

**GATEWAY SOUTH SPECIFIC PLAN**

**DRAFT  
ENVIRONMENTAL IMPACT REPORT**

**City of Scotts Valley  
April 1995**

---

---

**Gateway South Specific Plan  
Draft Environmental Impact Report**

**Prepared for:**

Mr. Robert Hanna  
City of Scotts Valley  
One Civic Center Drive  
Scotts Valley, CA 95066  
(408) 438-2324

**April 1995**

---

---

**Prepared by:**



99 Pacific Street, Suite 155F  
Monterey, California 93940  
(408) 649-1799

# Table of Contents

<b>Summary .....</b>	<b>i</b>
<b>1.0 Introduction .....</b>	<b>1</b>
<b>1.1 Authorization and Purpose.....</b>	<b>1</b>
<b>1.2 Project Location .....</b>	<b>2</b>
<b>1.3 Project Characteristics .....</b>	<b>2</b>
1.3.1 Background .....	2
1.3.2 Existing Conditions .....	10
1.3.3 Proposed Conditions .....	12
<b>1.4 Specific Plan Objectives .....</b>	<b>30</b>
<b>1.5 Consistency with Local and Regional Plans .....</b>	<b>30</b>
1.5.1 General Plan .....	30
1.5.2 Title 17 Zoning Ordinance .....	43
1.5.3 Redevelopment Plan.....	44
<b>1.6 EIR Uses.....</b>	<b>44</b>
1.6.1 List of Agencies .....	45
1.6.2 List of Approvals.....	45
<b>2.0 Environmental Setting, Impacts, and Mitigation Measures .....</b>	<b>47</b>
<b>2.1 Geology and Soils .....</b>	<b>48</b>
<b>2.2 Hydrology .....</b>	<b>55</b>
2.2.1 Surface Water .....	55
2.2.2 Groundwater .....	59
<b>2.3 Vegetation and Wildlife.....</b>	<b>68</b>
<b>2.4 Traffic and Circulation .....</b>	<b>83</b>
<b>2.5 Air Quality.....</b>	<b>89</b>
<b>2.6 Public Services .....</b>	<b>96</b>
2.6.1 Water Service.....	96
2.6.2 Wastewater Service .....	97
2.6.3 Schools.....	99
2.6.4 Police Service .....	101
2.6.5 Fire Protection Service .....	102
2.6.6 Utilities .....	103

2.7	<b>Land Use Compatibility</b> .....	104
2.7.1	Aesthetics .....	104
2.7.2	Noise .....	109
2.8	<b>Cultural Resources</b> .....	115
3.0	<b>Environmental Evaluation</b> .....	119
3.1	<b>Unavoidable Adverse Significant Environmental Impacts</b> .....	119
3.2	<b>Cumulative Impacts</b> .....	119
3.3	<b>Growth-Inducing Impacts</b> .....	124
3.4	<b>Alternatives</b> .....	125
3.4.1	No Project Alternative—No Development .....	125
3.4.2	No Project Alternative—No Specific Plan .....	126
3.4.3	Alternative Considered and Rejected .....	128
3.4.4	Environmentally Superior Alternative .....	129
4.0	<b>Literature Cited and Report Preparers</b> .....	131
4.1	<b>Literature Cited and Persons Contacted</b> .....	131
4.2	<b>Project Team</b> .....	134

**Appendices**

Appendix A	Initial Study, Notice of Preparation and Responses to the Notice of Preparation
Appendix B	Gateway South Assessment District Final EIR Mitigation Measures
Appendix C	Traffic Tables
Appendix D	Modified URBEMIS3
Appendix E	Mitigation Monitoring Program (Final EIR)

## List of Figures

Figure 1	Regional Location .....	3
Figure 2	Vicinity Map .....	5
Figure 3	Existing Conditions and Surrounding Land Uses .....	7
Figure 4	Existing Land Use Designations .....	13
Figure 5	Existing Zoning.....	15
Figure 6	Proposed Land Use Plan .....	17
Figure 7	Proposed Zoning .....	19
Figure 8	Circulation Plan .....	21
Figure 9	Municipal Services Plan .....	23
Figure 10	Drainage Plan.....	25
Figure 11	Geologic Map .....	49
Figure 12	Soils Map .....	53
Figure 13	Habitat Map.....	65
Figure 14	Project Trip Distribution.....	87
Figure 15	View of Planning Area B from Southbound State Hwy 17 .....	107
Figure 16	Noise Contours .....	111
Figure 17	Cumulative Projects .....	121

# List of Tables

Table A	Proposed Land Uses and Acreage.....	i
Table B	Maximum Probable Development Scenario .....	iii
Table 1	Existing Conditions .....	12
Table 2	Proposed Land Uses and Acreage.....	27
Table 3	Maximum Probable Development Scenario .....	29
Table 4	Project Site Soils .....	51
Table 5	Change in Impermeable Areas.....	57
Table 6	Projected Increase in Water Demand .....	62
Table 7	Change in Recharge Area.....	63
Table 8	Special Status Plant Species .....	72
Table 9	Special Status Animal Species .....	74
Table 10	Federal and State Ambient Air Quality Standards .....	90
Table 11	Specific Plan Emissions .....	93
Table 12	Thresholds of Significance.....	94
Table 13	Scotts Valley Unified School District Facilities .....	99
Table 14	Noise Increase Standards.....	113
Table 15	Cumulative Projects .....	120

# Summary

---

## Project Description

The Gateway South Specific Plan (hereinafter "Specific Plan") includes a change in general plan land use designations, a change in zoning districts, a circulation plan, a municipal services plan, and a drainage plan. Each component is briefly described below.

## Land Use and Zoning

The Specific Plan land use plan, illustrated in Figure 6 of Section 1.3.3, Proposed Conditions, is comprised of Planning Area A and Planning Area B and includes the planned future development of commercial, residential, and open space land uses. Figure 7 of Section 1.3.3, Proposed Conditions, illustrates the proposed zoning. Proposed land uses and acreage are presented in Table A.

---

**TABLE A**  
**Proposed Land Uses and Acreage**

Land Use	Zoning	Planning Area A	Planning Area B	Total Acres	%
Medium Residential (Single-Family)	R-1-10	0.51	0.00	0.51	1.2
Medium-High Residential (Multi-Family)	R-M-6	0.93	3.74	4.67	11.1
High Residential (Multi-Family)	R-H	9.34	1.74	11.08	26.3
Commercial Service	C-S	0.79	16.23	17.02	40.4
Open Space	O-S	0.00	8.87	8.87	21.0
<b>Total Acreage</b>		<b>11.57</b>	<b>30.58</b>	<b>42.15</b>	<b>100%</b>

Source: Scotts Valley Planning Department

---

## Planning Area A

Planning Area A land use and zoning plans include the following designations: existing service commercial designation on Parcel 1; medium-high density multiple residential land uses on Parcel 2; single-family residential land use on Parcel 3; and high density multiple residential land uses on Parcels 4 through 8. Parcel 3 will be zoned R-1-10, a single-family residential zoning which requires a 10,000 square foot minimum lot size. Parcel 2 will be zoned R-M-6, which has a

5,000 square foot minimum lot size and allows the construction of single-family residences.

