access connecting complimentary land uses wherever feasible.	PW	Sidewalk Master Plan approved. Sidewalks completed on SVD/MHR. Collector street sidewalks are on-going, as project conditions and with grant applications.
CO-104.	<i>Minimize the potential adverse effects associated with development of an integrated transportation system.</i>		
CP-105.	The integrated transportation system shall be designed, constructed and maintained for the safety of its users and to preserve and/or enhance the beauty of the area.		
CA-106.	Consider the findings of the North Scotts Valley Drive Circulation Study and Supplement, July 1989, and January 1990, the Gateway South Assessment District Traffic Engineering Studies, December 1987, and all EIR traffic studies, and other certified approved traffic studies, and implement appropriate recommendations.		PW
CA-107.	Design transit facilities which are attractive, safe and comfortable for riders with open design which is readily visible in order to discourage loitering.	PW	On-going; as part of the development review process.
CA-108.	Encourage the inclusion of public art in the development of all transit facilities while aggressively enforcing anti-graffiti policies.	PW	On-going; two public art pieces are located at the Transit Center.
CP-109.	The integrated transportation system shall be designed, constructed, and maintained to minimize adverse impacts on the Planning Area, particularly on adjoining uses of land.		
CA-110.	Continue to support the existing transit service which de-emphasizes the role of the automobile.		PW
CA-111.	Through the environmental review process consider mitigations for traffic impacts which encourage the use of public transit, and non-motorized vehicles.	PW	On-going; as part of the development review process; incorporated into public projects.
CA-112.	Require buffering and landscaping in and around transportation facilities to shield the visual effects and noise associated with a transportation system.	PW/ CC	On-going; as part of the development review process and project conditions.
CA-113.	Through the environmental review process proposed developments shall determine the need, if any, for mitigations beyond those identified in the MSI study and the timing of construction for needed improvements.	PW	On-going; as part of the development review process.
CO-114.	<i>Attain full transportation planning capability.</i>		
CP-115.	The City shall lobby to change state law so that the City will be able to maintain a City seat on the Transportation Commission every year.		

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CA-116.	The Planning Director and Public Works Director shall review appropriate Transportation Commission reports for impacts in Scotts Valley and prepare reports for the Council.	PW/ Plng	On-going.
CA-117.	A city councilmember shall be the appointee to the Transportation Commission, and may appoint a member of the public works staff to be the alternate.	PW	Complete.
CO-118.	<i>Establish a central multi-modal transit center within Scotts Valley.</i>		
CP-119.	The City shall work with the Santa Cruz Metropolitan Transit District to develop a central multi-modal transit center along Mt. Hermon Road.	PW	Complete.
CA-120.	The Skypark Subcommittee shall make appropriate recommendations to the City Council to establish the multi-modal center.	PW	Complete.
CG-121.	<i>To provide for a public street and highway system capable of accommodating existing and projected needs of the planning area.</i>		
CO-122.	<i>Establish a street and highway system which serves the Planning Area that gives preference to local residents' safety and comfort.</i>		
CP-123.	The present street and highway system shall be improved and maintained to provide safe and efficient travel between various parts of the planning area and to individual properties.		
CA-124.	A 10-year street maintenance plan shall be prepared. It shall be updated annually adding a new year with each update, which shall be submitted with the budget package.	PW	On-going; initial plan completed 1996; updated annually.
CA-125.	The city shall undertake a program to assure that all city streets are maintained whether by public or private means.	PW	On-going; Public Street Maintenance Program in place, with maintenance included in CIP.
CA-126.	The Scotts Valley Drive Master plan shall be implemented.	CC	Complete.
CA-127.	By January 1995, prepare a Mt. Hermon Road Master Plan including all intersections and access points, pedestrian crossings, turning movements and signal synchronization.	CC	Complete; Master Plan prepared in 1996. Held at subcommittee level pending Skypark development.
CA-128.	Maintain closure of Sunridge Drive at Disc Drive and South Navarra Drive at Green Hills Road.	PW	Complete; closure in place.
CA-129.	Require new development to construct and maintain emergency accesses, including Bethany Drive to Canham Road, Succinto Drive to Highway 17, Upper Willis Road to Scotts Valley Dr. and Sunridge to Disc Drive.	PW	On-going; projects to be conditioned appropriately.
CA-130.	Require new development at Bean Creek Road and Scotts Valley Drive intersections to participate in realigning Bean Creek Road west of Scotts Valley Drive.	PW	In July 2003, the City Council agreed that this action should be deleted. A City-initiated General Plan Amendment has yet to be scheduled.
CA-131.	No new construction shall occur within the Camp Evers Special Treatment Area until review and approval of a circulation plan coordinated with neighboring land uses has occurred.	PW	On-going; to be reviewed with development proposal.
CP-132.	The traffic circulation system of the city shall be improved to extend and connect streets as needed for future development and present convenience.		

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CA-133.	Prior to more intense development of the Green Hills Road area, build a mid-town interchange, connecting Highway 17 with Green Hills Road and El Pueblo Road, according to Caltrans guidelines. By January 1995, the City Council shall amend Ordinance 143 establishing Developer Impact Fees Schedule to include fees for development of the mid-town interchange. The fees would be collected for any construction that would benefit as a result of the mid-town interchange.	CC/PW	DIF amended to include the Mid-town Interchange. Current proposed development is low density and does not trigger a requirement for the mid-town interchange.
CA-134.	During the planning and permit process for parcels located between Carbonero Creek and Scotts Valley Drive and between Disc Drive and El Pueblo, cross easements shall be required where appropriate to facilitate the circulation of commercial traffic to and from parcels not located at an intersection with full turning movement capacity.	CC/PC/ DR	On-going; to be reviewed with development proposals; one connection provided through Santa Cruz Ranch RV Park.
CA-135.	Establish a Skypark circulation system to provide efficient flow through the project and be compatible with surrounding roadways.	PW	Residential portion complete. Commercial portion pending.
CA-136.	Identify plan lines to be extended throughout the city, per Table C-2.	PW/CC	Not complete; no action taken.
CA-137.	Construct a roadway connection from Janis Way to Technology Circle across Carbonero Creek, relocating parking spaces from parking lots if necessary.	CC/PC PW	Included in traffic impact fee schedule.
CA-138.	Connect Scotts Village in front of the Good-year garage to Graham Plaza.	PW	Not complete; this location is privately owned and fully developed. Significant new development would trigger this requirement and potential acquisition of the existing right-of-way.
CA-139.	Develop plan lines from Lockhart Gulch to Graham Hill Road during development of the Kaiser Quarry.	PW	Not complete; no development of the quarry is proposed.
CA-140.	Prior to development of any property in the Mt. Hermon Road Special Treatment Area, a circulation plan shall be developed to minimize access points on Mt. Hermon Road as described in the land use element of the General Plan.	PW	Complete; Gateway South Specific Plan completed.
CP-141.	The Planning Area's street and highway system shall be coordinated with street and highway networks in adjacent areas.		
CA-142.	Maintain the City street and highway system to integrate with the road system already established by Santa Cruz County. The Public Works Director shall ensure a coordinated system design.	PW	On-going.
CA-143.	Continue to work with Caltrans to improve the Granite Creek and Mt. Hermon Road intersections.	PW	Mt. Hermon Road complete; project study report (PSR) approved by Caltrans for Granite Creek Road interchange. Additional turn lanes completed in Fall 2005.
CA-144.	Seek funding and/or shared maintenance expense agreements with the County and Caltrans for the Mt. Hermon Road corridor, which serves as a primary access for the San Lorenzo Valley.	CC/ Admin	City has received funds from Hansen/Kaiser Quarry and Granite Rock quarries. Most of reconstruction completed, portion of Mt. Hermon Assessment District & reconstruction grant funds obtained to cover costs.
CO-145.	<i>Improve the performance and safety of the City's street and highway system through On-going traffic monitoring and improvement programs for the Mt. Hermon Road corridor which serves as a primary access for San Lorenzo Valley.</i>		
CP-146.	The City shall identify and improve congested and critical traffic locations.		

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GP Ref.	Statement	Dept./ Comm.	Status
CA-147.	The City Engineer shall prepare a formula for calculating the Level of Service on streets and intersections based upon the Highway Capacity Manual Guidelines.	PW	Complete; parameters available to consultants.
CA-148.	Continue to monitor existing traffic problem areas through the City's Public Works Department with traffic counts and additional or expanded traffic studies. The City Engineer/Public Works Director shall develop and maintain an analysis of the current LOS at identified streets and intersections.	PW	On-going; submitted every other year as part of the Resource Management Report (State of the City Report).
CA-149.	Scotts Valley Drive at Mt. Hermon Road and Granite Creek Road at Scotts Valley Drive shall be upgraded to a Level of Service "D", or better.	PW	SVD/MHR completed. Granite Creek Road/SVD improvements completed in Fall 2005.
CA-150.	Require that all intersections maintain a Level of Service "C", or better, except as noted in this plan.	PW	On-going; considered during the development review process.
CP-151.	Require new developments to identify traffic problem areas as a part of the monitoring program and condition projects to mitigate problems.		
CA-152.	The City Engineer will require new development to provide traffic counts and LOS analysis based upon the City's formula and contribute fair share funding for improvements to roadway system problem areas.	PW	On-going; part of the CEQA and development review processes.
CP-153.	On-street parking along arterials shall be prohibited.		
CA-154.	Retain the ordinance prohibiting parking on Mt. Hermon Road and Scotts Valley Drive.	CC	Complete; Ordinance in place.
CP-155.	On-street truck loading and unloading shall be prohibited on major arterials during peak traffic flow hours and discouraged at all other times.		
CA-156.	Retain the ordinance prohibiting on-street truck loading and unloading on Mt. Hermon Road and Scotts Valley Drive during peak traffic flow hours, and post hours that truck loading is allowed.	PW	Complete; Ordinance in place.
CA-157.	Truck movements required to load or unload which block traffic shall not be allowed.	PW	On-going; considered during the development review process.
CP-158.	Heavy semi-trailer truck traffic on major arterials shall be prohibited consistent with state law.		
CA-159.	The City shall work with federal, state, and local jurisdictions to offset the impact on City streets of truck traffic originating outside the City.	Admin/ PW	On-going; Hansen Aggregates and Granite Rock Quarries participated in Mt. Hermon Road rehabilitation.
CP-160.	The City shall promote a street lighting program for the safety of pedestrians and transit patrons.		
CA-161.	Establish street lighting districts where appropriate as a part of the overall transportation system capital improvement program.	CC	No action taken.
CP-162.	Driveways, mid-block access points and non signalized intersections shall be limited where appropriate.		
CA-163.	The City shall encourage the consolidation of properties along Scotts Valley Drive to improve circulation more suitable for quality development.	PW/ PIng	On-going; reviewed on a case-by-case basis. Kelly Court and Windward Place projects consolidated lots.
CA-164.	During permit processing, require development to utilize joint driveways or frontage roads between properties.	PW/ PIng	On-going; Scotts Valley Drive reconstruction combined several driveways.

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GP Ref.	Statement	Dept./ Comm.	Status
CP-165.	The City shall plan for sidewalk construction as part of new development and improvement projects in appropriate areas.		
CA-166.	As part of the capital improvement program and new public or private roadway improvement projects, identify the need for and require the installation of sidewalks.	PW	Complete; Sidewalk Master Plan adopted.
CP-167.	Adequate provision shall be made for pedestrian crossings at appropriate locations.	PW	On-going.
CA-168.	As part of the capital improvement program and new public or private roadway improvement projects, identify the need for and require installation of pedestrian signals and crosswalks, along streets and within parking lots.	PW/CC/ PC	On-going; projects being appropriately conditioned.
CG-169.	<i>To establish, maintain and enhance the scenic beauty of those roads, streets and/or highways which are significant to the planning area, and to enhance the aesthetic and visual qualities of those portions of the planning area visible from major transportation corridors.</i>		
CO-170.	<i>Encourage the preservation and enhancement of the scenic beauty of all roads, streets and highways within the Planning Area as part of any road improvement or construction project.</i>		
CP-171.	The City shall require the undergrounding of utilities along roadways.		
CA-172.	Generate revenues to underground utilities by using Rule 20A funds or other financing mechanisms, and requiring developers to pay for undergrounding utilities adjacent to the project, or pay a fair share amount towards a future undergrounding project incorporating their project site.	PW	On-going; considered during the development review process.
CP-173.	The City shall require appropriate landscaping and/or barrier screening in all new projects to screen off objectionable views along roads, streets and highways.		
CA-174.	Require landscape plans for all new and major structural rehabilitation construction projects. Landscape plans shall be reviewed and approved by the Design Review Board.	DR	On-going; considered during the development review process
CP-175.	The City shall obtain conservation easements where appropriate to preserve scenic areas adjacent to roads.		
CA-176.	Condition projects to dedicate conservation easements to preserve scenic areas adjacent to roads.	PW	On-going; open space scenic corridor obtained along Glenwood Drive.
CP-177.	The City shall ensure that traffic islands and median strips are landscaped to enhance the scenic beauty of the road.		
CA-178.	Develop design and landscaping criteria for islands, medians and major roadways that are sensitive to water resource limitations and reflect the City's scenic beauty.	PW	On-going; landscaping continues in Mt. Hermon Road medians; landscaping project complete in Scotts Valley Drive median.
CP-179.	The City shall prohibit the placement of unsightly advertising and street directional signs along roadways.		
CP-180.	The City shall promote the placement of aesthetically pleasing streets and highway furniture.		
CA-181.	The Design Review Board shall develop criteria and review the placement of advertising signs, signs directing motorists to businesses or shopping areas, and street and highway furniture. Amend the City Code to require Design Review of these types of improvements.	Plng	On-going; Design Review required for new signs.

