



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
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Planning Commission Special Meeting Agenda

DATE / TIME: Thursday, February 25, 2016, at 6:00PM

MEETING LOCATION: City Hall Council Chambers at One Civic Center Drive

POSTING: Agenda posted at the City of Scotts Valley City Hall and Senior Center, and the Public Library on February 19, 2016

Planning Commissioners Russ Patterson, Chair Derek Timm, Vice-Chair Carlos Arcangeli, Commissioner Steve Horlock, Commissioner Deborah Muth, Commissioner	City Staff Members Taylor Bateman, Acting Community Dev. Director Michelle Fodge, Senior Planner
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CALL TO ORDER: *The Planning Commission Chair calls the meeting to order.*

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE: *The Planning Commission Chair leads the pledge of allegiance.*

ROLL CALL: *Planning Department staff conduct roll call of the Planning Commission.*

ORAL COMMUNICATIONS: *This portion of the agenda is reserved for discussion by the public of items which are NOT on the agenda. No action may be taken by the Commission. It is in the best interest of the person speaking to the Commission to be concise and to the point. All speakers are requested to sign their names at the podium so that their names may be accurately recorded in the minutes of the meeting.*

ALTERATIONS TO CONSENT AGENDA: *The Commission may remove or add items on the Consent Agenda.*

CONSENT AGENDA: *These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.*

1. Planning Commission Meeting Action Minutes from February 11, 2016.

ALTERATIONS TO REGULAR OR PUBLIC HEARING AGENDA: *The Commission may remove, add, or re-arrange items on the Public Hearing or Regular Agenda.*

PUBLIC HEARING AGENDA:

2. **Project Title:** 2015-2023 Housing Element Update
Applicant: City of Scotts Valley
Project Location: City-wide
Project Description: State law requires cities and counties to update their Housing Elements to plan to accommodate their fair-share of regional housing demand allocated by the State. The Housing Element establishes how the City will address housing needs for all economic segments of the community, with a focus on low- to moderate-income households and special needs populations. On October 7, 2015, the City Council authorized the release of the Draft 2015-2023 Housing Element Update to be referred to the California State Department of Housing and Community Development (HCD) for a pre-qualified streamlined review process, while making the document available for public review and comment. Since then, staff has incorporated necessary revisions from HCD and some of the recommendations from community housing members. HCD has determined that the proposed *2015-2023 Housing Element Update* complies with State requirements. The *Update* requires Planning Commission review and recommendation to the City Council. The due date to adopt the *Update* is April 13, 2016. Once adopted, it will be sent to HCD for a final 90-day certification.
Staff Planner: Michelle Fodge, Senior Planner, (831) 440-5632 or mfodge@scottsvalley.org

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: *The Planning Commission or Community Development Director may request to schedule items on future agendas.*

WRITTEN COMMUNICATIONS - FOR INFORMATION ONLY: *City Council Minutes or other items are provided if available.*

ADJOURNMENT: *Adjournment shall be no later than 11:00 p.m. unless extended by a four fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.020.*

PLEASE NOTE: The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the Planning Department office at (831) 440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please contact the Community Development Department. The California State Relay Service (TDD to voice: 1-800-735-2929 or voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf and will provide a link between the TDD caller and users of telephone equipment.

City of Scotts Valley
PLANNING COMMISSION
SPECIAL MEETING
STAFF REPORT

Date: February 25, 2016

Applicant: City of Scotts Valley

Applications: Negative Declaration Addendum ND16-001
General Plan Amendment GPA16-001

Location: City-wide

General Plan / Zoning: City-wide

Environmental: An addendum has been prepared to the previously adopted Initial Study / Negative Declaration of the 2009-2014 Housing Element Update, in accordance with the California Environmental Quality Act (CEQA).

Request: Consideration of a recommendation of approval to the City Council a Negative Declaration Addendum and General Plan Amendment to adopt the 2015–2023 Housing Element Update to replace the current 2009–2014 Housing Element.

Staff Planner: Michelle Fodge, Senior Planner, at (831) 440-5632 or mfodge@scottsvalley.org

STAFF RECOMMENDATION

It is recommended that the Planning Commission conduct a public hearing on the prepared Negative Declaration Addendum and proposed General Plan Amendment to adopt the *2015–2023 Housing Element Update*, and recommend approval to the City Council by approval of the attached Resolution.