### **Planning Area B**

Planning Area B is divided into four different land use and zoning categories. The area between Altenitas Road and La Madrona Drive is proposed as residential high density (Parcel 9 and a portion of Parcel 10). The area of parcels 9, 10, and 12 between La Madrona Drive and State Highway 17 is proposed as service commercial.

The area of Parcels 10 and 12 west of La Madrona Drive and south of Altenitas Road is proposed to contain three land use and zoning categories. All areas containing steep slopes and heavy vegetation are proposed to be open space. Construction will not be allowed on this open space area and the slopes will be retained in their natural state. The area abutting the existing single-family homes in Mañana Woods is proposed to be designated R-M-6 which is a multiple residential zoning designation with density based on one unit per each 5,000 square feet of land. The less steep areas fronting La Madrona Drive and Altenitas Road are proposed to have a service commercial zoning designation.

### **Maximum Development Scenario**

Although the city's zoning ordinance allows building coverage ratios in the C-S, C-SC and C-P zones of 45 percent, 35 percent and 35 percent, respectively, experience indicates that such ratios are seldom achievable. Due to environmental constraints on the project site, a maximum development scenario was prepared by C2G Civil Consultants Group for the city for the consultant to use in analyzing environmental impacts from buildout of the project site.

Table B presents this buildout scenario and is considered realistic for the specific properties within the project site. If future development applications propose higher density development, additional environmental review will most likely be required.

### ***Circulation Plan***

Planning Area A will have vehicular access from both Mt. Hermon Road and Glen Canyon Road. Parcels 4 through 8 will have a "right turn in only" and a "right turn out only" access on Mt. Hermon Road and right and left turn access from Glen Canyon Road. Parcels 1 through 3 only have one access point and it is located on Glen Canyon Road. It will have both right and left turn access. There is no roadway connection proposed between Parcels 1 through 3 and Parcels 4 through 8, although the roadway on the project site could be extended in the future.

---

---

TABLE B

**Maximum Probable Development Scenario**

<b>Land Use</b>	<b>Amount</b>	<b>Unit</b>
Single-Family Residential	2	Dwelling Units
Multi-Family Residential	157	Dwelling Units
General Office	12,230	Square Footage
General Retail	151,000	Square Footage

Source: C2G Civil Consultants Group

---

---

Access to Planning Area B is provided by Altenitas Road and La Madrona Drive, recently completed as part of the Gateway South Assessment District improvements. Although no specific development plans have been submitted at this time, the entrances and exits are designed to minimize traffic conflicts and take advantage of the widened and improved Altenitas Road and La Madrona Drive. Specific development proposals will be evaluated and the most appropriate circulation route determined. The locations of ingress and egress may be adjusted or modified based upon site specific conditions and the design that is proposed by future developers.

***Municipal Services Plan***

An existing water line extends up Mt. Hermon Road and along La Madrona Drive to Silverwood Drive. Another water line extends down Glen Canyon Road, passing below State Highway 17 and connecting to Green Hills Road. The water line is proposed to be extended up Silverwood Drive to serve the 81 home Heritage Parks subdivision. Two water line connections are proposed at the south boundary of Parcel 1 and the north boundary of Parcel 8.

A major sewer trunk line is provided down Mt. Hermon Road along La Madrona Drive, extending to Silverwood Drive. The proposed sewer line will also be extended to serve the Heritage Parks subdivision. A main sewer line also proceeds down Glen Canyon Road. A sewer main also extends up the newly constructed Altenitas Road and serves the Mañana Woods development.

Planning Area A will likely use gravity sewer lines to connect to the sewer main in Glen Canyon Road. Planning Area B will also have gravity sewer connections to the line in La Madrona Drive. Special attention will be given to the area between State Highway 17 and La Madrona Drive on Parcels 9, 10, and 12 because the elevations of the land to be developed are closer to the elevation of the sewer line.

Storm drainage pipes are provided in Mt. Hermon Road, Altenitas Road, and La Madrona Drive. The storm waters are carried to the Carbonera Creek channel. Natural overland flow is dictated by the topography. The natural drainage for all parcels is to flow by gravity to Carbonera Creek.

Specific storm water design for future development in the project site will be developed. On-site water retention areas may be required in order to avoid future erosion and slope instability. On-site detention, silt and grease trap drainage structures will be required to reduce contaminant discharge into the drainage courses.

## **Areas of Controversy**

Areas of controversy identified by the city through preparation of an initial study and from responses to the notice of preparation of the EIR include the following issues:

- Impacts resulting from the change in zoning, and subsequent increased density, in the following areas: groundwater demand, storage and recharge; traffic, circulation, and access; air quality; public services; and land use compatibility (aesthetics and noise).
- Impacts resulting from development of the project site on vegetation and wildlife (including State- and Federally-listed and candidate species and sensitive habitats).

Each of these areas of concern are analyzed in Section 2.0, Environmental Setting, Impacts, and Mitigation Measures.

## **Impacts and Mitigations**

### ***Geology and Soils***

**Impact.** Future development at the project site could be subject to liquefaction of soils, landsliding, lurching, lateral spreading, and settlement of soils resulting in structural damage, possibly resulting in injury to people. This is considered a significant impact. The Specific Plan does not include a policy to address this impact.

**Mitigation.** Mitigation Measure 4 in the *Gateway South Assessment District Final EIR* (see Appendix B of this report) requires a site specific geotechnical analysis for future development. The analysis will require future development to adhere to a specific action plan that implements common and effective construction techniques that address specific geotechnical issues. With implementation of this mitigation measure, as well as Specific Plan policies as discussed in

project analysis, this impact will be reduced to a level of insignificance. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Project site soils have a rapid run-off rate and a high potential for erosion. This is considered a significant impact. The Specific Plan does not include policy to address this impact. With implementation of the following mitigation measure, this impact will be reduced to a level of insignificance.

### **Mitigation Measure**

1. Project proponents for future development shall prepare an erosion control plan to reduce the effects of soil erosion during initial construction activity. The plan shall include a re-vegetation plan for expanses of exposed soil after construction activities are complete. Best Management Practices shall be utilized. This plan shall be subject to review and approval by the city Public Works Director prior to issuance of a grading permit. This mitigation measure shall be added to the Specific Plan as a policy.

### ***Hydrology—Surface Water***

**Impact.** The proposed zoning change will result in only a slight increase in impermeable surfaces (16,840) over that associated with existing zoning. Specific development plans may alter actual calculated volumes, although it is unlikely that such variations will significantly alter these conclusions. However, development of the project site will result in a significant increase in impermeable surfaces over existing conditions on the project site. The increase in impermeable surfaces may result in increase erosion potential, elevation of flood potential, and a reduction in surface water quality. These are considered significant adverse environmental impacts that can be mitigated with standard engineering design.

**Impact.** The proposed uses for the subject properties differ only in location and density from existing uses. All development will be sewered and therefore will not contribute septic waste to the hydrologic regime. Residential and service commercial use traditionally have low impact on water quality. The primary impact from proposed development will be due to oil and grease from vehicular traffic carried in street and parking lot runoff. This particular runoff may not be of sufficient quality to be used for recharge projects. Increases in this type of contaminant will be proportional to the increase in traffic and site use. This is considered a significant adverse impact on water quality.

**Mitigation.** Mitigation Measure 15 in the Gateway South Assessment District Final EIR (see Appendix B of this report) address this impact. This mitigation measure has been rewritten as presented below. With implementation of the following mitigation measure, this impact will be reduced to a level of insignificance.