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GP Ref.	Statement	Dept./ Comm.	Status
CO-182.	<i>Improve the aesthetic qualities of Scotts Valley Drive and Mt. Hermon Road, without constricting the normal flow of traffic.</i>		
CP-183.	The City shall employ a cooperative planning effort among public and private interests to implement appropriate land use controls and architectural techniques for improving and enhancing the scenic beauty and aesthetic qualities of Scotts Valley Drive and Mt. Hermon Road.		
CP-184.	The City shall seek funding to improve and enhance the scenic beauty of Scotts Valley Drive and Mt. Hermon Road.		
CA-185.	Continue to support benefit assessment districts and acquire local fees, Federal funds (Surface Transportation Program) and matching State grant funds to improve and enhance the scenic beauty of Scotts Valley Drive and Mt. Hermon Road.	PW	Scotts Valley Dr. project and Mt. Hermon Road rehabilitation completed.
CA-186.	The City shall assist property owners on Mt. Hermon Road and Scotts Valley Drive, where feasible, with procedures to expedite project approval processing, assistance in the planning and design of rehabilitation projects, obtaining rehabilitation grants, and similar innovative programs.	PW	On-going; several parcels have upgraded landscaping.
CA-187.	The City shall establish and maintain standards and guidelines to be used by the Design Review Board and Planning Commission in evaluating both new construction and rehabilitation projects. The purpose of such standards shall be directed to achievement of desirable levels of aesthetic quality, rather than to dictate a given style of architecture.	Plng	Complete; Commercial and Industrial Design Review Guidelines adopted.
CA-188.	The City shall enact and aggressively enforce an ordinance prohibiting long term storage of construction equipment, tractor-trailers, camping trailers, vehicle dismantling facilities and similar unsightly uses which lack adequate screening from arterials, collectors, and local streets.	PD	On-going; part of Code Enforcement.
CA-189.	The City shall actively solicit grants, loans and other financial contributions which may be available for rehabilitation projects.	PW	On-going.
CO-190.	<i>Enhance the aesthetic and visual qualities of the Highway 17 corridor.</i>		
CP-191.	The City shall petition Caltrans and other appropriate agencies to enhance the landscape adjacent to the roadway, preserve the views from the freeway, and buffer nearby properties from noise and lights.		
CA-192.	Identify and prioritize problem areas along Highway 17 and provide improvement recommendations to Caltrans by official City resolution. Direct the Public Works Director to follow up on the City's recommendations.	PW	On-going; the Regional Transportation Commission is addressing impacts on Highway 17, with local jurisdiction input.
CP-193.	The City shall require existing and new developments adjacent to Highway 17 to screen their parking, roof-top equipment, storage and loading areas to improve and enhance the views from the highway.		
CA-194.	Implement enhancement programs contained herein for existing properties and require new developments to berm and landscape parking, storage, and loading areas to screen these improvements from Hwy 17.	Plng	On-going; new tree planting program developed with Caltrans for portions along Highway 17.
CG-195.	<i>To promote an efficient and reasonably priced transit system for the planning area.</i>		
CO-196.	<i>Encourage public and/or private transit services as viable transportation alternatives.</i>		

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GP Ref.	Statement	Dept./ Comm.	Status
CP-197.	Working with appropriate agencies and jurisdictions, the City shall encourage transit use for both intra and inter city travels.		
CA-198.	Coordinate transit service with the appropriate agencies and jurisdictions and make available to the public both intra- and inter-city ride schedules.	PW/ PIng	On-going; Kings Village Road Intermodal-Center complete. Coordinated bus service with Scotts Valley High School.
CA-199.	Incorporate transit service improvements into the Scotts Valley Drive Improvement District.	PW	Complete.
CA-200.	Establish an intra-City shuttle service to provide cost effective transit to major shopping centers, employment centers and residential neighborhoods of Scotts Valley with time coordinated schedule links to inter-City and county transit services.	PW	Shuttle funding expired 11/95; operated 1994-95; lack of adequate ridership to support program.
CP-201.	The City shall encourage new developments to provide for and promote transit use, where feasible.		
CA-202.	New development should be required to provide fixed transit facilities such as bus shelters and pull-outs, consistent with anticipated demand. As a part of environmental and permit processing, submit development plans to the Santa Cruz Transit District for review and incorporate transit facilities, as appropriate, per district standards.	PW	On-going; the Regional Transportation Commission reviews major development projects.
CA-203.	Require large multi-family residential, commercial and industrial facilities to make transit schedules available to the public.	PW	On-going; required of projects, when appropriate, through conditions of approval.
CA-204.	The City shall investigate opportunities for centralized public or shared private parking facilities. New developments shall participate with the City in providing for these parking facilities.	PW	On-going; Park and Ride project completed.
CG-205.	<i>To provide for a safe and efficient bicycle transportation system as a major form of travel or recreation.</i>		
CO-206.	<i>Establish a network of bicycle routes as part of the Planning Area's integrated transportation system.</i>		
CP-207.	The City shall maintain a comprehensive bicycle system plan for the City of Scotts Valley and shall, where possible, integrate the plan with those of adjoining jurisdictions.		
CA-208.	The Public Works Department shall periodically review and recommend amendments to the citywide comprehensive bicycle system plan of the Parks Master Plan, and incorporate it into the City's integrated transportation plan. Coordinate this plan with Santa Cruz County and Caltrans to ensure a comprehensive regional plan.	PW	On-going; new bicycle transportation plan was approved by City Council and by Santa Cruz County Transportation Commission.
CA-209.	The Public Works Department shall perform the necessary maintenance on all established bicycle lanes to keep them free of obstacles that would pose safety hazards for commute-style bicycles.	PW	On-going; budget line- item adopted annually.
CP-210.	The City, working cooperatively with appropriate agencies and jurisdictions, shall designate a network of bicycle routes.		
CA-211.	Continue to cooperate with the Santa Cruz County Transportation Commission bicycle committee to establish a network of bicycle lane plan lines. Incorporate acquisitions and improvements of the bicycle lanes into the City's capital improvement program.	PW	On-going; coordination continues; bicycle projects included in CIP.
CP-212.	The City shall require new developments located along designated bicycle routes to provide an appropriate bicycle path, including rights-of-way and construction.		

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GP Ref.	Statement	Dept./ Comm.	Status
CA-213.	As a part of permit processing, require new developments to provide rights-of-way and install bicycle route improvements, per the Parks Master Plan adopted by the City Council on May 1, 1991.	PW	On-going; Parks Master Plan updated in 1996; projects conditioned to meet all requirements.
CP-214.	The City shall include bicycle lane construction in all road improvement and expansion projects on designated bicycle routes.		
CA-215.	Include bicycle lane right-of-way acquisition and improvements in transportation improvement projects.	PW	Current policy.
CP-216.	The City shall develop funding sources for bicycle transportation system implementation and maintenance.		
CA-217.	Pursue State bicycle improvement grant funds, local revenue sources and assessment district financing to implement bicycle system improvements.	PW	On-going; when grant applications are available.
CA-218.	The Public Works Department shall include the estimated costs to maintain the bicycle lanes in the annual public works budget.	PW	On-going; included in annual budget.
CO-219.	<i>Reduce the conflict between bicycles and other modes of travel.</i>		
CP-220.	The City shall construct and maintain designated bicycle lanes in conformance with established safety standards.		
CA-221.	The Public Works Department shall inspect all bicycle lane improvements for conformance with established safety standards and adopted plans.	PW	On-going.
CA-222.	Alternate bicycle routes will be found to avoid congested areas where possible.	PW	Complete; improvements to bicycle lanes on Lockwood Lane & Bean Creek completed in 1996.
CP-223.	The City shall discourage street parking along designated bicycle lanes.		
CA-224.	Extend "No Parking" zones to include all improved bicycle lanes.	PW	Complete in existing bike lanes; considered on case-by-case basis for all new bike lanes.
CP-225.	The City shall promote a bicycle safety educational program of the Scotts Valley Police Department.		
CP-226.	The City shall encourage enclosed bicycle parking at shopping centers and businesses.		
CG-227.	<i>To provide a safe and accessible system of hiking and equestrian trails throughout the city.</i>		
CO-228.	<i>Designate hiking and equestrian trails for specific trail adoption and development.</i>		
CP-229.	The City shall prepare a comprehensive hiking and equestrian trail system plan integrated with those of adjoining jurisdictions.		
CA-230.	Hiking and equestrian trails and easements shall be identified and, where appropriate, link with County, State or regional trail systems.	PW	Per CC, all trails within City only; County BOS eliminated County trails in 1997.
CA-231.	Where appropriate, hiking and equestrian trails shall connect with parks, recreational areas.	PW	On-going; element in Parks Master Plan.
CA-232.	Coordinate the location of hiking and equestrian trails with the Sierra Club, the Santa Cruz County Horseman's Association, the Santa Cruz County Trails Commission, and affected property owners.	PW	On-going; part of the development review process.

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GP Ref.	Statement	Dept./ Comm.	Status
CP-233.	The City shall require public dedication of trail easements in new projects located along adopted trail routes.		
CA-234.	Condition development to require dedication of trail easements consistent with the General Plan.	PW	On-going; part of the development review process.
CP-235.	The City shall identify funding sources to implement hiking and equestrian trails. These shall include State access grants, local revenue sources, assessment district financing, and conditioning of projects.		
CP-236.	Hiking and equestrian trails shall be located, designed, and constructed to minimize adverse impacts on the areas through which they travel.		
CA-237.	Through the environmental review process, assess and mitigate potential adverse impacts of trail development and use to an acceptable level.	PW	On-going; as part of the development review process.
CP-238.	Promote public safety in planning, design, construction, and use of hiking and equestrian trails.		
CA-239.	Plan and design a separation of hiking and equestrian trails from vehicular roadways.	PW	On-going; considered during the development review process
CA-240.	If conflicts between uses become apparent, signs shall be installed restricting the use to only one type of use.	PW	On-going; to date, no conflicts are apparent.
CA-241.	For maximum safety, the surface crossings of trails with roads shall be minimized.	PW	On-going; considered during the development review process.
CA-242.	Trail distance and directional markers shall be installed at the trailhead of routes that travel more than two miles without intersecting with a roadway.	PW	On-going; to date, no current trails meet conditions.
CA-243.	Trail crossings of roads shall be appropriately signed and marked.	PW	On-going; to date, no trail crossings currently exist.
CA-244.	Amend the City Code to prohibit motorized vehicles on hiking and equestrian trails, post the trails with signs prohibiting such vehicles, assess impacts of violations on the Police Department and establish a level of fines that will pay for damages to public property.	PW	Complete; park restrictions are in place and appropriate signs installed.
CA-245.	Investigate the use of hiking and equestrian trails for the use of fire safety and emergency evacuation.	PW	On-going; trail systems would be used in the event of an emergency.