SUMMARY OF ISSUE

On October 7, 2015, the City Council authorized the release of the Draft 2015-2023 Housing Element Update to be referred to the California State Department of Housing and Community Development (HCD) for a pre-qualified streamlined review process, while making the document available for public review and comment.

Since then, staff has incorporated necessary revisions from HCD and some of the recommendations from community housing members. HCD has determined that the proposed *2015-2023 Housing Element Update* complies with State requirements

The proposed *2015-2023 Housing Element Update* requires Planning Commission review and recommendation to the City Council. The due date to adopt this document is April 13, 2016. Once adopted, the document will be sent to HCD for a final 90-day certification.

BACKGROUND

The Housing Element (HE) is one of seven state-mandated chapters called “Elements” in the City’s General Plan, which is the main land use policy document that the City uses to guide new construction and development in the City.

The HE establishes how the City will address housing needs for all economic segments of the community, with a focus on low- to moderate-income households and special needs populations. The State defines low-moderate income as 50 percent to 120 percent of the area median for Santa Cruz County.

The current 2009–2014 Housing Element was adopted in April 2009, which HCD subsequently certified.

PROJECT DESCRIPTION

Pursuant to Government Code 56683, the City is required to update its housing element to plan to accommodate its entire Regional Housing Need Allocation (RHNA) by income category. A definition of RHNA is provided in the discussion below.

In 2012, HCD initiated a new streamlined process for Housing Element updates, which allows eligible jurisdictions to update only those areas of the existing Housing Element where changes have occurred -- instead of conducting a comprehensive update. The City is eligible for the streamlined option and has prepared the 2015–2023 Housing Element Update in a strikeout / underline format, as required by HCD.

DISCUSSION

There have been a number of significant changes to State housing laws and policies since

the City's last Housing Element Update. In 2008, Senate Bill 375 was adopted which extended the Housing Element update cycle from four to eight years to better coordinate regional housing and transportation planning efforts. Agencies which fail to adopt a Housing Element update within 120 days of the deadline, however, are now placed on an abbreviated four year update cycle.

In 2011, the State terminated redevelopment agencies, which eliminated the City's main funding source for affordable housing programs. Between 2009 and 2014, eight low-income units, five moderate units, and 156 above-moderate units were built in the City.

1. Regional Housing Needs Allocation (RHNA)

Every City and County in California must plan for its fair-share of the region's housing need, as determined through the RHNA process. HCD identifies the total housing need for each region of the State. In the Monterey Bay region, the Association of Monterey Bay Area Governments (AMBAG) distributes this regional need to local governments.

Once a local government has received its RHNA, it must revise its Housing Element to show how it plans to accommodate its portion of the region's housing need.

On June 11, 2014, AMBAG approved the RHNA for the 2015–2023 housing cycle. The City's share of the 2015–2023 RHNA is 140 housing units, which has decreased from the previous RHNA of 188 units.

During the previous 2009–2014 update, the City identified "opportunity sites" to accommodate the RHNA obligation. While some of these sites have since been developed, the remaining opportunity sites could accommodate 84 lower income units and 448 above moderate income units. Consequently, the City has adequate capacity to meet its RHNA obligation and does not need to rezone properties or identify any new opportunity sites for the 2015–2023 Housing Element Update.

2. Key Changes in the Housing Element

The proposed *2015–2023 Housing Element Update* represents a relatively minor update of the current 2009–2014 Housing Element to reflect existing conditions, including:

- Updated demographic information;
- Updated housing information regarding completed and pending projects;
- Updated Housing Constraints analysis to reflect new ordinances adopted by the City, several of which were adopted to comply with State mandates;
- Evaluation of the 2009–2014 Housing Element implementation; and,
- Identification of completed housing programs, new programs, and programs proposed for removal.