## **Mitigation Measure**

2. Project Proponents for individual development projects shall prepare a plan for an engineered drainage system. The plan shall include, but not be limited to the following:
  - Equip storm drains with sediment and grease traps and maintain them in good operating condition;
  - Vacuum street sweeping to remove potential contaminants from the roadways that would otherwise be collected by runoff;
  - Use native vegetation for landscaping to reduce the amount of pesticide and fertilizer that might otherwise be required to maintain the landscaping;
  - Use approved erosion control measures and landscaping to reduce sediment load in the runoff; and
  - Detention and metering of runoff to pre-development flow, as appropriate.

The plan shall be subject to review and approval by the Public Works Director, prior to issuance of a grading permit. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

## ***Hydrology—Groundwater***

**Impact.** The predicted increase in water consumption and decrease in recharge to groundwater due to the Specific Plan are small in comparison to total pumpage from the basin and the estimated perennial yield for the basin. However, cumulative impacts from continued residential and commercial development of the area served by Scotts Valley groundwater basin resources are potentially significant and discussed in Section 3.2, Cumulative Impacts.

**Mitigation.** The Specific Plan includes policies to maximize groundwater recharge where feasible, however specific mitigations are recommended. Mitigation Measures 16 and 17 in the Gateway South Assessment District Final EIR (see Appendix B of this report) addresses this impact. However, mitigation measure 17 has been revised as presented below. With implementation of the following mitigation measure, as well as Mitigation Measure 16 in the Gateway South Assessment District Final EIR, this impact will be reduced to a level of insignificance.

## **Mitigation Measure**

3. Project Proponents for individual development projects shall prepare a plan for artificial recharge of the groundwater basin. Artificial recharge can be separated into on-site and off-site recharge projects.

On-site artificial recharge can include percolation ponds (these can be used simultaneously as detention ponds) or underground recharge systems such as dry wells or horizontal drains. Because of the potential for contamination of runoff by urban contaminants, it may be feasible to use only runoff from roofs or other surfaces not exposed to vehicles.

Off-site artificial recharge can be through direct participation by developers in off-site recharge projects, or by contribution to recharge project funds administrated by public agencies. The city of Scotts Valley has an ordinance in place requiring new development to mitigate increased groundwater consumption with recharge projects.

The plan shall be subject to review and approval by the Public Works Director, prior to approval for a final map. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development of the project site will necessitate the abandonment of existing septic systems. Abandoned septic systems which are not removed would create a significant adverse environmental impact.

**Mitigation.** With implementation of Mitigation Measure 20 of the *Gateway South Assessment District Final EIR* (Appendix B of this report), this impact will be reduced to a level of insignificance. These mitigation measures shall be added to the Specific Plan as policy prior to adoption of the Specific Plan.

### ***Vegetation and Wildlife***

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of wetland habitat. Portions of both the freshwater seep and the saturated area identified in Parcels 9 and 10 could meet the Army Corps of Engineers' criteria as wetlands. The freshwater seep occurs in Parcel 10, on both sides of La Madrona Drive. This seep was bisected and a portion of the area removed (0.09 acre) for the recent construction of La Madrona Drive. The habitat value of the seep was reduced when the continuity of the area was disrupted for construction of La Madrona Drive. However, water continues to flow in the small channel and wetland vegetation occurs adjacent to the channel. The saturated area north of the seep was also impacted by recent construction activities for Altenitas Road but subdrains were installed to keep water moving under the road. The freshwater seep and this saturated area could be removed through implementation of the Specific Plan.

Wetlands are considered sensitive habitats in California due to a reduction in the extent of these areas throughout the State. However, some consideration of the function and value of the wetland habitat is given when making a determination of the significance of removing or altering these areas. The freshwater seep in the project area does not appear to support a flora or fauna significantly different than the surrounding grassland or woodland communities but it does probably provide a water source for wildlife moving through the area. Because

this is a natural seep providing some value for wildlife in the area, removal of this habitat would be considered a significant impact.

The saturated area to the north of the seep in Parcel 9, possibly results from leaking septic systems associated with existing residences along the northern property line of Parcels 9 and 10. Water is not at the surface much of the year and so the area does not serve as a drinking source for wildlife. Considering the water source and the proximity of this area to existing residential development, the biological value of this area is relatively low. Given this low habitat value, removal of the saturated area would not be considered a significant impact.

### **Mitigation Measure**

- 4a. The freshwater seep, located on Parcel 10, shall be avoided and/or incorporated into the design of future commercial development. Project design shall be reviewed by a qualified biologist and is subject to review and approval by the city Planning Director, prior to approval of a tentative map.

If mitigation measure 4a is infeasible, then mitigation measure 4b shall be implemented.

- 4b. Project proponents for future development impacting the freshwater seep on Parcel 10 shall provide compensatory mitigation at a minimum 1:1 ratio for area lost. This could be accomplished in the open space area of Parcel 10 where an existing spring box could be used to create saturated soils sufficient to support wetland plantings in an area approximately 0.4 acre in size. Additionally, design of this site should consider providing surface water, at least part of the year, to provide a drinking source for wildlife. The plan to provide compensatory mitigation shall be prepared by a qualified biologist and is subject to review and approval by the city Planning Director, prior to approval of a tentative map.

This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of riparian forest habitat along Camp Evers and Carbonera Creeks. Two access roads from Glen Canyon Road into Planning Area A are proposed in the Specific Plan. Each of these roads will cross Camp Evers Creek and will likely result in the removal of some riparian forest vegetation. Development on Parcels 1, 3 and 4 may also encroach into the riparian vegetation associated with the west bank of Camp Evers Creek and result in the removal of some of this habitat. Development on Parcel 8 could result in the removal of riparian forest habitat along Carbonera Creek.

Policy 2.2 of the Specific Plan states "Maintain and enhance the habitat value of riparian corridors. Loss of riparian habitat shall be minimized and subject to approval of the California Department of Fish and Game. Any riparian woodland lost due to construction shall be mitigated through a restoration and reveg-

etation plan." Some of the vegetation associated with the riparian forest may be removed for construction of the two access roads and for development of some of the parcels, particularly in Parcels 1, 4, and 8. Removal of typical riparian species away from the creek channel may not affect the integrity of the riparian corridor and therefore, would not result in a significant impact. However, if vegetation removal occurs close to the active channel and decreases the density of habitat in the streamzone, this could have an adverse affect on the habitat, resulting in a significant impact. Although the Specific Plan includes policies to protect riparian areas, further specific mitigation measures are recommended. With implementation of this mitigation measure, significant adverse impacts to riparian habitat will be reduced to a level of insignificance.

### **Mitigation Measure**

5. Project proponents for future development of Parcels 1 through 8 shall include the following information regarding the development proposal and the riparian corridor:
- Grading plans should indicate where grading will occur in relation to the active channel of Camp Evers or Carbonera Creeks.
  - If grading will encroach into the riparian forest habitat, an assessment of the extent and type of vegetation to be removed should be provided by a qualified biologist.
  - Revegetation plans, using species native to the site, should be developed by a qualified biologist for areas within the riparian forest habitat that are temporarily disturbed during construction activities.
  - Erosion control plans specifically designating measures to protect the streamzone habitat during construction should be included in the application.
  - If the proposed development will result in a decrease in the density of riparian vegetation of the streamzone, then further setbacks from the creek should be required, as recommended by a qualified biologist.