GP Ref.	Statement	Dept./ Comm.	Status
HG-1.	<i>To promote a balanced housing market by increasing the supply of housing units to accommodate regional population needs and employment growth of Scotts Valley.</i>		

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GP Ref.	Statement	Dept./ Comm.	Status
HO-2.	<i>Promote construction of 680-1,160 (136-232 average per year) dwelling units by 1996 which is appropriate to accommodate an employment growth ratio of one new dwelling unit for every 1.5 new jobs in Scotts Valley.</i>		
HP-3.	Appoint a Housing Task Force to monitor housing stock, and recommend actions to accomplish the goal.		
HA-4.	In December, 1992, the Housing Task Force shall recommend to the Planning Commission zoning actions such as increased densities adjacent to major arterials, establishing apartment zones on the land use map, expanding the availability of the second dwelling unit ordinance to all age groups and establishing PD (planned development) zones to relax development standards such as lot coverage and site area in the Jolley-Blake-Trammel Way areas. The recommendations shall be acted upon by March, 1993.	Plng	Complete except for apartment zones, RH district in place. PD standards in place. Several new apartment projects built since 1994. Second dwelling unit standards relaxed and streamlined in June 2003, per AB 1866.
HA-5.	By March 1994, the City shall adopt a density bonus ordinance in conformance with state law.	City Atty	Complete; Density Bonus for senior projects in place. Utilizing state law for all other projects.
HP-6.	Encourage production of new residential development which provides appropriate choices in housing type, density and cost to meet the housing needs of new jobs created by Scotts Valley Employers.	PC/CC	On-going.
HA-7.	The City shall survey employers annually to determine their expected job growth in the next two years, and the type of jobs being created.	Plng	On-going; business license information tracks jobs annually and is reported in the Resource Management Report (provided every other year).
HA-8.	The City Council shall develop incentives to construct appropriate new housing in sufficient quantity to meet employment needs.	CC	On-going; the Redevelopment Plan provides incentives for affordable housing.
HA-9.	During development review process, the City shall cooperate with Employers to create mutually beneficial housing programs. This cooperation may include but not be limited to priority processing projects that provide housing for employees or propose mixed use development in commercial zones.	ALL	On-going.
HO-10.	<i>Promote construction of 200-347 (40-70 average per year) new dwelling units by 1996 in excess of the City's rate of employment growth.</i>		
HP-11.	Encourage production of new residential development which provides a choice of housing type, density and cost to meet the housing needs of all segments of the community.		
HA-12.	In July, 1993, the Planning Director shall survey 1990 census data to determine present community demographics.	Plng	Complete.
HA-13.	The Planning Director shall survey present employment statistics and conduct public hearings to determine the needed demographics. (leakage study)	Plng	Complete; provided in the Economic Development Plan, approved in 1996. Leakage Study was completed in 1998.
HA-14.	The City Council shall develop incentives to construct appropriate new housing in sufficient quantity to meet the objective. These incentives may include but not be limited to selling tax exempt housing revenue bonds to provide financing for construction of multifamily developments.	CC	On-going; use of 20% set-aside funds; made available. One 46-unit, very low income project done with tax credits. Silent 2 nd mortgage program in place.

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GP Ref.	Statement	Dept./ Comm.	Status
HA-15.	The City Council and/or Board of Directors of the RDA shall develop incentives to encourage lot consolidation in areas where existing lot size makes development difficult.	CC/RDA	Complete; provided in the Redevelopment Plan. Included in the 1996 Economic Development Plan.
HA-16.	The Planning Director shall update census data annually in December with an inventory of jobs and housing to determine whether or not the goal is being met.	Plng	On-going; provided in the Resource Management Report (every other year).
HP-17.	The City shall annually evaluate the adequacy of its supply of land suitable for residential development and strive to maintain a supply of land sufficient to meet the city's fair share need as identified by the Association of Monterey Bay Area Governments and the City of Scotts Valley through 1996.		
HA-18.	As outlined in the Housing Element, adequate sites exist in the city to meet the housing need through 1996. The City will strive to provide sufficient land in each land use category to allow the market to freely create all types of housing needed through 1996. Vacant sites or property suitable for residential development should be made available to enable the development of at least 416 very low-income housing units, 126 low-income units, 281 moderate-income units, and 564 above moderate-income units through 1996.	PC/CC	The Housing Element Update is in-progress, which will address these issues and recommend an appropriate policy. A joint City Council & Planning Commission met in August 2005 to identify possible rezone sites.
HA-19.	By June, 1993, the city staff will prepare a report, for Council consideration, evaluating opportunities to provide additional housing units within the existing City limits through rezoning, deeper density bonuses than those required by state law, opportunities for clustering, mixed use development along commercial corridors, and incentives for lot consolidation. Opportunities for 880-1507 additional units shall be identified. The General Plan amendments include proposals to redesignate three areas in the city for high-density residential from commercial uses. Affordable housing units displaced by new construction shall be replaced. The City shall accommodate clustered housing in order to promote the preservation of environmental resources without significantly compromising development densities that support housing affordability. Consideration of redesignation of properties shall be made by August 1993.	Plng	Complete; CC completed rezonings in 1996. On-going; the Redevelopment Plan has funded new affordable housing projects since 1996. No affordable housing has been displaced for new construction.
HA-20.	The City shall participate in the regional fair share allocation process in 1995, 2000, and 2005 and at other times when modification of existing allocations are proposed or when new allocations are prepared.	Plng/CC	The AMBAG 2000 process is completed. The Housing Element Update is currently in process. Next update to be done in 2009.
HA-21.	The City will annually review and evaluate progress towards achievement of the Housing Element objectives. Staff will prepare a report for review by Council. That report will be forwarded to the State Department of Housing and Community Development with 30 days of Council review as required by state law.	Plng	On-going; reviewed every other year with the Resource Management Report.
HA-22.	The City will assess the affordability of all new housing units developed within the city, in order to monitor progress towards meeting the regional housing needs goals and housing needs of the community. The assessment will evaluate affordability of all housing units developed after January 1, 1991. Progress toward meeting these goals shall be included in the progress report described in HA-266. If the assessment reveals that affordable units are not being constructed in accord with the goals of the Housing Element, the City will develop programs to remedy the situation, such as described in HA-282.	Plng/CC	On-going; reviewed every other year with the Resource Management Report. The Housing Element Update is in-progress.

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GP Ref.	Statement	Dept./ Comm.	Status
HG-23.	To encourage provision of affordable housing for all segments of the city's population and labor force.		
HO-24.	Facilitate construction of 189 units per year affordable to very low, low, and moderate-income households.		
HP-25.	The City shall encourage the production of affordable rental and ownership housing for low and moderate-income households.		
HA-26.	Between 1991-1996, the Redevelopment Agency shall use the 20% mandatory Redevelopment Agency funds for programs similar to those described in Table H-1 of the General Plan. These programs provide an opportunity for development of at least 662 units for low- and very-low income households, as defined by AMBAG.	RDA	On-going.
HA-27.	The City shall use its redevelopment agency powers to reduce the costs of construction by funding off-site infrastructure improvements, especially in high density areas.	RDA	On-going; RDA funds used to assist in completing infrastructure improvements for a 46-unit, very low income housing project. Currently evaluating potential assistance to Habitat for Humanity for another project.
HA-28.	By July 1993 the City shall designate a housing specialist to monitor the affordable housing programs of the City.	Admin	Complete; City contracts with the Housing Authority.
HA-29.	The City shall monitor the number of affordable units constructed annually and enact incentive programs for builders such as density bonuses or subsidize fees, where feasible, for construction of housing units affordable to low and moderate-income families.	CC/RDA	On-going; monitored monthly in Development Density Recap Report and the Resource Management Report (provided every other year). RDA provides assistance to housing developments with affordable housing units.
HA-30.	In 1993, the Housing Task Force will examine the capacity of vacant and under-utilized land in Scotts Valley to accommodate affordable housing. Sites for consideration may include City owned parcels and school district surplus land, as well as other sites identified by the Task Force. The Task Force will make its recommendations to the Planning Commission by July 1993.		Complete.
HA-31.	The City shall retain the Planned Development Ordinance to allow flexibility in development standards and increased densities in residential areas.	CC	Complete; Ordinance in place.
HA-32.	The City will encourage the development of an appropriate number of new housing units annually. The Planning staff will monitor new housing developments to ensure that a wide variety of housing types are being provided. In accordance with the city's Housing Action Program and redevelopment Agency goals, the City will continue to pursue the development of housing, meeting the needs of its moderate-, low-, and very low income residents. To ensure quality of life in Scotts Valley, these projects will be required to be consistent with general plan objectives for land use, open space, and the provision of public services. The City will give priority processing of all projects geared to moderate-, low-, and very-low income residents, looking to achieve the private development of housing, including at least 426 very low, 226 low, 281 moderate, and 564 above moderate income units between July 1, 1989 & July 1, 1996.	Plng	On-going; part of the development review process.

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GP Ref.	Statement	Dept./ Comm.	Status
HA-33.	As required by state law, the City staff will prepare and propose to the City Council an ordinance allowing a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development who agrees to construct at least one of the following: a. 20% of the units for lower-income households; or, b. 10% of the units for very low-income hshlds.; or, c. 50% of the units for senior citizens.	City Atty	On-going; density bonus provisions in state law have applied.
HP-34.	The City shall encourage and promote innovative housing development programs that will help to increase the number of affordable housing units.		
HA-35.	During the development review process, the Planning Department shall discuss the City's objectives with potential developers in an effort to incorporate affordable units in the project. Developers shall be referred to the County Housing Authority for financing consultation.	Plng	On-going; part of the development review process.
HA-36.	By June, 1993, the City Council shall consider enacting an in-lieu fee for affordable housing on all commercial projects and those residential projects which do not construct affordable housing.	CC	Complete; in-lieu fee adopted for residential projects of 6 or less units.
HA-37.	To the degree consistent with general plan policies, the City will favorably consider applications for rezoning and requests for special consideration under the Planned Development ordinance for the development of high-density (15-30 units per net acre) residential development within the city. This will include approximately 50 acres of rezoning to high density land use by June, 1994. In addition, mixed-use projects combining commercial and residential uses will be encouraged. In combination with HA-264 and HA-278, it is anticipated that an additional 880-1507 units can be built within the existing City limits.	PC/CC	Complete; properties rezoned by Council in March 1996. The Housing Element Update is in-progress. It will address these issues and recommend an appropriate policy.
HP-38.	The City shall cooperate to the maximum extent feasible with appropriate public agencies and non-profit housing organizations in mutual efforts to provide and conserve affordable housing.		
HA-39.	The Planning Department will continue to participate in the County Housing Network.	Plng	On-going.
HA-40.	The ordinance preventing the conversion of rental housing to owner-occupied housing will remain in effect unless the rental vacancy rate for the city is greater than 4 percent. This ordinance can be amended when the applicant for approval of conversion agrees to provide four out of every ten dwelling units (40 percent) to households of moderate or lower income. The Planning Department will conduct annual vacancy surveys to determine the vacancy rate through July, 1996.	Plng	On-going; 2005 vacancy rate is 3.4% (same as last year).
HA-41.	The City shall pursue attaining status as an entitlement city under the Community Development Block Grant Program to ensure guaranteed and continuous funding and therefore, the ability to plan expenditures on a multi-year basis.	Plng/Fin	Not complete; no action taken because not feasible. Scotts Valley needs to be the central city of a metropolitan area or have a population of 50,000 to qualify. The update of the Housing Element is in-progress; this action could be deleted.
HA-42.	The City shall place Article 34 referenda on the ballot to obtain capacity to participate in the development, construction, and acquisition of low-rent housing.	Admin	At City Council discretion.

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GP Ref.	Statement	Dept./ Comm.	Status
HP-43.	The City shall preserve existing mobile home parks which meet the land use goals and standards of the City.		
HA-44.	The City shall retain the mobile home park conversion ordinance and mobile home park rent review commission.	PC/CC	Complete; mobile home rent review regulations updated.
HG-45.	<i>To ensure the city's housing stock meets necessary health and safety requirements.</i>		
HO-46.	<i>In 1990, the City had approximately 125 substandard units, which should be rehabilitated at a net rate of 7 units annually, or 84 units by 1996. This represents an annual rehabilitation of 5% of the City's total need.</i>		
HP-47.	The City shall promote housing rehabilitation programs that help conserve existing affordable housing units.		
HA-48.	The City shall help solicit and encourage maximum utilization of federal and State funds for low interest loans and grants for the rehabilitation of rental and owner occupied housing units and mobile home parks.	Fin/ Admin	On-going; participated with Mid-Peninsula Housing in tax credit program; MCC program and conversion of Mountain Brook Mobile Home Park. Evaluate grant sources with each project.
HA-49.	The Redevelopment Agency and City should make low interest loans available to rehabilitate homes as a part of housing assistance programs.	Fin/ Admin	Complete and on-going; a Silent 2nd mortgage program was created in 1998. There is a lack of demand for housing rehab programs.
HA-50.	The City of Scotts Valley will work with the Housing Authority of the County of Santa Cruz to preserve and improve existing affordable housing in Scotts Valley. This action also includes continued cooperation with the Housing Authority of the County of Santa Cruz and other non-profit developers in the development of new or substantially rehabilitated Section 8 housing units. Further the City shall leverage federal and state financial aid programs for the rehabilitation of substandard housing to rehabilitate 84 units by July 1, 1996.	Fin/ Admin	On-going; since 1996, City has generated 106 affordable units
HA-51.	To maintain the quality and affordability of older neighborhoods, the City shall pursue participation in Community Development Block Grant and Rental Rehabilitation programs. Further, the City will continue to encourage private sector investment to achieve similar objectives. One objective of this action will be to rehabilitate up to 7 housing units per year.	Admin	On-going; CDBG grant for housing conditions survey in 1995; and HOME grant of \$420,000 received in 1999.
HG-52.	<i>To ensure equal housing opportunities.</i>		
HO-53.	<i>Expand housing opportunities for groups with special housing needs.</i>		
HP-54.	The City shall encourage maximum use of public and private resources to help solve special housing problems.		
HA-55.	The City shall encourage development of services that assist the elderly and disabled in remaining in their homes by working with the Chamber of Commerce and businesses to encourage programs which provide home delivery of goods and services for seniors without a conditional use permit and working with the transportation providers to expand bus service in the City.	CC	On-going; City contributes to Lift Lines Volunteer Center for seniors and Grey Bears for medical services. Multi-modal Park and Ride facility completed.