3. Recent Changes since Last Review in October 2015

Since the Planning Commission and City Council reviewed the draft *2015-2023 Housing Element Update* in Fall 2015, the following changes have been made to the document as directed by HCD:

- Added additional description of public participation activities and meetings held with stakeholder groups and how their comments were incorporated into the draft Housing Element. (Chapter 1)
- Provided quantified estimates of the number of existing housing in need of minor and/or major rehabilitation. (Chapter 2)
- Provided estimate of total capacity of zoning districts that permit emergency shelters by-right; and included a description of these zoning districts' proximity to services and public transportation. (Chapter 2)
- Revised required findings for Reasonable Accommodation Procedures to reflect correct adopted required findings. (Chapter 3)
- Added a new program (Program 19) to amend the City's definition of "family" to meet requirements per State and federal housing laws. (Chapter 5)
- Added a new program (Program 20) to meet requirements of Health and Safety Code Sections 17021.5 and 17021.6 for Employee Housing. (Chapter 5)
- Revised Program 18 to include very low- and low-income households. (Chapter 5)
- Revised multiple programs in the Housing Plan to indicate more specific quantification of program objectives and implementation timelines. (Chapter 5)

PUBLIC NOTICE & COMMENTS RECEIVED

On February 12, 2016, a public notice was posted at City Hall, Senior Center, and Scotts Valley Branch Library for Planning Commission and City Council public hearings on February 25 and March 23, 2016, respectively, pursuant to State law and the City's Municipal Code (SVMC). Also, a 1/3-page ad of the public hearing notice was placed in the local newspaper the PressBanner, consistent with the minimum 1/8-page notice required per the SVMC. Copies of the *2015-2023 Housing Element Update* were made available at City Hall and

- This page on the City's website: <http://www.scottsvalley.org/planning/plans.html>
- This direct link:
http://www.scottsvalley.org/downloads/planning/Housing_Element/2016/Housing_Element.Proposed.February2016.pdf

Comments received in the Fall of 2015 were included in previous staff reports and are attached to this report. Comment topics ranged from specific program recommendations, plus to concerns about the lack of affordable apartments for disabled persons. Since then, Affordable Housing NOW!, a local housing advocacy group, provided excerpts from Santa

Cruz County Housing Element Goals, which are attached.

ENVIRONMENTAL REVIEW

Pursuant to State CEQA Guidelines Section 15164, an addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary, and an addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

In preparation of this General Plan Amendment, the City has prepared an addendum to the 2009–2014 Housing Element Initial Study and Negative Declaration (2009 IS/ND). The addendum found that the *2015–2023 Housing Element Update* included no changes that would result in new or more severe environmental impacts, and that there is no new information of substantial importance that would result in new or more severe environmental impacts.

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* *Please note that a hard-copy is available in the lobby at City Hall, Monday-Thursday 8AM-12PM and 1PM-5PM, at One Civic Center Drive, Scotts Valley.*

An electronic copy of the proposed 2015-2023 Housing Element Update for adoption is available on this page of the City’s website:

<http://www.scottsvalley.org/planning/plans.html>

Or, this direct link:

http://www.scottsvalley.org/downloads/planning/Housing_Element/2016/Housing_Element.Proposed.February2016.pdf

RESOLUTION NO. 1699

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING APPROVAL TO THE CITY COUNCIL OF NEGATIVE DECLARATION ADDENDUM ND16-001 AND GENERAL PLAN AMENDMENT GPA16-001 TO ADOPT THE 2015–2023 HOUSING ELEMENT UPDATE OF THE CITY OF SCOTTS VALLEY GENERAL PLAN

WHEREAS, Section 65350 et seq. of the California Government Code provides for the amendment of a city's General Plan by the legislative body of the city; and

WHEREAS, the City of Scotts Valley ("City") is required to update the Housing Element per the cycle / timeline set by the CA State Department of Housing and Community Development ("HCD"); and

WHEREAS, the application is a "project" pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, Negative Declaration Addendum ND16-001 was prepared to the previously certified Negative Declaration ND09-002 pursuant to CEQA Sections 15162 and 15164; and

WHEREAS, Negative Declaration Addendum was made available for public review in the Planning Department at City Hall, and a public notice of the availability of this document was provided pursuant to the requirements of CEQA; and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the environmental assessment; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing a public hearing on February 25, 2016, to consider the Negative Declaration Addendum and General Plan Amendment; and,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley, ("Commission"), hereby resolves as follows:

SECTION 1: That the environmental determination represents the independent judgment of the City.