This information will be subject to review and approval by the city Planning Director prior to approval of a tentative map. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the degradation of streamzone habitat along Camp Evers and Carbonera Creeks. Construction activities associated with development in Parcels 1 through 8 could result in increased sediment into Camp Evers and Carbonera Creeks. Additionally, an increase in impervious surfaces in the project area could result in increased flows and accelerated erosion in these creeks. Increased impervious surfaces also could reduce the amount of water recharged into the lower Carbonera groundwater subbasin thereby decreasing

stream flow in Carbonera Creek. Reduced summer flows in Carbonera Creek could affect summer rearing habitat for steelhead below the falls, downstream from the project area. Degradation of the streamzone habitat in these creeks would be considered a potentially significant impact.

Several policies in the Specific Plan address the potential degradation of streamzone habitat. As stated previously, Policy 2.2 addresses protection of habitat values in riparian corridors. Policy 2.4, to protect natural drainage and water recharge areas, requires minimization of the use of impervious groundcover materials and on-site storm drainage retention or other water recharge improvements to mitigate loss of recharge where feasible. Policy 5.5 also requires that storm drainage systems be designed to maximize groundwater recharge and that storm drains transmit storm water to detention/retention basins and to final discharge points. The intent of these policies is to increase groundwater recharge and to maintain pre-project flows into the adjacent creeks. Implementation of these policies should protect the streamzone habitat in Camp Evers and Carbonera Creeks from accelerated erosion and reduced summer flows (in Carbonera Creek). Implementation of an erosion control plan and adhering to Best Management Practices during construction should reduce the potential for increased sediment into the creeks.

**Mitigation.** Although mitigation measures to prevent degradation of streamzone habitat are incorporated into the Specific Plan, further specific mitigations addressing erosion control are recommended. See Mitigation Measure 1 in Section 2.1, Geology and Soils, and Mitigation Measure 5 in this section.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of special status species. No special status species have been identified inhabiting the project site and therefore no direct impacts on any special status species are expected with implementation of the Specific Plan. However, the southwestern pond turtle and red-legged frog could occur in the reach of Carbonera Creek adjacent to Parcel 8. No direct removal of habitat in this creek is anticipated for implementation of the Specific Plan, but increased sediment loads in the creek resulting from construction activities could adversely affect the habitat for the red-legged frog.

Although the potential for red-legged frog and southwestern pond turtle to occur in Camp Evers Creek is low due to the intermittent nature of the drainage, if flows continue, even marginally, throughout the year, these species could move into the drainage. If they were to occur in Camp Evers Creek, construction of the access roads could result in the direct removal of these animals should they be within the construction zone.

Construction of the access roads over Camp Evers Creek, and development adjacent to the channel could result in the removal of trees that contain active nests of the sharp-shinned hawk, Cooper's Hawk or yellow warbler. Removal of an active nest of special status birds species would be considered a significant impact.

**Mitigation.** Mitigation Measure 1 Section 2.1, Geology and Soils, and Mitigation Measure 5 in this section will reduce the potential for increased sediment loads into Carbonera Creek during construction activities and therefore reduce the affect on potential red-legged frog habitat in this creek.

With implementation of the following mitigation measures, significant adverse impacts to special status species would be reduced to a level of insignificance.

### **Mitigation Measures**

6. If there is water in Camp Evers Creek at the time of construction of the proposed access roads, then a pre-construction survey, no more than one day prior to initiation of construction, should be conducted to capture and relocate any red-legged frogs or southwestern pond turtles that could be within the construction area. Any animals retrieved would be relocated to similar habitat in non-disturbed reaches of Camp Evers or Carbonera Creeks. Project proponents for construction of the roads shall be responsible for the survey. The survey shall be conducted by a qualified biologist under direction by the city Planning Director, no more than one day prior to initiation of construction. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.
7. Project proponents shall arrange for a pre-construction survey for active nests of the sharp-shinned hawk, Cooper's hawk and yellow warbler in Parcels 1-through 8 if development plans will result in the removal of woody riparian vegetation along Camp Evers or Carbonera Creeks. If any of these species nests are found in trees that would be removed for development of the site, construction activities will be limited to outside a buffer zone approximately 50 feet from the nest until the young have fledged the nest. Once the young have fledged, the buffer zone can be removed and construction activities, including removal of the nesting tree, can continue. This pre-construction survey shall be conducted by a qualified biologist, prior to issuance of a grading permit, subject to review and approval by the city Planning Director. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

### ***Air Quality***

**Short-term Impact.** Buildout of the property is expected to occasionally exceed the threshold criteria for PM<sub>10</sub>. This is considered a significant impact. However, implementation of the following mitigations will reduce this impact to a level of insignificance.

### **Mitigation Measure**

8. Because construction-related emissions of PM<sub>10</sub> vary based on a number of factors (e.g. activity types, area of activity, silt content), the level of mitigation necessary to reduce impacts below significance will vary. In general, mitigation measures that address larger source of PM<sub>10</sub> during con-

struction (e.g. grading, excavation, entrained dust from unpaved roads) have the greatest potential to substantially reduce fugitive dust.

Project proponents for future development shall prepare a construction air pollution control plan to include, but not be limited to, the follow techniques:

- Sprinkling unpaved construction sites with non-potable water at least twice per day;
- Covering trucks hauling excavated materials with tarpaulins or other effective covers;
- Grading activities shall cease when winds are greater than 30 mph;
- Cover soils storage piles not to be used within one business week;
- Install wheel washers for all exiting trucks;
- Limit the area under construction;
- Sweeping streets serving the construction sites at least once per day;
- Paving and planting as soon as possible;
- Reduce unnecessary idling; and
- Use of adhesives, clean-up solvents, paint, and asphalt paving materials with a low ROG content.

This plan shall be subject to review and approval by the city Public Works Director prior to issuance of a grading permit.

**Long-term Impact.** Future development of the project site at buildout will exceed current APCD thresholds of significance for CO, ROG, NO<sub>x</sub>, and SO<sub>x</sub>. This is considered a significant and unavoidable impact. Regardless, CEQA allows implementation of mitigations that help to reduce a significant impact's relative level of significance.

### **Mitigation Measure**

9. Indirect and long-term source emissions can be reduced by implementing transportation demand management (TDM) measures that reduce vehicle travel. Project Proponents for future development shall prepare a TDM program that may include, but not be limited to, the following measures:
  - Employ a transportation/rideshare coordinator for large commercial (retail and office) centers;
  - Implement a rideshare program;

- Provide for preferential carpool/vanpool parking at all commercial center;
- Implement a parking surcharge for single occupant vehicles;
- Provide for shuttle/mini bus service;
- Provide incentives to employees to carpool/vanpool or take public transportation;
- Provide shower/locker facilities for employees who commute by bicycle;
- Enclose bicycle storage/parking facilities;
- Provide on-site childcare centers;
- Provide transit design features within the development that are safe, attractive, provide a source of transit information, and well lit; and,
- Develop a park-and-ride lot.

This plan shall be subject to review and approval by the city Public Works Director prior to approval of a final map.