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GP Ref.	Statement	Dept./ Comm.	Status
HA-56.	The City shall encourage new housing developments to be adaptable for physically disabled residents by requiring a portion of all new developments over four units to be handicapped accessible.	Bldg	On-going; current policy consistent with state law.
HA-57.	The City shall amend the zoning ordinance by October 1993 to allow emergency shelters in the commercial and public quasi-public zones.	PC/CC	Complete.
HA-58.	The City shall encourage new or rehabilitated housing developments designed to provide residential care and assisted living for the elderly and disabled by retaining provisions in the Zoning Ordinance to allow residential care facilities in all high density zone districts.	PC/CC	On-going; Oak Tree Villa provides 204 assisted-living units; this project was recently renovated and contains 20 low income restricted units.
HO-59.	<i>Prevent housing discrimination.</i>		
HP-60.	The City shall support fair housing practices.		
HA-61.	The City shall cooperate with federal, State and regional agencies to promote housing choice and equal opportunity housing by soliciting educational materials from these agencies and making them available in city hall, the senior center, and library. The City will advise the State Department of Fair Employment and Housing of any complaints regarding housing discrimination received by the City.	All	On-going; Fair Housing information posted at City Hall.
HG-62.	<i>To encourage resource conservation measures in all housing.</i>		
HO-63.	<i>Optimize resource conservation and reduce resource consumption in housing developments.</i>		
HP-64.	The City shall work with other local, State and federal agencies, public utilities, and community organizations to implement energy conservation and longer range renewable energy development programs.		
HA-65.	The City shall disseminate information pertaining to available federal and State energy conservation tax credit and other available private financial incentives.	Fin/ Admin	On-going; Santa Cruz County Housing Authority disseminates tax credit information to developers.
HA-66.	The City, in conjunction with the Scotts Valley Water District, shall promote the use of water-conserving appliances in buildings and the use of drought- tolerant/low water consumptive landscaping. These water conserving features shall be required through the Design Review process.	Bldg/ PIng	On-going.
HA-67.	The City Public Works Department shall continue to promote recycling of solid waste.	CC	On-going.
HP-68.	The City shall encourage programs that emphasize energy retrofitting in existing residential structures via insulation, weather-stripping, and passive and active solar systems.		
HP-69.	The City shall promote the use of passive and active solar systems in new residential buildings.		
HA-70.	The City shall encourage projects to locate dwellings in such a way to get maximum use of solar energy through the development review process and retention of the hillside development zoning regulations.	PIng/PC/ CC	On-going.

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Open Space & Conservation Element:

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GP Ref.	Statement	Dept./ Comm.	Status
OSG-316 .	<i>To protect and conserve the natural resources of the planning area including plant and animal habitats, mineral resources, water courses and air quality.</i>		
OSO-317.	<i>Minimize the disturbance or removal of native vegetation.</i>		
OSP-318.	New development proposed in, or adjacent to, areas containing native plant communities shall be carefully planned and provide for the conservation and maintenance of those plants.		
OSA-319.	The City shall work cooperatively with qualified botanists and other agencies to develop a comprehensive list of known rare and endangered plants and animals in the planning area.	Plng	Report completed by the U.S. Fish and Wildlife Service.
OSA-320.	The City shall utilize the environmental review process to identify and mitigate impacts of development on native plant communities and valuable habitat areas.	PC/CC/ Plng	On-going; as part of the CEQA review process.
OSA-321.	Through the permit process, the City shall require that proposed development located in or adjacent to native plant communities or valuable habitat areas be planned to maximize protection of the resource.	PC/CC/ DR	On-going; as part of the CEQA review process.
OSA-322.	Development of vacant land located within valuable habitats shall be limited to low densities, cluster developments, and/or passive recreational uses.	PC/CC/ DR	On-going; as part of the CEQA review process. Open space provided in developments with sensitive habitat areas.
OSP-323.	Riparian corridors shall be retained and protected.		On-going; considered during CEQA review process on a case-by-case basis.
OSO-324.	<i>Establish protective measures for habitat areas of particular environmental sensitivity and for rare or endangered animal species.</i>		
OSP-325.	Environmentally sensitive habitat areas and rare or endangered animal species shall be preserved.		
OSA-326.	As a part of the environmental review process, the City shall require new development proposed within areas of rare or endangered wildlife habitat to prepare a site-specific survey which identifies the location and type of species present. The development shall be required to mitigate any potential impacts to such species.	Plng	On-going; as part of the CEQA review process.
OSA-327.	Through the permit process, ensure land uses in or adjacent to environmentally sensitive habitats shall attempt to avoid significant impairment of an environmentally sensitive habitat area's habitat value without adequate mitigation measures.	Plng	On-going; part of the CEQA and development review processes.
OSA-328.	The City shall identify those sites that are greater than one acre in area and contain or are located adjacent to significant habitats and encourage, where appropriate, acquisition of the habitats by the Land Trust or Nature Conservancy, or similar organizations.	PC/CC	On-going; an open space preserve is established for Glenwood.
OSO-329.	<i>Allow mineral resource extraction without jeopardizing surrounding land use.</i>		
OSP-330.	Future mining operations should be controlled so that adverse environmental effects are prevented and that mined lands are reclaimed to a usable condition suitable to surrounding uses.		

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GP Ref.	Statement	Dept./ Comm.	Status
OSA-331.	The City shall monitor county mining applications and provide recommendations to the county regarding mining, reclamation, and assigning costs to reclaim the land.	PIng	On-going; current process.
OSA-332.	The City Attorney shall review the current mining and reclamation ordinance for legal adequacy.	PIng/ City Atty	Complete.
OSO-333.	<i>To preserve the hillside and mountainous land in its natural condition and inherent natural beauty.</i>		
OSP-334.	Land within the planning area designated as Timberland Production Zone (TPZ) shall be managed as an economic resource consistent with the intent of the Forest Taxation Reform Act.		
OSA-335.	The City shall require timber management plans using Best Management Practices ("BMP") for timber harvest proposals in order to provide for selective, sustained yield harvesting and reforestation.	PW	On-going.
OSO-336.	<i>Protect watersheds and recharge areas.</i>		
OSP-337.	The City shall maintain a storm drainage system which provides optimal flood protection and maximum groundwater recharge.		
OSA-338.	As part of the permit process, the City shall require the dedication of easements for natural drainage channels.	PW	On-going.
OSA-339.	A permanent fund account shall be maintained by the City to manage and improve the storm drainage system.	PW	Complete; DIF fund established.
OSA-340.	The City shall maintain a program to protect all natural drainage channels from obstruction.	PW	On-going; channels cleared annually.
OSA-341.	The City shall require the updated storm drainage master plan to map significant recharge areas and natural drainage channels. The master plan shall include methods to combine recharge facilities into storm drainage plans.	PW	In 2002, a consultant prepared a computer model on Skypark storm drain system. The detention/recharge system was determined to be reasonably effective.
OSA-342.	A percentage of storm drainage fees will be put into a fund to acquire recharge areas and construct improvements thereto when the need arises. These lands shall be maintained as open space and/or neighborhood parks.	PW	Complete; Scotts Valley Water District has modified their CIP to include water recharge facilities and has adopted a recharge impact fee.
OSA-343.	As part of the environmental review process the City shall, in cooperation with the water district, require developers to study and mitigate any loss of recharge. Mitigations may take the form of on-site recharge, construction of recharge improvements, contributions to the program cited above, or a combination of any or all of these.	PW/ PIng	On-going; Scotts Valley Water District implemented impact fees in August 2000.
OSA-344.	Any construction proposed in zones designated high protection or high management in the 1988 Todd Report and shown on Figure OS-5 shall provide a detailed hydrological evaluation to mitigate loss of recharge.	PIng	On-going; as part of the CEQA review process.
OSP-345.	New developments shall minimize the amount of impervious surfaces.		
OSA-346.	The Planning Department will encourage the use of pervious materials, such as turf block, in development projects.	PIng	On-going; considered during development review process.
OSO-347.	<i>Encourage sound water supply management practices.</i>		

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GP Ref.	Statement	Dept./ Comm.	Status
OSP-348.	The City shall cooperate with the water districts within the planning area to develop and implement water conservation programs.		
OSA-349.	<p>The City shall build and operate a tertiary treatment wastewater facility and utilize and sell treated reclaimed water. The priorities for the use of this water shall be:</p> <ol style="list-style-type: none"> 1) irrigation where the tertiary treated water would replace fresh water from the aquifer, 2) high quality recharge into appropriate basins, 3) discharge into streams which have flows below historic levels, 4) commercial uses, such as construction water and irrigation of areas not in the aquifer recharge, and 5) other uses that may be deemed beneficial as determined by the City Council. 	PW	Complete and in operation.
OSO-350.	<i>Protect surface water and groundwater supplies in the planning area in order to maintain them as a high quality, usable resource.</i>		
OSP-351.	The City shall protect the planning area streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces.		
OSA-352.	The City shall continue to refer identified hazardous material users to the Scotts Valley Fire District in order to prevent discharge of such materials to the surface and groundwater system.	PW/ PIng	Santa Cruz County now administers program.
OSA-353.	The City shall continue to require siltation ponds and erosion control measures which mitigate adverse impacts to surface water bodies and groundwater basins during and after construction.	PW/ PIng	On-going; considered during the development review process.
OSO-354.	<i>Maintain or improve the present air quality level within Scotts Valley.</i>		
OSP-355.	The City shall consider recommendations from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to maintain and improve regional air quality.		
OSA-356.	The City will refer projects with identifiable air quality impacts to the MBUAPCD to recommend appropriate air quality impact mitigations.	PW/ PIng	On-going; considered during CEQA review process.
OSP-357.	In order to reduce automobile related pollution, the City will plan for and encourage the use of transit, bicycles and walking as alternatives to automobile travel.		
OSP-358.	The City will place conditions on new industrial and commercial development appropriate to maintain federal and state ambient air quality standards.		
OSP-359.	The City will use the environmental review process to determine potential air quality impacts of project proposals.		
OSG-360	<i>To preserve and protect existing viewsheds and scenic open spaces and corridors.</i>		
OSO-361.	<i>Identify and designate open space where its use will conserve and maintain the scenic, tranquil, and spacious qualities of Scotts Valley.</i>		
OSP-362.	An open space land use designation and conservation easements shall be considered in order to conserve and maintain those natural features, which, because of their exceptional nature, contribute to Scotts Valley's outstanding beauty.		