SECTION 2: That the Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report, dated February 12, 2015, to recommend approval of Negative Declaration Addendum ND16-001 to the City Council, based on the following findings:

- A. *An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** The project meets the requirement of this finding in that the City had an Initial Study conducted for the project and prepared a Negative Declaration Addendum ND16-001 to the previously approved Negative Declaration for the 2009-2014 Housing Element (File No. ND09-002).
- B. *The Addendum to the Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The project meets the requirement of this finding in that Pursuant to State CEQA Guidelines Sections 15162, 15164, and 15168, an addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary, and an addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- C. *The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** The project meets the requirement of this finding in that copies of the Negative Declaration Addendum have been made available to the public for review at City Hall.
- D. *Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Negative Declaration Addendum, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** The project meets the requirement of this finding in that the Addendum found that the *2015–2023 Housing Element Update* included no changes that would result in new or more severe environmental impacts, and that there is no new information of substantial importance that would result in new or more severe environmental impacts.

SECTION 3: That the Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report, dated February 12, 2015, to recommend approval of General Plan Amendment GPA16-001 to the City Council to adopt the *2015-2023 Housing Element Update*, based on the following findings:

- E. *The 2015-2023 Housing Element Update is consistent with the General Plan.*** The project meets the requirement of this finding because that it is in the public interest to recommend to the City Council the approval of the Addendum to the Negative Declaration and the General Plan Amendment, adopting the 2015–2023 Housing Element and that the public health, safety and welfare will be promoted and protected thereby.

SECTION 4: After careful consideration of the reconsideration, related materials, plans, maps, facts, exhibits, staff report, testimony, and any other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby recommend approval to the City Council of Negative Declaration addendum ND16-001 and General Plan Amendment GPA16-001 to adopt the *2015-2023 Housing Element Update* as shown in Exhibits A, B, and C, attached hereto and incorporated herewith.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 25th day of February, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____

Russ Patterson
Planning Commission Chair

Attest: _____

Taylor Bateman
Acting Community Development Director



Negative Declaration Addendum for the proposed 2015–2023 Housing Element Update

for Adoption

Prepared by Kimley-Horn for the Planning Department – February 3, 2016
(File Nos. Negative Declaration ND16-001, General Plan Amendment GPA16-001)

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Scotts Valley's proposed Housing Element update. Pursuant to State law, the City is required to prepare an update to the Housing Element of the General Plan every eight years. The Housing Element describes the City's policies and programs for maintaining, improving, and expanding the supply of housing for all income levels consistent with regional housing needs, and for removing constraints to housing for persons with special needs.

This addendum provides an analysis of whether the adoption of the Housing Element update would result in any new or more substantial adverse environmental effects which were not previously analyzed in the Initial Study and Negative Declaration for the 2009-2014 Housing Element (File Nos. ND09-002 and GPA09-001), pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

PROJECT DESCRIPTION

The Housing Element is one of seven State-mandated general plan elements. The Housing Element establishes how the City will address housing needs for all economic segments of the community, with a focus on low- to moderate-income households and special needs populations. The City's current 2009–2014 Housing Element was updated in 2010 for the 2009–2014 cycle, and it was subsequently certified by the California Department of Housing and Community Development (HCD). The deadline to adopt the 2015–2023 Housing Element update is 120 days after December 15, 2015, which is April 13, 2016.

Housing Elements do not propose or require development of any residential use. Instead, it establishes local goals, policies, and actions the City will implement and/or

facilitate to address identified housing issues. In accordance with State law, the Housing Element must be updated every eight years to establish current housing and land use strategies reflective of changing needs, resources, and conditions.

As part of the Housing Element update process, the City has reviewed the goals and policies contained in the current Housing Element and analyzed the need for any changes. Other components of the Housing Element update include an assessment of existing and future housing needs, constraints on housing development and affordable housing programs.

Housing Elements must also demonstrate how a jurisdiction can provide for its fair share of a region's housing need as determined through the Regional Housing Needs Assessment (RHNA) process. HCD identifies the total housing need for each region of the State. In the Monterey Bay region, the Association of Monterey Bay Area Governments (AMBAG) distributes this regional need to local governments. Once a local government has received its RHNA, it must revise its Housing Element to demonstrate how it plans to accommodate its portion of the region's housing need.