## ***Public Services***

### **Schools**

**Impact.** Buildout of the project site based on Specific Plan zoning will result in an approximately 66 percent increase the student population above the existing zoning. Although the district has plans for expansion of their school facilities, the current and projected enrollment exceeds school capacity. Therefore, the Specific Plan will result in a significant adverse impact to the Scotts Valley Unified School District. The general plan, as discussed under project analysis, includes a policy to address this impact. The Specific Plan does not have a policy to address this impact. With implementation of the following mitigation measure, this impact will be reduced to a level of insignificance. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

### **Mitigation**

10. Project proponents for future residential development projects shall demonstrate that adequate mitigation measures will be in place to offset the identified increase in student enrollment directly related to their residential project. The adequacy of the proposed mitigation measures shall be determined on a case by case basis, consistent with the stated goals, objectives, policies and programs under the city's general plan. Consider-

ation of adequate mitigations measures shall include, but not be limited to, those measures set forth under California Government Code Section 65996. Proposed mitigation measures are subject to review and approval by the city Planning Director prior to issuance of a building permit.

## ***Land Use Compatibility***

### **Aesthetics**

**Impact.** Future development in Planning Area B has the potential to result in a significant adverse impact to the views of this planning area without carefully planned design.

**Mitigation.** With implementation of the Specific Plan policies discussed in project analysis and Mitigation Measures 35 and 36 in the *Gateway South Assessment District EIR* (Appendix B of this report), potentially significant adverse visual impacts from development of Planning Area B will be reduced to a level of insignificance.

**Impact.** Future commercial development in Planning Area B has the potential to cause significant light and glare from on-site lighting effecting the drivers of vehicles traveling southbound on State Highway 17. This would be considered a significant adverse environmental impact. The Specific Plan does not address this impact. However, with implementation of the following mitigation measure, this impact will be reduced to a level of insignificance.

### **New Mitigation Measure**

11. Project proponents of future commercial projects shall prepare a lighting plan that, when implemented, will not produce glare for State Highway 17 travelers. This lighting plan shall be subject to review and approval by the Public Works Director, prior to issuance of a building permit.

### **Noise**

**Impact.** Future development on the project site will be subject to high noise levels associated with traffic on State Highway 17 and Mt. Hermon Road. This may be considered a significant adverse environmental impact. However, this impact is not a result of the Specific Plan, but it is an existing environmental nuisance that will impact future development of the project site.

**Impact.** Adjacent residential uses, as well as on-site residential uses, may be subject to noise levels that exceed 60 dBA at the property line of future commercial development on the project site. At this time, it is not known what the noise levels will be since no development plans have been submitted. In addition, noisy activities associated with loading docks, truck cleaning, and garbage trucks located in the commercial parcels adjacent to existing and/or future residential homes are considered significant noise impacts.

**Mitigation.** With implementation of the general plan policies and actions discussed in project analysis above, as well as Mitigation Measure 34 in the *Gateway South Assessment District EIR* (see Appendix B of this report) and the following mitigation, these impacts will be reduced to a level of insignificance. These mitigation measures shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

### **Mitigation Measure**

12. Site design of future commercial projects shall be required to position noisy activities associated with loading docks, truck cleaning, garbage receptacles, etc. away from existing and future adjacent residential land uses. Site design shall be subject to review and approval by the Planning Director prior to approval of the tentative map.

### **Cultural Resources**

**Impact.** The possibility exists that unidentified cultural resources may be found during construction. Destruction of cultural resources is considered a significant adverse environmental impact. However, with implementation of the following mitigation measure, this potential adverse impact will be reduced to a level of insignificance.

### **New Mitigation Measure**

13. The following standard language, or the equivalent, shall be included in any permits issued for the project site. "If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented." This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

### **Alternatives**

Eight alternatives to the Specific Plan, including four alternative locations were reviewed. Two of the alternatives, including the four alternative locations, were considered but rejected for a variety of environmental and planning reasons. The two remaining alternatives, the No Project—No Development Alternative and the No Specific Plan Alternative were evaluated for their environmental impacts and compared to the environmental impacts of the Specific Plan project.

The No Project—No Development Alternative was identified as the environmentally superior alternative. Because the no project alternative is identified as the environmentally superior alternative, CEQA requires identification of another environmentally superior alternative.

The No Specific Plan Alternative would result in two unavoidable significant impacts: traffic and circulation, and air quality. The Specific Plan would result in only one unavoidable significant impact: air quality. All other impacts for both the No Project—No Specific Plan Alternative and the Specific Plan can be reduced to a level of insignificance with the implementation of mitigation measures. Therefore, the Specific Plan, which is the preferred project, is the environmentally superior alternative after the No Project—No Development Alternative.

## **1.0 Introduction**

---

### **1.1 Authorization and Purpose**

The City of Scotts Valley (hereinafter "city") has determined that an environmental impact report (EIR) is required to evaluate the potential environmental effects of the proposed Gateway South Specific Plan (hereinafter "Specific Plan"). This draft EIR has been prepared by EMC Planning Group Inc. (hereinafter "consultant") under contract to the city, acting as the lead agency. The consultant has prepared this EIR using information available from private and governmental sources noted herein, as well as information generated by the consultant through investigation and field analysis of the Specific Plan area (hereinafter "project site").

This EIR has been prepared in compliance with the California Environmental Quality Act (CEQA) to inform public decision makers and their constituents of the environmental effects of the Specific Plan and future development proposals within the project site. In accordance with CEQA guidelines, this EIR describes both positive and negative impacts generated by the Specific Plan.

This EIR describes and evaluates the existing environmental setting of the project site and surrounding areas, discusses the nature of the Specific Plan, and identifies potentially significant environmental impacts associated with future development projects guided by the Specific Plan as identified by the city and by responses to the Notice of Preparation (NOP). The NOP, including the initial study and responses to the NOP are contained in Appendix A. This EIR recommends feasible mitigation measures that can be implemented to reduce or avoid identified environmental impacts. Where no mitigation measures are feasible, a statement regarding this finding is made. In addition, this report evaluates reasonable alternatives to the Specific Plan. Following distribution of the draft EIR, the consultant will evaluate comments received regarding the draft EIR, discuss them with the city, and formulate written responses which will be incorporated into the final EIR for the Specific Plan.

As allowed by CEQA this EIR will serve as a Program EIR. The city will use this EIR to evaluate future individual development applications within the boundaries of the project site. It is anticipated that, when individual development applications are submitted to the city, the city will conduct an initial study with the intent of preparing a mitigated negative declaration. However, a supplemental EIR may be required if one or more of the following conditions applies to an individual project of either residential or non-residential use:

1. The project is substantially different from the mix, intensity or type of use described in the Specific Plan;
2. Significant changes to the project site or surrounding areas have occurred since the adoption of the Specific Plan;
3. Additional information about the potential impacts of the project becomes available after this EIR has been certified.

## **1.2 Project Location**

The project site is located at the southern entrance of the city which is regionally located in the south-central Santa Cruz Mountains. It is located off of State Highway 17, north of the City of Santa Cruz and southwest of the city of San Jose. Figure 1 illustrates the regional location of the project site.

The project site is located on the east and west sides of Mt. Hermon Road at the intersection of Mt. Hermon Road and State Highway 17. The project site is divided into two areas: Planning Area A, located between Mt. Hermon Road, Glen Canyon Road, and State Highway 17; and Planning Area B, bordered by La Madrona Drive, Altanitas Road, and Silverwood Drive. Figure 2 illustrates the local vicinity of the project site.