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GP Ref.	Statement	Dept./ Comm.	Status
OSA-363.	Following adoption of the General Plan, the City shall revise the zoning ordinance to establish standards for open space and conservation easement dedication.	City Atty	On-going; procedure in place for adoption of easements on a case-by-case basis.
OSA-364.	The City shall encourage that as part of new development proposals, areas over 40% slope are dedicated as open space scenic easements. The open space designation shall be recorded in the Office of the County Recorder.	PC/CC	On-going; considered during CEQA review process.
OSA-365.	Lodato Park shall be preserved as open space with passive recreational uses.	PW	Complete; deed restriction in place.
OSP-366.	The City should identify accessible scenic, riparian and other corridors and establish a budget and funding sources for the acquisition of these corridors.		On-going; considered during CEQA process on a case-by-case basis.
OSA-367.	As a part of open space planning, the City should identify vista points and potential access routes to scenic corridors and open space. The City should develop funding sources to implement these visual resource identification and enhancement mechanisms.	PW/ PIng	Complete; vistas points and scenic corridors identified throughout the City in the General Plan.
OSO-368.	<i>Increase public access to scenic corridors and open space.</i>		
OSP-369.	The City shall encourage the dedication of property and/or conservation easements to provide increased public access to scenic corridors and open spaces.		On-going; considered during CEQA process on a case-by-case basis.
OSA-370.	The City shall establish a program to acquire accessible open space and scenic resource areas either by purchase, conservation easements, dedication, or by other means, to ensure that the aesthetic qualities of the City are preserved and enhanced.	CC/ Admin	On-going; Skypark dedication and park purchase in 1996. Glenwood open space dedication completed in 2003. Evaluated with other developments on a case-by-case basis.
OSA-371.	The City and developers will locate and construct trails and paths per the Parks Master Plan.	Parks & Rec	On-going; projects being conditioned as appropriate.
OSA-372.	The City should develop a program of incentives to promote the dedication of desirable vista points and access easements.	PIng/ Parks & Rec	Complete; 1997 access to Lodato Park obtained; now open.
OSO-373.	<i>The City's irreplaceable hillside scenic resources shall be protected and preserved.</i>		
OSP-374.	Predominant ridgelines shall be protected to allow clear view from streets and roads. Scenic easement shall be established to protect the ridgelines.		
OSA-375.	Develop a map delineating predominant ridgelines to be preserved. Modify the zoning ordinance to require placement of all structures in the hillsides below the predominant ridgelines.	PIng/ Eng	On-going; General Plan provides predominant ridge line map. Development on such ridgelines are reviewed to ensure preservation through the development review process.
OSA-376.	Amend the zoning ordinance to require preservation of the natural landscape along and within 25 feet of the top of the predominant ridgeline.	PIng/ Eng/ City Atty	Same as above.
OSG-377.	<i>To achieve and maintain a harmonious relationship between the natural environment and man-made structures and land uses.</i>		

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GP Ref.	Statement	Dept./ Comm.	Status
OSO-378.	<i>Support land use planning techniques which will conserve and enhance the natural features and resources of Scotts Valley.</i>		
OSP-379.	Site planning for development in the City shall protect and enhance the natural environment.		
OSA-380.	Development or redevelopment plans for projects in or near City entrances shall include extensive landscaping and structures or signs that are inviting. These developments shall be submitted to the Design Review Board for approval.	DR	On-going; Gateway South Specific Plan and Skypark Plan adopted.
OSP-381.	The City shall discourage scattered development or urban sprawl which may be detrimental to the City's visual beauty and increase significantly the cost of providing city services.		
OSP-382.	Encourage infilling on vacant land within existing developed areas; infilling development shall be compatible with surrounding existing development. Where infilling is not feasible, new development should occur adjacent to existing urban areas where services are available or can be easily extended.		
OSP-383.	The City shall encourage clustering of development projects in order to minimize disturbance of natural features and resources and maximize preservation of open space.		
OSA-384.	Amend the zoning ordinance to require clustering of development projects where natural features and resources are worthy of protection.	PIng	Complete; a PD permit allows for clustering of development upon approval by the City Council.
OSP-385.	The City shall protect the visual resources of Scotts Valley by requiring that new development be integrated into the natural setting.		
OSA-386.	City staff and/or the Design Review Board shall conduct site inspections of the property during the design review process to determine methods of enhancing the scenic value. This requirement shall be added to the Design Review Board's Guidelines.	PIng/ DR	On-going; site inspections conducted on a case-by-case basis.
OSA-387.	The Design Review Board shall give attention to compatibility of site planning and design with the overall scenic quality of Scotts Valley, especially through siting of development and street improvements, and landscaping and sign control restrictions. This shall be noted in the Design Review Board's Guidelines.	DR	On-going; guidelines adopted for commercial and industrial uses.
OSA-388.	The Design Review Board shall critically review visual resource areas designated on the Scenic Viewsheds and Corridors Map (Figure OS-1) in which development is permitted for landscaping, building design and siting to enhance the scenic value of the area. The viewshed and scenic corridors map shall be made a part of the Design Review Board's Guidelines.	DR	On-going; guidelines adopted for commercial and industrial uses.
OSA-389.	The City shall ensure native plants are used as a part of new development to integrate the man-made environment into the natural backdrop and to screen or soften the visual impact. Amend the Design Review Board's Guidelines to incorporate this planning technique.	DR	On-going; guidelines adopted for commercial and industrial uses.
OSA-390.	Where feasible, projects shall be planned to locate streets and open space rather than private yards along waterways, ridges or scenic vistas.	PC/CC/ DR	On-going; as part of the development project process.
OSA-391.	The City shall retain the provisions of the hillside development regulations of the zoning ordinance.	CC	On-going.

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GP Ref.	Statement	Dept./ Comm.	Status
OSA-392.	The City shall develop a planned development overlay zoning for all hillside development to require development to be constructed per an approved plan.	Plng	Complete.
OSG-393.	<i>To protect the planning area's significant archaeological resources for their scientific, educational and cultural values, and for local heritage.</i>		
OSO-394.	<i>Identify and obtain information on the existence and significance of archaeological sites.</i>		
OSP-395.	Working cooperatively with appropriate organizations and professionals, the City shall compile relevant information on the location and significance of its archaeological resources.		
OSA-396.	The City has prepared an archaeological sensitivity zones map (Figure OS-2) as a part of this plan; this map shall be updated regularly by the Cultural Resource Preservation Commission based on data received from archaeological field reports.	CRPC	On-going.
OSO-397.	<i>Establish measures to protect potentially significant archaeological resources.</i>		
OSP-398.	The archaeological sensitivity zones map shall be used, along with other appropriate data, to evaluate whether archaeological resources are threatened by proposed development projects.		
OSA-399.	All proposed development within high sensitivity zones shall be required to produce an archaeological field reconnaissance and report for approval by the Cultural Resource Preservation Commission.	Plng	On-going; evaluated during the development review process.
OSA-400.	Through the permit process, new development which could adversely effect archaeological resources shall be required to provide mitigation measures that avoid or substantially reduce the significant environmental effect prior to project approval.	Plng/ PC/CC	On-going; evaluated during the development review process.
OSG-401.	<i>To conserve the planning area's significant historical resources.</i>		
OSO-402.	<i>Promote the conservation of historical resources.</i>		
OSP-403.	The City shall continue to maintain an up-to-date inventory of and encourage the maintenance of designated historical sites, structures and objects which merit protection for their historic resource value.		
OSA-404.	The City shall develop a program for the preservation of historical resources.	CC	Complete.
OSA-405.	All proposed development on the site of an existing or former historic structure shall require an historical archaeological field reconnaissance and report prior to project consideration by the decision-making body.	PC/CC	On-going; Historical Resource Map completed in 1999.
OSP-406.	The City shall encourage public and private efforts to restore designated historic structures and to continue their use as an integral part of the community.		
OSA-407.	The City shall protect and enhance designated historic structures through the environmental, permit, and design review processes.	Plng	On-going; evaluated during the development review process.
OSA-408.	The City shall apply and/or encourage private parties to apply for historic preservation and restoration grants for historically designated structures.	Plng	On-going; grant received for Scott House.

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GP Ref.	Statement	Dept./ Comm.	Status
OSP-409.	The City shall not permit the destruction of the historical resources identified in this General Plan without a prior public hearing and consideration given to preservation alternatives.		
OSG-410.	<i>To minimize health and safety hazards within the planning area.</i>		
OSO-411.	<i>Minimize the impact that development may have on soils and topography.</i>		
OSP-412.	Land slope shall be considered in evaluating land use activity.		
OSA-413.	No building permit for new construction shall be issued for building envelopes whose average slope, as determined by the slope formula, exceeds 25%, unless an engineering study finds that no danger to life or property exists in development. Exceptions may be made for reconstruction due to declared or natural disasters.	Plng/ Bldg/ Eng	On-going; Hillside Regulations adopted.
OSO-414.	<i>Use open space to protect human life and property from hazards such as wildfire, earthquake destruction, landslides and flooding.</i>		
OSP-415.	Because of their open space and aesthetic value, creeks shall be preserved as nearly as possible in their natural state, and consistent with protection of adjacent properties.		
OSA-416.	The City will continue enforcement of existing flood control regulations. This will supplement the flood plain map which is part of this General Plan.	Eng	On-going; evaluated during the development review process.
OSA-417.	The City will continue to require a minimum 25' setback from the top of the bank for all projects constructed along a creek.	PC/CC/ DR	On-going; adopted in the Zoning Ordinance.
OSP-418.	Fire Department approvals for building setback from open space or undeveloped property shall be required to insure adequate clearances from potential wildfires.		
OSO-419.	<i>Minimize contamination and maximize recharge opportunities for the aquifer.</i>		
OSP-420.	Utilize natural features supplemented by engineering designs to prevent contaminants from settling over recharge areas while allowing percolation of non-contaminated water into the aquifer.		
OSA-421.	Work with the water district to identify areas where this policy should be implemented and to design, fund, construct, and maintain appropriate improvements.	CC	On-going; Scotts Valley Water District provides an annual AB3030 report. Evaluation of artificial recharge, water meter transfers, and groundwater exploration is on-going. Tertiary Water Plant constructed. Scotts Valley Water District implemented impact fee for recharge projects.

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GP Ref.	Statement	Dept./ Comm.	Status
NG-422.	<i>To provide an environment free from annoying and/or harmful noise.</i>		
NO-423.	<i>Reduce the noise impact from traffic on major streets and highways.</i>		
NP-424.	Where consistent with other goals and policies, improve transportation facilities and reduce traffic volumes on streets in an effort to maintain or reduce ambient noise levels.		
NA-425.	The City shall promote mass transit systems and car pooling, bicycling, and walking through adoption of a trip reduction ordinance.	Plng	On-going; TRO adopted in 1994, and updated in 1995 & 1996.
NA-426.	The City shall support a new mid-town interchange on Highway 17 to reduce the Granite Creek and Mt. Hermon future traffic, thereby maintaining or reducing the future traffic noise levels.	PW	On-going; incorporated into DIF; concept plans on file.
NP-427.	The City should work with the California Department of Transportation (CALTRANS) to mitigate the effects of existing and future highway noise.		
NA-428.	The City shall request that CALTRANS install noise attenuation barriers along the easterly side of Highway 17 south of Granite Creek Road parallel to South Navarra Drive and Meadow Way to protect the residential neighborhood. The noise attenuation barriers should be multiple rows of dense conifers, phasing, or other methods more aesthetically compatible with Scotts Valley than sound walls. If sound walls are required to achieve the desired attenuation, the walls should be screened with landscaping.	PW	Caltrans indicates no State funding available. Local funds must be used. Code update to fence regulations adopted in 2001 to provide additional protection.
NA-429.	Support State legislation for noise abatement design measures in all State highway projects within the Planning area.	PW	On-going.
NO-430.	<i>Reduce the noise generated by transportation of goods on city streets.</i>		
NP-431.	The City shall attempt to reduce the noise levels generated by commercial vehicles along Mt. Hermon Road and Scotts Valley Drive.		
NA-432.	The City should develop rules regulating the use of air horns and jake-brakes on trucks to reduce the noise generated by them.	PW	Complete; sign installed on Mt. Hermon Road.
NA-433.	The City should develop rules regulating diesel truck-trailer transports on Scotts Valley Drive and Mt. Hermon Road during late evening, early morning, and night time hours or on Sundays.	PW	Not complete; no action taken.
NA-434.	The city should develop rules regulating all truck or trailer delivery times in all zone districts and to all construction sites during late evening, early morning, and night time hours or on Sundays and holidays.	PW	Complete and on-going; construction projects conditioned to 8am-6pm weekdays, no work on Sunday or holidays. Loading dock locations reviewed with new development, with appropriate conditions placed on delivery times and operations.
NP-435.	The City will use state and local legislation to attempt to reduce the traffic noise levels along Mt. Hermon Road, Scotts Valley Drive and Highway 17.		
NA-436.	The City will enforce existing speed limits, lowering them to reduce the noise levels where such benefits can be realized and remain consistent with other city goals and policies.	Police/ CC	On-going; through Traffic Safety Advisory Committee.
NA-437.	The City will support State of California legislation governing noise emissions from vehicles.	PW	On-going.