AMBAG approved the RHNA for the 2015–2023 housing cycle on June 11, 2014. Scotts Valley's 2015–2023 RHNA is 140 units, down from 188 units in the previous cycle. During the previous 2009–2014 update, the City identified "opportunity sites" to accommodate the RHNA obligation. While some of these sites have since been developed, the remaining opportunity sites could accommodate 84 lower income units and 448 above moderate income units. Consequently, the City has adequate capacity to meet its RHNA obligation and does not need to rezone properties or identify any new opportunity sites for the draft 2015-2023 Housing Element Update.

Because the City has existing capacity to accommodate its share of the region's housing need, changes to the Housing Element are primarily updated demographic and housing information along with minor policy and state-required program revisions. The following summarizes the changes proposed in the 2015–2023 Housing Element update:

- Updated demographic information;
- Updated housing information regarding completed and pending projects;
- Updated Housing Constraints analysis to reflect new ordinances adopted by the City, several of which were adopted to comply with State mandates;
- Evaluation of the 2009-2014 Housing Element implementation; and,
- Identification of completed housing programs, new programs, and programs proposed for removal.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed 2015–2023 Scotts Valley Housing Element update would not create any new or substantially more severe significant effects on the environment that were not analyzed in the 2009 IS/ND (File Nos. ND09-002 and GPA09-001).

In determining whether an Addendum is the appropriate document to analyze modifications to the 2009 IS/ND, State CEQA Guidelines Section 15164. Addendum to an EIR or Negative Declaration states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Since the 2009 IS/ND was adopted, the environmental impacts of the 2015–2023 Housing Element update must be examined in light of the impact analysis in the adopted 2009 IS/ND to determine if additional CEQA documentation is required. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent negative declaration or supplemental negative declaration in support of further agency action on the project. Under these guidelines, a subsequent or supplemental negative declaration shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency*

determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*
- (c) *Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for*

the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the 2009 IS/ND would change with adoption of the proposed 2015–2023 Housing Element update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

PRIOR ENVIRONMENTAL DOCUMENT

The Scotts Valley City Council adopted the 2009–2014 Housing Element and the associated Negative Declaration on December 2, 2009 (File Nos. ND09-002 and GPA09-001). The Negative Declaration found that adoption of the 2009–2014 Housing Element would have no substantial adverse impacts.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The proposed Housing Element update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the 2009 IS/ND. The amendments to the Housing Element are consistent with the buildout assumptions under the adopted General Plan. There is nothing in the Housing Element update that would exempt a project from complying with General Plan scenic vista policies or the City’s Design Guidelines. The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no farmlands of State or local importance, or agriculturally zoned properties in the City of Scotts Valley. Consequently, the 2009 IS/ND concluded that there would be no significant impacts to agriculture resources. The proposed Housing Element update would not result in any new impacts not previously considered by the 2009 IS/ND.

The 2009 IS/ND did not analyze forestry resources. However, there is no land zoned for forestry or timberland use in the City of Scotts Valley, and the Housing Element update would not result in the loss of such resources.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The 2009 IS/ND found that the Housing Element would result in no significant impacts to air quality through an increase in mobile and stationary source emissions, cumulative contributions to regional air quality standards, exposure of sensitive receptors to substantial pollution concentrations, or generation of odors.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. Stationary sources installed as part of future projects would be required to be registered or permitted with the local air district. There are no changes or new information of substantial importance which indicate that the proposed Housing Element update would exacerbate air pollutant emissions beyond the analysis and conclusions in the 2009 IS/ND (File Nos. ND09-002 and GPA09-001) such that significant impacts would occur.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or State habitat conservation plan, policies or ordinances?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to biological resources. The proposed Housing Element update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. Impacts of development of identified housing sites have been analyzed in their respective environmental documents.

The City requires development proposals in sensitive areas to provide biotic surveys and Habitat Conservation Plans to ensure compliance with the Endangered Species Acts. There have been no changes in the Housing Element or any new information of substantial importance to indicate that the proposed Housing Element update would result in new or more severe impacts to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in impacts to cultural resources because it would not result in an increase in density or rezoning of property. The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project.