The project site is predominately surrounded by residential land uses. Planning Area A is bordered by three roadways: Mt. Hermon Road, State Highway 17, and Glen Canyon Road. Across Glen Canyon Road to the east, is the Scotts Valley Heights subdivision containing single-family homes with a rural character. Across Mt. Hermon Road to the west, are service commercial businesses, single-family homes in the Mañana Woods neighborhood, and two multiple family structures off La Cuesta Drive. The Mañana Woods development is unincorporated and under the jurisdiction of the County of Santa Cruz. The city owns a parcel east of Parcels 4 through 8, adjacent to Camp Evers Creek where Camp Evers Creek merges with Carbonero Creek. The city plans to provide a recreational fishing deck on this parcel, with rest rooms and parking off Glen Canyon Road.

Planning Area B shares a border with the Mañana Woods subdivision to the north, Silverwood Drive to the south, and Highway 17 and La Madrona Drive to the east. The approved, but not yet constructed, Heritage Park subdivision is adjacent to Planning Area B on the southwest. Surrounding land uses are presented in Figure 3.

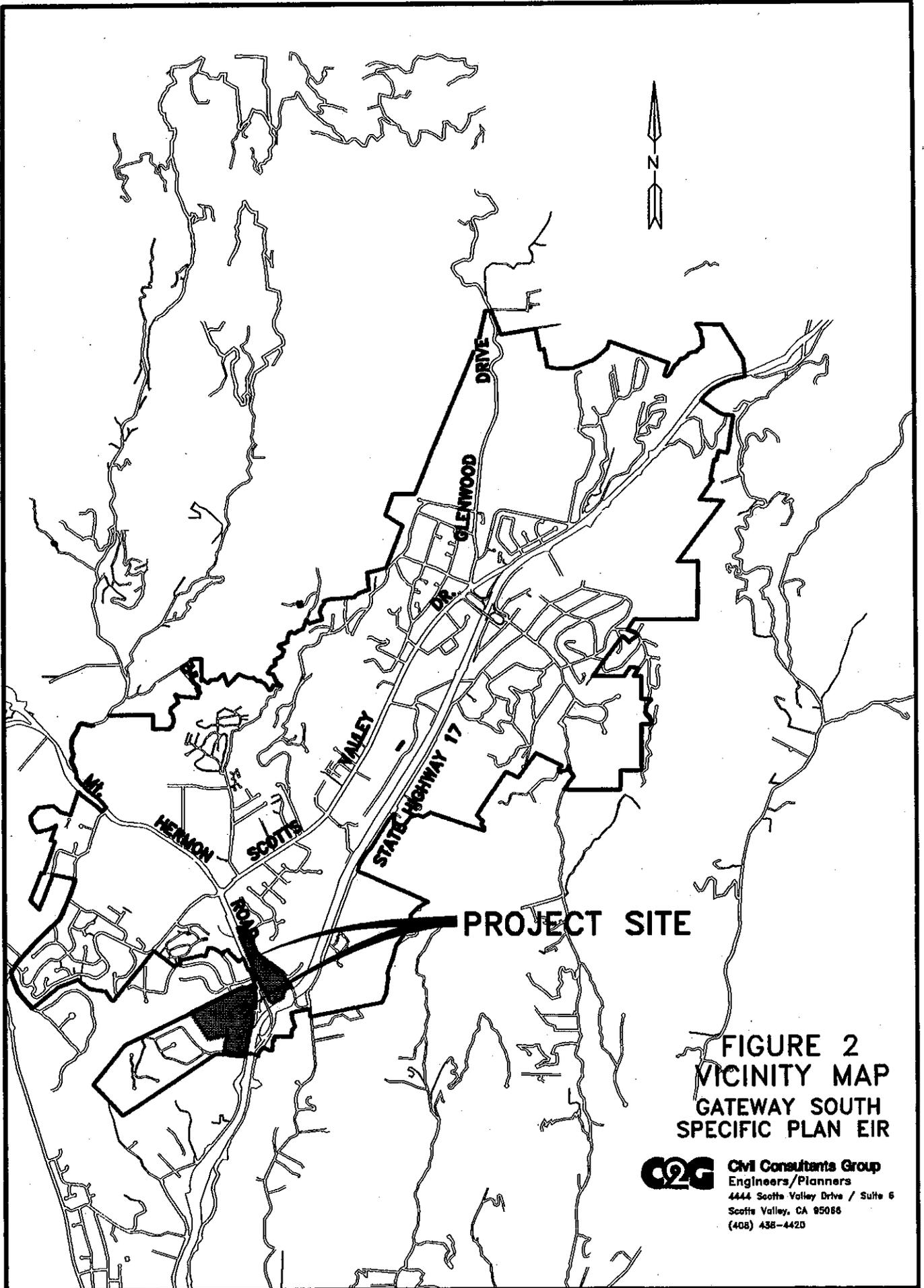
## **1.3 Project Characteristics**

### **1.3.1 Background**

In 1985, the property owners along the Gateway South corridor requested the City Council form an assessment district to construct the roadway and utility improvements that would allow future consideration of alternative land uses. In November 1985, the City Council approved the resolutions to establish the Gateway South Assessment District. The City Council re-authorized the assessment district in September 1986 because ownerships had changed since the adoption of the original resolutions for the assessment district.