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GP Ref.	Statement	Dept./ Comm.	Status
NA-438.	The City will enforce noise emission standards imposed by the State of California vehicle code.	Police	On-going.
NP-439.	The City should include noise abatement design measures in all street and roadway improvement projects.		
NA-440.	The City Public Works Department shall review all roadway improvement plans within the City limits to ensure incorporation of noise abatement measures. New street layout and redesigned street projects should be assessed for noise impacts, especially on neighboring noise sensitive land uses.	PW	On-going.
NO-441.	<i>Promote new land uses which have noise generation/sensitivity characteristics that are compatible with neighboring land uses, based on the day-night average A-weighted noise levels.</i>		
NP-442.	New developments which may increase the day-night noise level by more than the levels shown in Table 3 shall be approved only when proper noise attenuation design measures have been incorporated to the City's satisfaction.		
NA-443.	The City shall adopt a comprehensive noise ordinance which implements the noise policies of this General Plan. The noise ordinance will contain land use compatibility noise standards and will prescribe methods for meeting those standards.	Plng/ City Atty	Complete.
NA-444.	New Developments that are considered noise sensitive shall not be located in proximity to existing noise generating uses where the existing noise level is considered incompatible with the proposed new sensitive use.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NP-445.	New developments shall include measures to minimize increases in local ambient noise levels.		
NA-446.	New developments shall not be approved which may increase the noise levels more than those increases specified in table 3 of this General Plan Element.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NA-447.	Commercial and industrial noise level performance standards shall be retained in the zoning ordinance to restrict noise level increases and hours of operation.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NA-448.	Through the environmental review process, identify and require noise level mitigation of potentially significant noise impacts. Deny new developments which cannot mitigate significant adverse noise level impacts on neighboring land uses.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NA-449.	The City shall strive to meet the local noise levels by careful permit review for noise increase in the case of new commercial or industrial.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NA-450.	The City may require an acoustical engineering analysis to show that the new commercial or industrial planned use will not increase the local ambient noise levels by more than the values set forth in the noise element of the General Plan.	Plng	On-going; evaluated as part of CEQA and development review processes.
NP-451.	New developments shall include noise attenuation measures to reduce the effects of existing noise to an acceptable level.		

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GP Ref.	Statement	Dept./ Comm.	Status
NA-452.	In areas where the annual day-night noise level exceeds 60 dBA, the City shall require an acoustical engineering study for proposed new construction or renovation of structure(s). Each acoustical analysis should recommend methods to reduce the interior day-night annual average noise levels to below 45 dBA for private dwellings, motels, hotels, offices and noise sensitive uses.	Plng	On-going; evaluated as part of CEQA and development review processes.
NA-453.	The City shall adopt a comprehensive noise ordinance which implements the noise policies of this General Plan. This noise ordinance will contain land use compatibility noise standards and will prescribe methods for meeting those standards.	Plng/ City Atty	Complete; Noise Ordinance adopted. Land use compatibility standards provided in Zoning Ordinance.
NA-454.	Exterior noise levels measured at the property line of proposed new residential developments shall be limited at or below an average annual day-night level of 60 dBA.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NP-455.	The City planning and building department shall ensure noise attenuation techniques are constructed in new development projects.		
NA-456.	The City building inspector will ensure that all design specifications relevant to a project's acoustical design for noise level reduction are completed as approved prior to final approval of any project.	Bldg	On-going; evaluated as part of the CEQA, development review and building permit plan check processes.
NA-457.	New residential development should not be allowed in regions where the annual day-night noise level exceeds 75 dBA.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NA-458.	Hotel, motel and professional office construction or renovation plans must include design techniques to ensure that noise is attenuated to 45 decibels or better between adjacent private rooms.	PC/CC	On-going; evaluated as part of CEQA and development review processes.
NO-459.	<i>Reduce existing noise pollution sources.</i>		
NP-460.	The City shall identify and minimize or eliminate existing noise pollution source.		
NA-461.	Outdoor recreation areas, especially in residential neighborhoods, should incorporate noise attenuation barriers, such as multiple rows of dense conifers, if the day-night noise levels exceed 60 dBA.	Parks & Rec	On-going; evaluated as part of CEQA and development review processes.
NA-462.	The City shall require the Sportsman's Club to reduce its ambient noise levels to legal limits at the property line of the gun range or abandon the firing range at Lodato Park at the end of its lease.	CC	On-going; Sportsman's facility has limited uses; no active noise complaints on file.

Safety Element:

FY04-05 Annual General Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
SG-463.	<i>To protect human life and property and to minimize injury, economic damage, and social dislocation resulting from disasters such as fire, flooding, geologic, seismic and hazardous materials.</i>		
SO-464.	Reduce fire risks by prescribing appropriate fire safety measures.		
SP-465.	In fire protection problem areas, development shall be permitted only after mitigating measures satisfactory to the City are developed to prevent or control spread of fire and provide life safety to occupants as recommended by the fire district (see Figure S-1).		
SA-466.	All new development and existing structures in hazardous fire areas shall provide adequate clearance of brush and vegetative growth from structures and roadways in accordance with the Uniform Fire Code.	Bldg/CC	On-going; evaluated as part of the CEQA and development review processes.
SA-467.	The City, in conjunction with the Scotts Valley Fire District, shall develop a fire prevention program for identified fire hazard zones within the Planning Area.	CC	Same as above.
SP-468.	The City shall require new development to provide adequate improvements for maximum fire protection.		
SA-469.	All streets, roads and parking lots shall be designed, constructed and maintained according to the Uniform Fire Code and City Roadway Standards.	Eng	On-going; evaluated as part of the CEQA and development review processes.
SA-470.	The City shall adopt standards for private roadways, establishing requirements for width and structural sections which meets the requirements of the Scotts Valley Fire Protection District.	PW/Eng	Complete; City adopted standards in 1999.
SA-471.	Roadway standards shall require that roads have an overhead vertical clearance of 13 feet, 6 inches for their entire width and length, including turnouts.	PW/Eng	Complete.
SA-472.	Roadway standards shall require that an access road not end farther than 150 feet from any portion of a building. A turning area which meets the requirements of the fire district shall be provided at the end of the road where the road exceeds 150 feet and dead-ends.	PW/Eng	Complete.
SA-473.	Roadway standards shall require that private bridges or crossings which serve as part of an "access road be at least 20 feet wide and shall meet the minimum Caltrans standard weight rating of H-20". Bridges shall be certified every five (5) years by a registered Engineer.	PW/Eng	On-going.
SP-474.	The City shall require that new development have water available in the area pursuant to Table S-1 for fire suppression. Water availability shall be provided by the appropriate water purveyor.		
SA-475.	New development shall be approved only if adequate water supply for fire protection standards for minimum flow requirements and duration of flow can be met as directed by the Scotts Valley Fire Protection District.	PC/CC	On-going.

Safety Element:

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GP Ref.	Statement	Dept./ Comm.	Status
SP-476.	The City, in cooperation with the fire district, shall insure that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class "C" or better roof covering, and fire detection and alarm systems.		
SA-477.	The Building Department shall continue to refer all proposed building permits to the fire district for review and conditioning.	Bldg	On-going.
SP-478.	The City, in cooperation with the fire district, shall discourage the use of landscape vegetation that may contribute to the spread of fire for developments within the urban interface areas.		
SA-479.	The City shall amend the Design Review Guidelines to include review of plans for this purpose.	DR	Complete; guidelines updated in 1998.
SA-480.	The City and fire district shall distribute information through such methods as posters and/or workshops to educate the public regarding fire prevention as it relates to landscape vegetation.	Plng	On-going through the California Department of Forestry, which currently handles fire prevention awareness.
SO-481.	<i>Reduce the risk from flooding by regulating development in flood prone areas.</i>		
SP-482.	Proposed development in known flood prone areas shall be approved only if adequate measures are provided to reduce potential flood hazards.		
SA-483.	Maintain the City's Flood Protection Ordinance.	CC/Eng	On-going.
SP-484.	Development of new or expansion of existing flood control facilities to protect individual properties shall be permitted only when it can be determined that such measures do not substantially increase the flood or erosion hazards to other properties.		
SA-485.	The City shall require a geotechnical or hydrological analysis to assess potential impacts of new development on adjacent and downstream properties and on the designated floodplain to determine needed flood control facilities.	PW/Eng	On-going.
SO-486.	<i>Reduce the risks resulting from seismic and other geologic hazards, by regulating development in areas of high seismic and other geologic hazards.</i>		
SP-487.	The City utilizes liquefaction and landslide maps and prepared by the County (Figures S-3 and S-4) to assess geotechnical hazards within the Planning Area. These maps shall be updated as new and more accurate information becomes available.		
SA-488.	The City shall review and revise existing geologic hazards maps at a minimum of every two years for their adequacy.	Plng/ Eng	Not complete; no action taken. Funding not available; however, geologic hazards are assessed on a case-by-case basis.
SP-489.	In a geologic hazard area, development shall be approved only after a detailed geotechnical evaluation is completed by a registered geologist, and only if adequate measures are provided to avoid or substantially reduce any identified hazard.		

Safety Element:

FY04-05 Annual General Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
SA-490.	Where new development proposed for areas of known or suspected geologic hazards, as identified in Figures S-3 or S-4 or where other information obtained by the City indicates geologic hazards exist in an area proposed for development, a detailed geotechnical and/or geologic report shall be prepared and submitted to the City as a part of the application or environmental review process.	Plng	On-going.
SA-491.	The City shall implement the provisions of the Zoning Ordinance as it may be modified from time to time relating to hillside residential development.	Plng	On-going.
SO-492.	<i>Reduce the level of risk from hazardous materials and chemicals by regulating their use, storage, and disposal.</i>		
SP-493.	The City and fire district shall control the use, storage and handling of hazardous materials to protect the health and welfare of the life, environment and property within the community of Scotts Valley. Control of hazardous materials waste and disposal of hazardous materials shall be consistent with state requirements.		
SA-494.	The City shall continue to administer through the fire district a comprehensive Hazardous Material Program, pursuant to Chapter 6.95 of the California Health and Safety Code.		
SA-495.	The City shall work with the County and Fire District to establish more convenient programs for residential hazardous waste disposal.	CC/PW	On-going.
SA-496.	The fire district shall be the administering authority in the management and inspection program of all facilities storing and/or using a hazardous material or substance.	CC	On-going; Santa Cruz County Environmental Health Department now administers.
SA-497.	The fire district shall be responsible to insure that all facilities storing and/or using hazardous materials or substance maintain a current permit and approved HMMP (hazardous materials management plan).	Bldg/CC	On-going; hazardous materials management is handled by Santa Cruz County Environmental Health Department.
SP-498.	Development posing a significant environmental threat from the use of hazardous materials or chemicals shall not be permitted by the City.		
SP-499.	Underground storage tanks may be permitted provided the installation conforms with the requirements of Chapter 6.7 of Division 20 of the State Health and Safety Code and all regulations pertaining to underground storage tanks.		
SP-500.	Above ground storage tanks may be permitted, provided the installation conforms with the requirements of Chapter 6.6.7 of Division 20 of the State Health & Safety Code.		
SA-501.	The City shall pursue relocation of above ground propane tanks to areas of lower population density and activity.	CC	On-going; currently being pursued.
SG-502.	<i>To maximize post-disaster relief capabilities and recovery operations.</i>		

Safety Element:

FY04-05 Annual General Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
SO-503.	<i>Ensure a fast, efficient, and coordinated response by public and private agencies to major emergencies.</i>		
SP-504.	The City Manager or his designated representative shall periodically review and update the City's Emergency Preparedness Plan.		
SA-505.	The City shall review and update the Emergency Preparedness Plan every four (4) years or more often as needed.	Admin	On-going; updated every four years, or as needed. Last completed in Dec. 1995. Police Department is working on a new Disaster Mitigation Plan; work in-progress.
SA-506.	The City Manager shall present the Plan to the staff of the Office of Emergency Services and City Council for their review and approval. He shall attach a copy of the goals, objectives, policies, and programs of this section for concurrent review.	Admin	Complete.
SA-507.	Develop an emergency preparedness disaster relief program that promotes self-sufficiency among residents.	Admin/ CC	Complete; 1,200 winter storm preparedness manuals distributed to developments & mobile home parks.
SP-508.	The City shall hold disaster preparedness exercises frequently enough to maintain the efficiency of participating mutual aid agencies.		
SA-509.	The City shall hold coordination planning meetings with participating mutual aid agencies once every year in order to review disaster preparedness plans.	Admin	On-going; tabletop exercise conducted annually.
SA-510.	Participate with County in organizing disaster preparedness exercises. City staff and City Council shall participate in California State Training Institute's program when funding is available.	Admin/ CC	On-going; exercise conducted annually and training occurs regularly.
SP-511.	The City should provide sufficient funds and/or training as necessary to fulfill any emergency response deficiencies that may be within the City's responsibility and for which resources are available.		
SA-512.	Assess the appropriate amount of funds required to conduct a bi-annual, in-service training session for staff and key citizens in emergency response and for necessary equipment to respond to emergency preparedness situations.	Admin/ CC	On-going; current policy, funded in annual budget.