The General Plan designates areas that have or are known to have cultural resources as moderate or high cultural sensitivity zones. In these areas, development

proposals must have appropriate environmental clearance pursuant to State and federal laws. Therefore, there have been no changes or new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to cultural resources.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in significant impacts to/from geology and soils.

The Zayante Fault Zone is located approximately 1.5 miles north of the City of Scotts Valley, and is the closest major fault to the City. The Zayante Fault is tied to the San Andreas Fault system and capable of producing earthquakes of magnitude 7.4 on the Richter scale. The alluvial deposits of the area have a moderately low potential for liquefaction except for the younger alluvium found predominately along creeks and other water courses; these have moderate potential for liquefaction.

Any project built would need to conform to City and State building codes and regulations. There have been no changes to the project or new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to/from geology and soils.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that show the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: The 2009 IS/ND addresses greenhouse gases in the “Climate” section of the Air Quality analysis. The IS/ND found that implementation of the Housing

Element would not affect climate because the Element would not result in increased density or rezoning.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. There are no changes or new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to/from hazards and hazardous materials.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project.

All projects would conform to existing regulations regarding hazardous materials abatement and emergency response. There have been no changes or new information of substantial importance which indicate that the proposed Housing Element update would result in a new or more severe impact to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response: The 2009 IS/ND found that the implementation of the Housing Element would not result in impacts to hydrology and water quality.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. To reduce potential flood hazards, the City’s floodplain management ordinance requires flood proofing or elevation of structures above flood heights in federally-designated flood plains.

The City regulates development in flood hazard areas in accordance with the ordinance. To ensure that groundwater can be replenished with rainfall, the General Plan designates most of the city in a High Protection Recharge or High Management Recharge Zone. In these areas, the Municipal Code requires all new housing projects to incorporate storm water detention to mitigate concerns over groundwater recharge. Therefore, there have been no changes to or any new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to hydrology or water quality.

X. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation

of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to land use and planning.

The proposed Housing Element update would not result in any new rezoning or substantial increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. There have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to land use and planning.

XI. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the State; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Scotts Valley which could be reasonably extracted given existing non-compatible land uses. Accordingly, the 2009 IS/ND found that implementation of the Housing Element would not result in any impacts to mineral resources. There have been no changes or new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to mineral resources.

XII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The 2009 IS/ND found that implementation of the Housing Element would result in less-than-significant noise impacts.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. There have been no changes or new information of substantial importance which indicate that the proposed Housing Element update would result in new or more severe impacts to/from noise.

XIII. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to population and housing.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. Growth facilitated by the Housing Element would be within the growth projected under General Plan buildout. There have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to population and housing.

XIV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to public services.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. Projects would have to conform to existing City

regulations and undergo appropriate review for the provision of public services. There have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to public services.

XV. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in significant impacts to recreation.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. There have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to recreation.

XVI. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to transportation/traffic including: conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to transportation.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. Therefore, there have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, State, and local statutes and regulations related to solid waste?

Response: The 2009 IS/ND found that implementation of the Housing Element would not result in any significant impacts to utilities and service systems.

The proposed Housing Element update would not result in substantial new rezoning or increases in density, and effects of rezoning these opportunity sites have been analyzed either in the General Plan EIR or a subsequent CEQA analysis for a respective development project. Regarding water supply, according to the Scotts Valley Water District’s (SVWD) 2010 Urban Water Management Plan, although there have been significant years of drought, the overall storage in the basin is sufficient to provide adequate resources for the SVWD given the past, current, and anticipated future demand.

Regarding wastewater, the Scotts Valley Wastewater Recycling Facility has the capacity to treat 1.5 million gallons per day (mgd), enough to see the City through planned build-out. There have been no changes or information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes or any new information of substantial importance which indicate that the proposed Housing Element update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.

DETERMINATION

On the basis of this initial evaluation, I find that although the proposed project could have a significant effect on the environment, supplemental environmental review IS NOT required in this case as:

- a) The environmental impacts of the project were analyzed and disclosed in the project’s Initial Study/Negative Declaration;
- b) There have been no substantial changes in the project that would result in new or more severe environmental impacts;
- c) There is no new information of substantial importance that would result in new or more severe environmental impacts; and,
- d) This determination reflects the independent judgment of the City.