*This side was intentionally left blank.*



**FIGURE 2  
VICINITY MAP  
GATEWAY SOUTH  
SPECIFIC PLAN EIR**

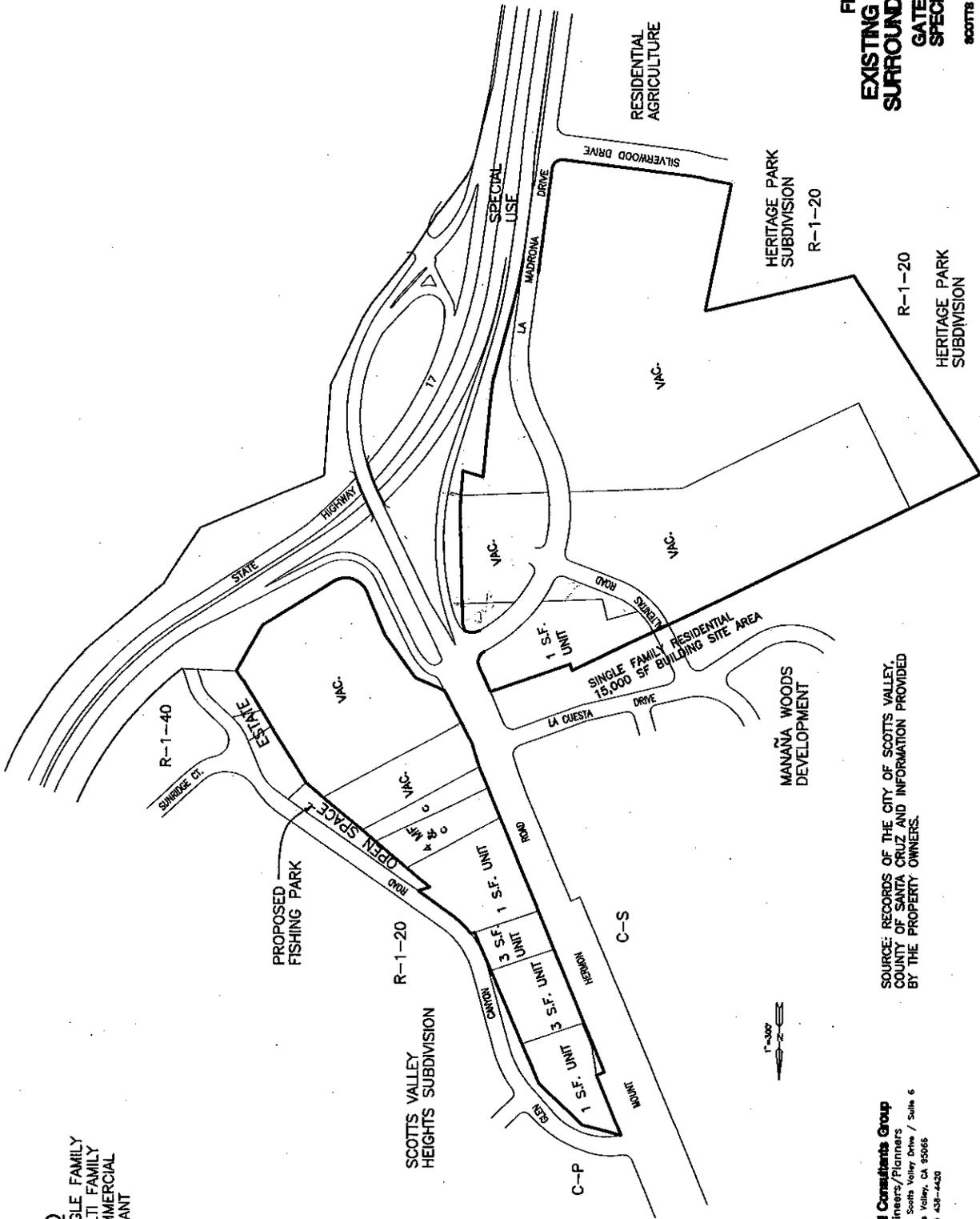


**Civil Consultants Group  
Engineers/Planners  
4444 Scotts Valley Drive / Suite 6  
Scotts Valley, CA 95066  
(408) 438-4420**

*This side was intentionally left blank.*

**LEGEND**

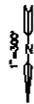
- S.F. SINGLE FAMILY
- MF MULTI FAMILY
- C COMMERCIAL
- VAC. VACANT



**FIGURE 3**  
**EXISTING CONDITIONS &**  
**SURROUNDING LAND USES**  
**GATEWAY SOUTH**  
**SPECIFIC PLANNER**  
 SCOTT'S VALLEY, CALIFORNIA

SOURCE: RECORDS OF THE CITY OF SCOTT'S VALLEY,  
 COUNTY OF SANTA CRUZ AND INFORMATION PROVIDED  
 BY THE PROPERTY OWNERS.

**C2G**  
**Civil Consultants Group**  
 Engineers/Planners  
 4444 Scotts Valley Drive / Suite 6  
 Scotts Valley, CA 95065  
 (408) 438-4420



The city adopted a revised and updated general plan in 1986. During the public hearings for the updated general plan, the project site was the subject of discussion. Prior to 1986, the project site properties were residential, with the exception of Parcels 6, 7, and 8 which were zoned for commercial uses.

During the process of adopting the 1986 general plan, traffic circulation in the area of Mt. Hermon Road and State Highway 17 was of concern to the city. The city was reluctant to allow intense land uses in the Gateway South corridor without substantial improvements to the circulation system. The land use element of the adopted 1986 general plan identified all of the project site parcels, except Parcel 1, as low density residential.

The City Council believed the residential designation was appropriate until roadway improvements in the Gateway South corridor were assured. The City Council wanted to insure the roadway improvements could be completed prior to any consideration of more intense land use.

Planning and design for the roadway and utility improvements were completed over the next two and one-half years. The *Gateway South Assessment District EIR*, prepared by EMC Planning Group Inc., was completed in March 1989. The EIR was certified by the City Council and on May 24, 1989, the City Council confirmed the assessments on 12 properties, eleven of which are now included in the project site. Parcel 11 was approved for the construction of 81 single-family homes and is not included as part of the Specific Plan and is, therefore, not discussed in this EIR.

The *Gateway South Assessment District EIR* contains several mitigation measures applicable to future development on the project site. These mitigation measures are included herein as Appendix B and are referenced, where applicable, in Section 2.0 Environmental Setting, Impacts, and Mitigation Measures. The assessment district EIR evaluated the proposed assessment district improvements, as well as buildout of the project site under the general plan land use designations applicable at that time. Some of the analysis in the assessment district EIR is applicable to buildout of the project site under Specific Plan zoning; however, the assessment district EIR evaluated a lower density development than that allowed by proposed Specific Plan zoning. Therefore, the city determined that a new EIR would be required to address the proposed change in density.

After the assessments were confirmed, the road improvements were reviewed by the California Department of Transportation (Caltrans). Caltrans was concerned with the freeway ramps to State Highway 17. Caltrans required additional environmental analysis and modifications of the original design of the project. Final construction was delayed until January 1992, when Caltrans completed their review and modifications. Construction commenced in August 1993 and the project was completed in November 1994.

Because of the delay in construction, the estimated cost of the project increased substantially. It was necessary for the City Council to establish supplemental assessments for the properties within the assessment district to offset the additional cost.

The issue was further complicated since the zoning established in the 1986 general plan provided residential uses on the properties. The city would consider more intense land uses after the improvements were complete but the assessments must be based upon existing zoning, not future zoning. There was a potential inequity in the distribution of assessments if properties had more intense land uses in the future.

The City Council adopted Ordinance #145 in an attempt to provide adjustments in the assessments based upon rezoning applications that may occur in the future. The difficulty with Ordinance #145 is that the rezonings may occur at different times and each rezoning would change the assessments for all of the properties. The first property to be rezoned to a more intense use would be subject to an extreme increase in the assessments. As other properties were rezoned to more intense uses, they would reduce the assessments of the original rezoned parcel, but only after funds had been collected by the assessment district. The confusion resulted in lawsuits filed against the city requesting that Ordinance #145 be repealed. However, if Ordinance #145 was repealed, it may result in lawsuits from property owners affected by any change in the assessments.

The solution to the dilemma was to establish a Specific Plan for the Gateway South Assessment District area. The Specific Plan would establish the land uses that would be acceptable and zone the properties consistent with the anticipated development, based on the road improvements that were completed in 1994. If the Specific Plan is adopted, Ordinance #145 will have no effect and the properties will be assessed for the ultimate development as adopted in the Specific Plan.

### **1.3.2 Existing Conditions**

The project site is located on the southern flanks of the Santa Cruz Mountains at elevations between 470 and 790 feet above sea level. The topography in Planning Area A varies from flat to steeply sloping with slopes in excess of 40 percent. The topography in Planning Area B gently to moderately slopes from the west, down toward La Madrona Drive.

The project site consists of 11 parcels. Parcels 1 through 8 in Planning Area A share similar topography and site constraints. The properties slope from Mt. Hermon Road down toward Glen Canyon Road. Camp Evers Creek, tributary to Carbonero Creek, runs along the eastern side of Parcels 1 through 7 and Carbonero Creek runs along the eastern side of Parcel 8. Camp Evers Creek tributary joins Carbonero Creek near the border of Parcels 7 and 8. Existing land uses in Planning Area A include single-family homes and non-conforming

commercial businesses. The vacant and developed parcels have steep slopes with dense vegetation.