Public Services & Facilities Element:

FY05-06 Annual Gen. Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
PSG-513.	<i>To plan and provide for adequate and efficient city government offices and community facilities to accommodate the existing and future needs of the City.</i>		
PSO-514.	<i>Construct a new police department facility.</i>		
PSP-515.	Based on sufficient funding, the City shall provide funds, facilities, and equipment to the Police Department at a level necessary to maintain its efficient functioning.		
PSA-516.	The City should include acquisition of land and construction of police facility in long range Capital Improvement Program.	CC/ Admin	On-going; included in 5-year CIP and DIF.
PSO-517.	<i>Computerize all of the City's department operations.</i>		
PSP-518.	Depending on sufficient funding, the City shall provide personnel, equipment and training to place necessary data on computers.	CC/ Admin	On-going.
PSA-519.	During annual budget review, the City Council should assess the present and future requirements of the departments and allocate a budget commensurate with the City's needs and resources.	Fin/CC	On-going.
PSA-520.	The City Council should include computer costs in the Capital Improvement Program.	CC/ Admin	On-going.
PSA-521.	Annually the building division will reassess the building permit valuation based on I.C.B.O. Building Standards.	Bldg	On-going; examined annually.
PSG-522.	<i>To support the provision of police and fire services at levels adequate for the protection of life and property.</i>		
PSO-523.	<i>Support measures to improve and enhance the capability of the Police Department.</i>		
PSP-524.	Depending on sufficient funding, the City shall continue to provide personnel, facilities, equipment, and training to the Police Department at a level determined by the City Council necessary to maintain appropriate standards for public safety and response time.	CC/ Admin	On-going; reviewed annually.
PSA-525.	The police department shall prepare a "long range operations plan" regarding the ability to maintain its current level of service. The plan shall include the police department's short term and long range goals and the programs necessary to accomplish the goals.	Police	Complete and on-going; included in DIF, budget hearings, and through year end report.
PSA-526.	During annual budget review, assess the present and future requirements of the police department and allocate a budget commensurate with the City's needs.	CC/ Admin	On-going; done annually.
PSA-527.	The police department will reduce opportunities for criminal action through highly visible law enforcement within the City through swift investigation and apprehension of suspected criminals, and through increased public awareness of personal safety and property security techniques.	Police	On-going; community oriented policing programs in place.
PSA-528.	The police department will strive to maintain a maximum 3 minute response time to a "Code 3" emergency within the City, 24 hours a day.	Police	On-going; subject to staffing.
PSP-529.	The City shall promote efforts to organize community crime prevention program.		

Public Services & Facilities Element:

FY05-06 Annual Gen. Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
PSA-530.	The police department will continue to emphasize increased community involvement and participation in defining community needs, establishing priorities, and developing programs to meet these needs. The police department will promote neighborhood crime prevention programs like "Neighborhood Watch".	Police	On-going; current policy; Neighborhood Watch as well as community oriented policing programs in place.
PSA-531.	The City shall continue to support a juvenile program.	CC/ Admin	On-going; in place and enhanced w/the addition of High School resource officer program.
PSO-532.	<i>Ensure that police and fire services are available to serve development in the City.</i>		
PSP-533.	The City shall require that all new development proposals and/or changes in land use be referred to the police department for law enforcement evaluation and to the fire department for evaluation of fire and life safety issues.		
PSA-534.	As a part of standard permit and land use change processing, the planning department will continue to refer proposals to the police and fire chiefs for review and comment prior to preparation of the city staff report.		Plng
PSG-535.	<i>To improve the availability and accessibility of health and medical services to all residents of the planning area.</i>		
PSO-536.	<i>Increase the availability of health and medical services as necessary to meet the needs of Planning Area residents.</i>		
PSP-537.	The City shall encourage public and private health care providers to expand their services or to locate in the City consistent with environmental constraints and the needs of local residents.		
PSA-538.	The City Council should direct the City Manager to encourage health care providers to expand or locate in the City consistent with the resident need.	CC/ Admin	Complete; new and expanded facility for the Santa Cruz Medical Clinic completed on Scotts Valley Drive.
PSG-539.	<i>To provide a broad range of educational opportunities for residents of the planning area by ensuring that public school facilities remain adequate to accommodate the growth of the planning area, in an environment which addresses the safety of school children going to and returning from school, and assures compatibility between school facilities and other land uses.</i>		
PSO-540.	<i>Encourage communication and cooperation between the City, applicants for residential development projects and appropriate educational districts and agencies to ensure that adequate, safe school facilities and services are planned to provide a quality educational environment for the Planning Area's anticipated growth.</i>		
PSP-541.	As part of the environmental review process, the City shall evaluate new residential developments for their potential impact on student enrollment in the public school system. Applicants for approval of residential development projects will be expected to demonstrate that adequate mitigation measures will be in place to offset the identified increase in student enrollment directly related to the residential development project. The adequacy of the proposed mitigation measures shall be determined on a case by case basis, consistent with the stated goals, objectives, policies and programs under the City's General Plan. Consideration of adequate mitigation measures shall include, but not be limited to, those measures set forth under California Government Code Section 65996.		

Public Services & Facilities Element:

FY05-06 Annual Gen. Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
PSA-542.	The City should assess the impact of proposed residential development on public school facilities and resources. Impact assessment shall include, but not be limited to, data submitted by the Scotts Valley Unified School District addressing student enrollment projections and the capacity of existing public school facilities.	CC	Complete; state law has established impact fee, superseding local control.
PSA-543.	Unless otherwise limited by State law, the decision-making body may require, as a condition of approval of the development project, adequate mitigation measures to be undertaken to address the identified impact on public school facilities related to the development project's increase in student enrollment.	DR/PC/ CC	Same as above.
PSP-544.	Appreciating their continued presence as definite assets to the local environment, the City shall coordinate with private school facilities in the implementation of campus plans.		
PSP-545.	The City Council shall continue to meet and confer with school districts as appropriate to assist in establishing a high school for Scotts Valley students.	CC/ Admin	Complete; High School opened in Sept. 2000.
PSP-546.	The City shall encourage school administrations to enable non-school hour use of their facilities by the public through updating and maintenance of the Joint Facilities Use Agreement.		
PSA-547.	The City Council should establish a cooperative program between the school districts and the City. Special emphasis should be given to a cooperative effort between the Parks and Recreation Commission and the school districts to provide the recreational needs of the City's residents.	CC/ Admin	On-going.
PSP-548.	The City shall ensure that school children are provided safe pedestrian and bicycle travelways to and from schools.	CC/ Admin	On-going; done through the use of project SEED, crossing guards, juvenile officer position, as well as School Resource Officer in the Scotts Valley High School.
PSP-549.	The City shall advocate off-street loading/unloading zones for pick-up/delivery of school children by private vehicles.		
PSA-550.	During permit processing, development, and design review, the City shall consider the need for sidewalks, bicycle lanes, and passenger loading and unloading facilities when planning or considering roadway improvements from residential areas to schools.	PC/CC	On-going; Sidewalk Master Plan adopted.
PSP-551.	The City shall ensure that traffic speed controls are provided and enforced during school hours and along school children's travelways.	Police	On-going; completed with use of project SEED, traffic division, and speed awareness unit.
PSA-552.	The City should post reduced speed limits during school hours and post school crossing signs.	PW/CC	Complete.
PSP-553.	The City shall require that any development under construction near or adjacent to school children's travelways include special safety measures, such as fenced enclosures and construction traffic controls, and off-site improvements needed to mitigate hazardous conditions.	PW/CC	On-going.
PSA-554.	This school safety measure shall be added as a standard permit condition for new construction near or adjacent to school children's travelways. In order to avoid impacting school children's travelways, the City may require that development contribute to the cost of off-site improvements needed to mitigate hazardous conditions resulting from those developments or provide an alternate travelway.	PIng/ PC/CC	On-going.

Public Services & Facilities Element:

FY05-06 Annual Gen. Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
PSP-555.	The City shall coordinate with appropriate school or college districts in planning future land uses adjoining school or college sites.		
PSA-556.	The Planning Department shall submit any General Plan amendments, rezonings, or project development proposals for properties adjacent to existing or future school sites to the appropriate school district for review and comment prior to preparation of the City staff report.	Plng	On-going.
PSG-557.	To promote the adequate provision of services and an efficient system of public utilities.		
PSO-558.	<i>Promote adequate water service for residents of the Planning Area.</i>		
PSP-559.	The City shall cooperate with the water districts which serve the Planning Area and with owners of private wells to promote water service, infrastructure improvements, and sound resource management.		
PSA-560.	Amend the City Code to require service connections to a public utility for new development.	City Atty	On-going; evaluated as part of the CEQA and development review process.
PSA-561.	The City shall support assessment districts in development areas to extend and replace water lines. The extension of water lines will promote water service. Resource management is promoted by the replacement of old and leaky lines.	CC/ Admin	On-going; 1995 Gateway South Assessment. District provided for 20 lines.
PSA-562.	The City shall condition new development to extend water lines and increase their capacity as necessary.	PC/CC	On-going.
PSA-563.	Participate in a basin-wide groundwater management program. Consult with the Scotts Valley and San Lorenzo Valley Water Districts to determine the effects of proposed private well development on basin-wide groundwater management.	CC/ Admin	On-going; Scotts Valley Water District received a grant to update their underground water model. District Board will review final groundwater model report in late May 2005. Joint City Council and District Board meeting is scheduled for June 2005.
PSA-564.	In September or October of each year, the City Council shall meet with the Water Districts to discuss Groundwater Basin Management Plans (AB3030) including recharge, wellhead protection zones, and safe yield. The City will determine actions necessary to assist the Water District in meeting the goals of the AB3030 plans.	CC	On-going; Subcommittee meets with Water Districts as needed. Regular joint meeting scheduled between City Council and SV Water District.
PSA-565.	The provisions of City Council Resolution #1413 regarding Water Conservation shall be incorporated into the Design Review handbook.	DR	Complete.
PSA-566.	Chapter 15.12 of the City Code regarding greywater reuse shall be amended as necessary to be consistent with new state requirements.	City Atty	Complete.
PSA-567.	The City Council shall request the Scotts Valley and San Lorenzo Valley Water Districts and the County of Santa Cruz incorporate a private well monitoring program into their annual reports.	CC	On-going; SV Water District incorporates private well data annually into their AB3030 reports.
PSP-568.	The City shall not allow existing or new private wells to serve new development.		
PSO-569.	<i>Ensure adequate levels of wastewater treatment.</i>		
PSP-570.	Sewage disposal shall be in accordance with the City's Wastewater Plan.		

Public Services & Facilities Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PSA-571.	The Public Works Department shall update and monitor the current wastewater disposal plan annually to meet the demands of the service area.	PW	On-going.
PSA-572.	The Public Works Department should plan improvements and propose funding to ensure adequate levels of wastewater treatment are available to meet the demands of the service area.	PW	On-going; Wastewater Treatment Plant expansion completed.
<i>PSO-573.</i>	<i>Promote orderly disposal of solid wastes in a manner which will protect the environment and ensure the continued health and safety of Planning Area residents.</i>		
PSP-574.	The City shall coordinate with the Santa Cruz County Integrated Waste Management Plan.		
PSA-575.	The City shall continue active involvement with the Santa Cruz County Integrated Waste Management Plan Committee.	PW	On-going.
PSP-576.	The City shall comply with "the California Integrated Waste Management" (AB939) by establishing mandatory public and private source reduction and recycling programs.		
PSA-577.	The City Council shall continue mandatory curbside recycling by City Ordinance.	PW	On-going.
<i>PSO-578.</i>	<i>Provide for adequate and safe public utilities.</i>		
PSP-579.	The City shall designate areas for utility sites and access corridors.		
PSA-580.	The City should amend the zoning ordinance to designate properties owned by public utilities for public and quasi-public use.	PC/CC	Complete.
PSA-581.	The City shall condition development to provide utility sites and access corridors.	PW	On-going.
PSP-582.	All utility installations shall be designed and constructed to minimize damage from identified geologic hazards.		
PSA-583.	As a part of the environmental review process, the Planning Department should assess the potential significant impacts associated with utility installation proposals and require full mitigation.	Plng	On-going; as part of the CEQA review process when City is the lead agency.
<i>PSO-584.</i>	<i>Promote aesthetic placement of utility lines and installations.</i>		
PSP-585.	The City shall encourage the placement of existing power transmission lines, power distribution lines, and communication lines underground.		
PSA-586.	The City should form underground utility assessment districts, or a municipal facilities district, to place existing overhead lines underground.	PW/ Eng	Complete; Scotts Valley Drive undergrounding completed in Dec. 2000.
PSP-587.	The City shall require the extension of new power distribution lines and communication lines underground.		
PSG-588.	<i>Provide an adequate library to serve the planning area and the region.</i>		
<i>PSO-589.</i>	<i>Construct a new Tier II library for the Santa Cruz County Library system in the City of Scotts Valley.</i>		
PSP-590.	Coordinate with the County Library's Plan for the Decade of the 1990's.		