Michelle Fodge, AICP, Senior Planner

Date

CITY OF SCOTTS VALLEY

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY

for

The 2009-2014 Housing Element
General Plan Amendment GPA09-001

City of Scotts Valley, Applicant

February 27, 2009

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IV. Attached is the Draft 2009-2014 Housing Element

DRAFT 2009-2014 Housing Element can be viewed at www.scottsvally.org/planning.html

**CITY OF SCOTTS VALLEY
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
INITIAL STUDY**

I. INTRODUCTION

1. Project Address and Title:

City wide

General Plan Amendment GPA09-001

2. Lead Agency Name and Address:

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

3. Contact Person and Phone Number:

Susan Westman - Interim Community Development Director
(831) 440-5630

4. Project Sponsor's Name and Address:

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

5. General Plan Designation and Zoning:

Various

6. Project Description:

The project is the adoption of the 2009-2014 Housing Element to the General Plan which will replace the 2002-2007 Housing Element. The Housing Element demonstrates that there is adequate land currently zoned for housing to meet the City's Regional Fair Share Housing Goals. It is important to note that the adoption of the Housing Element does not approve any construction project, does not rezone any property to a higher density and will not change the building out objective currently included in the General Plan

7. Project Location:

The General Plan requirements are city wide.

8. Location Map:

II. ENVIRONMENTAL CHECKLIST

This section includes the CEQA check list and an expansion of responses made to questions on the CEQA checklist, mitigation measures where necessary to reduce impacts to less than significant levels, and a finding of significance for each potentially adverse impact.

A. AESTHETICS

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Scenic Vista. The scenic vista in Scotts Valley are protected in the Open Space Conservation Element of the 1994 General Plan. There is nothing in the Housing Element that would exempt a project from complying with policies in the section of the General Plan.

Aesthetics. All projects developed in Scotts Valley will need to conform to the City Design Guidelines and General Plan.

Light and Glare.

Finding. For the “Aesthetics” category, the thresholds of significance have not been exceeded. There would be no impacts, therefore no mitigation is required.

B. AGRICULTURAL RESOURCES:

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency in Scotts Valley .

Finding. For the “Agricultural” category, the thresholds of significance have not been exceeded. There would be no impact on agricultural resources, therefore no mitigation is required.

C. AIR QUALITY

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. AIR QUALITY

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
4. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1&3

Point and Non-point Source. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is responsible for limiting the amount of emissions that can be generated through the basin by various stationary sources. Specific rules and regulations have been adopted in the Air Quality Management Plan of 2000, which limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures which must be implemented in association with various uses and activities. Emission sources subject to these rules are regulated through the MBUAPCD's permitting process. Any emissions sources that would be constructed as part of the proposed project would be subject to the MBUAPCD rules and regulations. The proposed development (the point source) does not include any processes or activities that would emit air pollutants, therefore, the proposed use does not have the potential for significant impacts that would conflict with the Air Quality Management Plan. For non-point source pollutants such as traffic, which is regulated by the State Air Resources Board (ARB), the proposed project will not result in significant impacts.

Wind Erosion. Construction of any site within Scotts Valley is required to submit an erosion control plan to the Building Official. This includes not only water erosion but also wind.

Climate. The adoption of the Housing Element will not effect climate as there is no increase in density or rezoning of property.

Odor. The adoption of the Housing Element will not effect odors as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For the "Air Quality" category, the thresholds of significance have not been exceeded. There would be no impact on air quality resources, therefore no mitigation is required.

D. BIOLOGICAL RESOURCES

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wildlife and Habitat. The adoption of the Housing Element will not effect wildlife and habitat as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Heritage Trees. The adoption of the Housing Element will not effect heritage trees as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For the “Biological Resources” category, the thresholds of significance have not been exceeded. There would be no impact on biological resources, therefore no mitigation is required.

E. CULTURAL RESOURCES

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Cultural Resources. The adoption of the Housing Element will not effect cultural resources as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Paleontological Resources. The adoption of the Housing Element will not effect paleontological resources as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For the “Cultural Resources” category, the thresholds of significance have not been exceeded. There would be no impact on cultural resources, therefore no mitigation is required.