Public Services & Facilities Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PSA-591.	In cooperation with the Santa Cruz County Library Board, the City Council should assess the costs of a new Tier II library.	CC/ Admin	Complete; in 1996 with amendment of RDA pass through agreement and on-going analysis.
PSP-592.	Maintain maximum access to library facilities within budgetary constraints.		
PSA-593.	The City shall evaluate opportunities to establish and maintain shared library facilities with other public agencies.	CC/ Admin	On-going; current policy discussions with School District occurred in 1996-97, 2000, and 2002. City currently evaluating library facilities.
PSA-594.	The City shall seek to retain a seat on the library oversight committee and lobby for extended operating hours for Scotts Valley facilities.	CC/ Admin	Complete; extending operating hours and enlarging the facility has been approved.

Public Services & Facilities Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PSG-595.	<i>To provide public services to meet the needs of a changing population.</i>		
PSO-596.	<i>Support a variety of social services for youth, adults and seniors in Scotts Valley.</i>		
PSP-597.	The city shall be aware of opportunities to support new social programs or enhance existing programs and provide social services commensurate with city budgetary limits and citizens ability to pay.		
PSA-598.	The City will conduct annual joint study sessions with the various city commissions and boards to discuss existing and proposed programs of benefit to the residents such as child care, youth centers, crisis support, and senior services.	CC/ Admin	On-going; reviewed during budget process.
PSA-599.	On an annual basis, the City Council shall re-evaluate application and impact fees and adjust them as appropriate.	Fin/CC	On-going; impact fees are annually reevaluated and adjusted.
PSA-600.	The City shall work with the Volunteer Bureau of Santa Cruz, to use volunteers to enhance the work of the City and disseminate information on various programs available to the residents.	CC/ Admin	On-going; 2000 enhanced program in Police. Police used volunteer reserves to distribute earthquake safety info. to residents and to assist various clerical tasks
PSA-601.	The City shall encourage the Scotts Valley School District to utilize school buildings and grounds to the fullest extent possible.	CC/ Admin	On-going.

Parks & Recreation Element:

FY05-06 Annual General Plan Tracking Report

GP Ref.	Statement	Dept./ Comm.	Status
PRG-602.	<i>To provide adequate park and recreation facilities to serve the recreational needs of the City.</i>		
PRO-603.	<i>Develop and adequately maintain a comprehensive park and recreation system for a population of 15,000 residents.</i>		
PRP-604.	The City shall plan and maintain a park system that serves the residential, industrial, and commercial segments of the community.		
PRA-605.	The Parks and Recreation Commission shall develop specific designs for the park sites identified in the Parks Master Plan. These designs should provide recreation opportunities and facilities to meet the needs of various target groups: youth, adults and seniors, with emphasis on lifetime sports and activities for the expanding adult population.	Parks & Rec	On-going; as new park lands are acquired.
PRA-606.	Coordinate park development with population increases.	Parks & Rec	On-going, as funds allow.
PRA-607.	Amend the City Code to require 3 acres of active park land per 1,000 population.	Parks & Rec	City Code Sec. 16.35.030 requires 5 acres per 1,000 pop.; to be evaluated.
PRA-608.	Condition development to provide for the orderly completion of the City's comprehensive park system, including bicycle paths and hiking and equestrian trails.	Parks & Rec	On-going; evaluated as part of the development review process.
PRA-609.	Maintain staff to work with the Parks and Recreation Commission to develop and maintain park facilities.	Parks & Rec	On-going.
PRA-610.	The City shall complete the action items of the Parks Master Plan.	Parks & Rec	On-going.
PRA-611.	Planning and Public Works/Engineering staff shall submit all development proposals for sites identified in the Parks Master Plan to the Parks and Recreation Commission for review and comment prior to approval of the project.	PW	On-going.
PRA-612.	Amend City Code to require commercial and industrial development to provide open space/recreation facilities within the project. In the alternative, require dedication of land or in-lieu fees for park and recreation amenities.	PW	Not complete; no action taken.
PRP-613.	The City shall provide the best level of funding to maintain and enhance the park system the City can afford.		
PRA-614.	The City shall continue to solicit State open space, park and recreation, and access grants to acquire park land and/or to expand and develop the City's existing park facilities.	PW	On-going; Lodato Park trails tree grants (SBA) finished in 1997; Waste Management grant received in 2001; Grant authorization replaced playground equipment for Siltanan Park in Fall 2002; Skatepark completed in 2004. Prop 40 funds used for improvements at Skypark, Skatepark, and Teen and Senior Centers.

Parks & Recreation Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PRA-615.	Volunteer efforts and private financial resources should be promoted and used in combination with public funds for enhancement, acquisition, maintenance and operation of park and recreation facilities. The Parks and Recreation Commission and/or park specialist should solicit volunteer efforts and private financial resources.	PW	Complete and on-going; Advocates funded group BBQ and shade structure at Skypark Community Park in 2002, and contributed to dog park, skate park and planting in Linear Park.
PRA-616.	Investigate forming a park and recreation special district.	PW	Not complete; no action taken.
PRA-617.	All commercial and industrial developments shall provide recreational facilities on-site or contribute money to enhance the City's park and recreation system.	PW	On-going; as part of development review process. To date, no new significant commercial or industrial projects proposed.
PRP-618.	The City shall encourage schools to make recreational areas and facilities available for use during non-school hours.		
PRA-619.	As part of the implementation of the Parks Master Plan, the City shall coordinate and establish joint use agreements with local schools to determine when and under what conditions school facilities can be used by the public. This information shall be made available to the public as a part of the City's comprehensive open space/park and recreation program.	PW	Complete.
PRP-620.	Park and recreation areas shall be planned, developed, and used in a manner which is compatible with adjacent land uses.		
PRA-621.	Locate and design park and recreation areas to provide for ease of access by pedestrians, bicyclists, and equestrians.	PW	Complete; trails plan updated in 1996.
PRA-622.	As a part of the City's open space/park and recreation implementation plan, incorporate trails, paths, sidewalks, and bicycle lanes to provide ease of access to and in the identified park and recreation areas.	PW	Complete, included in the Parks Master Plan, updated 1996.
PRA-623.	Develop existing and design new parks and recreational areas to maximize public access consistent with the City's coordinated access program.	PW	On-going.
PRA-624.	The City shall work with property owners towards obtaining increased and ultimately full-time access to the trail system of Lodato Park.	PW	On-going; full-time public access easement in place.
PRA-625.	Locate and develop park and recreation facilities to preserve and enhance natural open space, scenic and historic resources.	PW	On-going.
PRA-626.	The Parks and Recreation Commission shall submit development plans to public safety personnel to insure that access and design of proposed parks and recreation facilities are compatible with standards of public safety.	PW	On-going.
PRG-627.	<i>To provide a safe and accessible multi-use trails and paths system throughout the City.</i>		
PRO-628.	<i>Designate pedestrian, equestrian and bicycle trails for specific trail adoption and development.</i>		
PRP-629.	The City shall integrate the comprehensive multi use trail system plan of the Parks Master Plan with those of adjoining jurisdictions.		
PRA-630.	The multi-use trail system identified in the Parks Master Plan should link the Scotts Valley trails with County, State or regional trail systems.	PW	Per City Council, all trails are only within City limits. The County BOS eliminated County trails in 1995.

Parks & Recreation Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PRA-631.	Where appropriate, trails shall connect with parks and recreational areas.	PW	On-going.
PRA-632.	Coordinate the construction of multi use trails with the Sierra Club, the Santa Cruz County Horseman's Association, affected property owners and private developers.	PW	On-going.
PRA-633.	The City shall consider adopting a program and budget for adequate maintenance of trails and easements by the Public Works Department.	PW	On-going.
PRP-634.	The City shall require public dedication of trail easements and bike paths in new projects located along adopted routes.		
PRA-635.	Require dedication and construction as appropriate of trails and bike paths consistent with the General Plan policies as part of project approval.	PW	On-going.
PRP-636.	The City shall identify funding sources to implement pedestrian, equestrian and/or bicycle trails. These shall include State access grants, local revenue sources, other private revenue sources, assessment district financing, and conditions of projects.		
PRP-637.	Promote public safety in planning, design, construction, and use of the multi use system.		
PRA-638.	Adopt specifications for trails and incorporate the specifications into the City's Standard Details.	PW	On-going; as appropriate. Handled in the Parks & Rec. Commission review process.
PRA-639.	Plan and design a separation of hiking and equestrian trails from vehicular roadways.	PW	On-going with project review.
PRA-640.	For maximum safety, the surface crossings of trails with roads shall be minimized.	PW	On-going.
PRA-641.	Trail crossings of roads shall be appropriately signed and marked.	PW	On-going, as appropriate. Currently, there aren't public trails that cross public roads.
PRA-642.	Amend the City Code to prohibit motorized vehicles on hiking and equestrian trails, post the trails with signs prohibiting such vehicles, assess impacts of violations on the police department and establish a level of fines that will pay for damages to public property.		
PRA-643.	City Council shall consider adopting a budget to provide an adequate sign program and public information to inform trail users of their personal liability on trails.	PW	Signs & public info. provided as trails are completed.
PRA-644.	Work with volunteer groups to develop and distribute maps of walking, biking, equestrian and other trail routes. Maps should show approximate time of travel and distance.	PW	Trail map for Lodato Park is on-hold until qualified volunteers become available.
PRP-645.	Develop trails to minimize impact on nature plants and wildlife open space and scenic resources.		
PRA-646.	The Parks and Recreation Commission shall review development plans for trails and paths and require meandering, relocating and reduction of width where necessary to preserve the environment.	PW	On-going, reviewed by the Parks & Rec. Commission on a case-by-case basis.
PRG-647.	<i>To provide adequate recreation programs to serve the needs of Scotts Valley.</i>		

Parks & Recreation Element:

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GP Ref.	Statement	Dept./ Comm.	Status
PRO-648.	<i>Develop and maintain a recreation program for residents and employees within the City.</i>		
PRP-649.	Periodically reassess the changing needs of the community for recreation programs.		
PRA-650.	At least every five (5) years, beginning in 1991, the Parks and Recreation Commission shall facilitate a survey of the residents of the community to determine its preference regarding recreation programs and park facilities.	PW	Requires funding; no action taken.
PRA-651.	The Parks and Recreation Commission shall survey the commercial and industrial employees of the City to assess their perceived needs for City recreation facilities.	PW	Requires funding; no action.
PRA-652.	The Parks and Recreation Commission shall make recommendations to the City Council regarding modifications to the recreation programs and park facilities, based upon the survey(s).	PW	Parks Master Plan based on 1991 survey.
PRP-653.	The City shall provide the best level of funding the City can afford to maintain and enhance recreation programs and park facilities.		
PRA-654.	In January of each year, the Parks and Recreation Commission shall review the parks and recreation division's budgets for the new fiscal year and recommend program and budget changes to the City Council to accommodate parks and recreation programs.	PW	On-going; in place.
PRA-655.	The City Council shall refer proposed changes to the Recreation Division's fee schedule and Parks and Recreation Division's budgets to the Parks and Recreation Commission for its recommendation prior to City Council action.	PW	On-going.
PRA-656.	The Parks and Recreation Commission shall advise the City Council regarding the acceptance or rejection of offers of donations of money, personal and/or real property to the City for recreational and park purposes and use and make recommendations where appropriate.	PW	On-going.
PRA-657.	The City Council shall solicit the recommendation of the Parks and Recreation Commission regarding the sale or purchases of lands for park and recreation purposes.	PW	On-going.
PRA-658.	The City Council shall consider committing all money from the sale of park property acquisition for development of park and recreation facilities.	PW	On-going.
PRA-659.	Annually, the Parks and Recreation Commission shall review any childcare program sponsored by the Parks and Recreation Commission in order to insure that the primary focus is on recreational activities.	PW	Programs assessed during annual review of budget.