F. GEOLOGY AND SOILS

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. GEOLOGY AND SOILS

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mine and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geotechnics. The adoption of the Housing Element will not effect geotechnics as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Grading. The adoption of the Housing Element will not effect grading as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. Therefore, for this "Geology & Soils" category, the thresholds of significance have not been exceeded. There will be no impacts on geology or soil resources; therefore, no mitigation is required.

G. HAZARDS AND HAZARDOUS MATERIALS

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1&2

Hazardous Substances. The adoption of the Housing Element will not effect hazardous materials or substances as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Emergency Response. The adoption of the Housing Element will not effect emergency response as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Existing Health Hazards. The adoption of the Housing Element will not effect existing health hazards as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Hazards and Hazardous Substances" category, the project would have no impact and therefore no mitigation is required.

H. HYDROLOGY AND WATER QUALITY

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. HYDROLOGY AND WATER QUALITY

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The adoption of the Housing Element will not effect hydrology and water quality as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Hydrology and Water Quality" category, the project would have no impact and therefore no mitigation is required.

I. LAND USE AND PLANNING

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The adoption of the Housing Element will not effect land use and planning as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Land Use and Planning" category, the project would have no impact and therefore no mitigation is required.

J. MINERAL RESOURCES

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The adoption of the Housing Element will not effect mineral resources as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Land Use and Planning" category, the project would have no impact and therefore no mitigation is required.

K. NOISE

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

K. NOISE

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1,2&10

Long Term Noise Levels. The adoption of the Housing Element will not effect on long term noise levels as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Short Term / Temporary Noise Levels. The adoption of the Housing Element will not effect on shot term/temporary noise levels as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Noise" category, the thresholds of significance have not been exceeded. Therefore, there will be no significant noise impacts.

L. POPULATION AND HOUSING

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1

Population. The adoption of the Housing Element will not effect population as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. There is no potential for a significant impact due to substantial growth either directly or indirectly. For this "Population and Housing" category, the project would have no impact and therefore no mitigation is required.

M. PUBLIC SERVICES

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

M. PUBLIC SERVICES

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1

Fire Services. The adoption of the Housing Element will not effect fire services as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Police Services. The adoption of the Housing Element will not effect police services as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Other Public Facilities. The adoption of the Housing Element will not effect on other public facilities as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Public Service" category, the project would have no impact, and therefore no mitigation is required.

N. RECREATION

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Data Sources: 1

Discussion. The adoption of the Housing Element will not effect recreation as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Recreation" category, the project would have no significant impacts and therefore no mitigation is required.

O. TRANSPORTATION AND TRAFFIC

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vehicle Trips. The adoption of the Housing Element will not effect vehicle trips as there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Proposed Access. Does not apply.

Emergency Access. Does not apply.

Parking. Does not apply

Pedestrian & Bicyclist Safety. Does not apply

Finding. For this "Transportation and Traffic" category, the thresholds of significance have not been exceeded. There will be no impacts on "Transportation and Traffic", therefore, no mitigation is required.

P. UTILITIES AND SERVICE SYSTEMS

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The adoption of the Housing Element will not effect utilities and service systems as

there is no increase in density or rezoning of property. Any project built will still need to conform to all city regulations.

Finding. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded. There will be no impacts on "Utilities and Service Systems", therefore, no mitigation is required.

Q. MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposed project result in the following environmental effects?	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects associated with this project will be less than significant.

III. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project will not have a significant effect on the environment, there WILL NOT be a significant effect in this case as:

- a) The above discussions do not identify any substantial adverse impacts to people as a result of the proposed project; and,
- b) This determination reflects the independent judgement of the City.

Susan Westman - Interim Community
Development Director

Date

Data Sources:

- 1. City of Scotts Valley, General Plan 1994. (on file)
- 2. City of Scotts Valley, Municipal Code. (on file)
- 3. Monterey Bay Unified Air Pollution Control District, CEQA Air Quality Guidelines, 2000 (on file).
- 4. Draft 2009-2014 Housing Element . This document is viewed at www.scottsvalley.org/planning.html