Planning Area B consists of three parcels. The construction of the Gateway South Assessment District roadways improvements divide the three parcels into four sections of land. The majority of parcel 9 lies in the triangle of La Madrona Drive and Altanitas Road and borders the existing single-family homes in Mañana Woods to the west. The Mañana Woods homes have access from La Cuesta Drive and the rear yards of the homes are adjacent to Parcel 9. The assessment district sidewalk improvements on the south side of Altanitas Road, near its intersection with La Madrona Drive, have been damaged. It appears that the damage has been caused by overland flow of recent storm waters (Majid Yamin, telephone conversation with consultant, March 31, 1995). Repairs are scheduled to be made during the summer of 1995.

Parcel 10 is divided into three separate sections of land by Altanitas Road and La Madrona Drive. The result is one area between La Madrona Drive and State Highway 17, a small area to the north in the triangle of Altanitas Road and La Madrona Drive, and the remaining area south of Altanitas Road and La Madrona Drive. Parcel 10 contains steep slopes to the rear (west) portion of the parcel.

Parcel 12 is the largest single property with frontage on La Madrona Drive. A triangular portion of parcel 12 lies between La Madrona Drive and State Highway 17. Parcel 12 also has steep slopes along the rear (west) portion of the parcel.

Existing project site conditions are presented in Table 1 and illustrated in Figure 3. Existing land use and zoning designations are illustrated in Figures 4 and 5, respectively.

**TABLE 1**  
**Existing Conditions**

<b>Parcel Number</b>	<b>Acreage</b>	<b>General Plan Land Use Map*</b>	<b>Zoning</b>	<b>Existing Use</b>
1	0.79	C-S	C-S	1 Single-Family Home
2	0.93	Low	R-1-20	3 Single-Family Homes
3	0.51	Low	R-1-20	2 Single-Family Homes
4	1.27	Low	R-1-20	1 Single-Family Home
5	0.65	Low	R-1-20	4 Multi-Family Homes and 1 Commercial Business
6	0.45	Low	R-1-20	1 Commercial Business
7	1.42	C-S	C-S	Vacant
8	5.55	C-S	C-S	Vacant
9	1.95	Low	R-1-20	1 Single-Family Home
10	9.66	Low	R-1-20	Vacant
12**	18.97	Low	R-1-20	Vacant
<b>Total</b>	<b>42.15</b>			

\* Parcels 1 Through 8 include a Special Treatment Area Overlay

\*\* There is no parcel 11 in the Specific Plan. Parcel 11 has been approved for development as a different project.

C-S Commercial Service

Low Low Density Residential

R-1-20 Low-Density Residential

Source: City of Scotts Valley Planning Department/C2G Civil Consultants Group

### **1.3.3 Proposed Conditions**

The Specific Plan includes a land use plan, zoning plan, circulation plan, municipal services plan, and drainage plan. These plans are illustrated in Figures 6, 7, 8, 9, and 10 respectively. Each component is described below.

#### ***Land Use and Zoning***

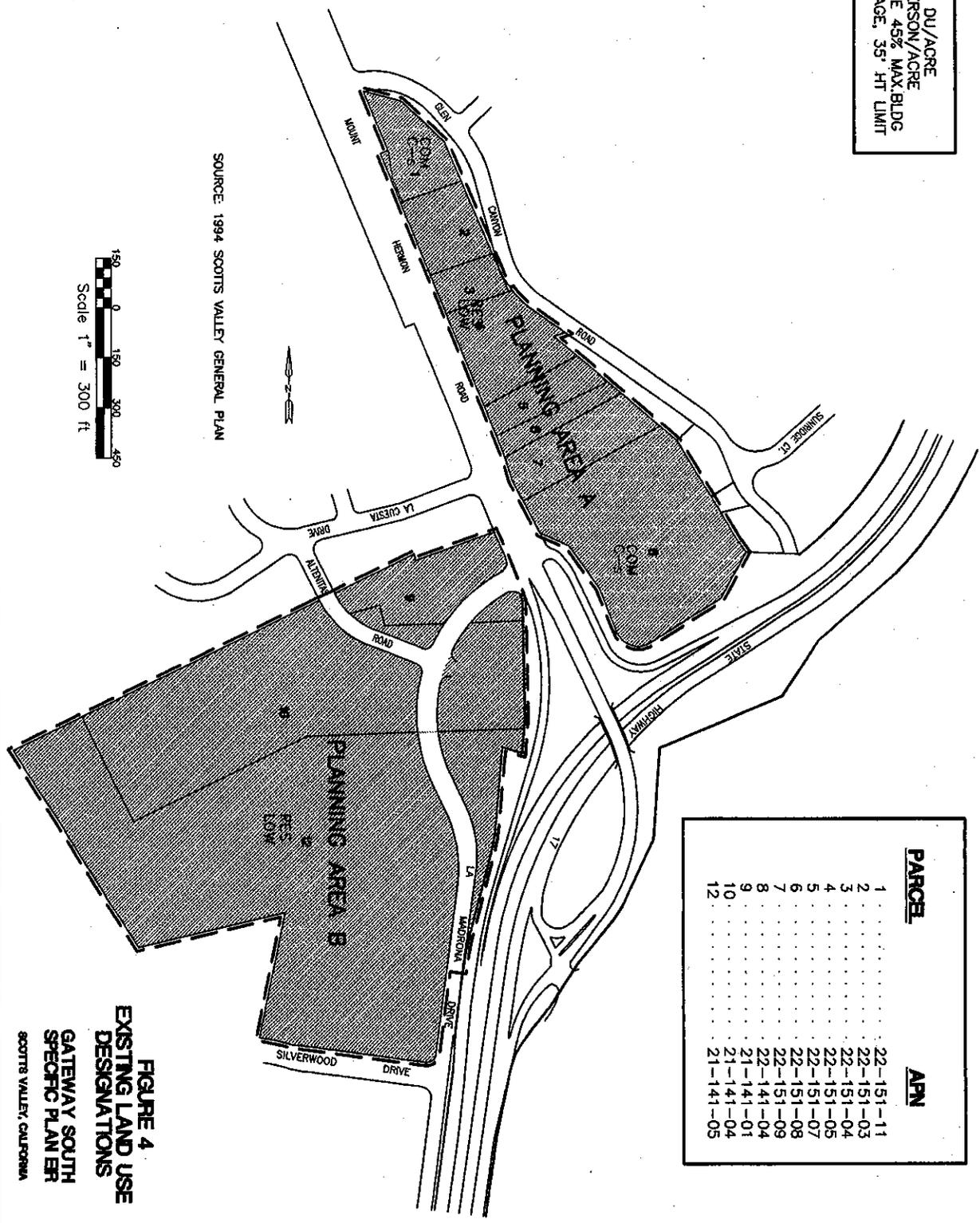
The Specific Plan land use plan, illustrated in Figure 6, includes the planned future development of open space, residential, and commercial land uses. Figure 7 illustrates the proposed zoning. These proposed changes are summarized in Table 2.

LOW RES  
 COM  
 C-S

LOW 2 DU/ACRE  
 5.1 PERSON/ACRE  
 SERVICE 45% MAX. BLDG  
 COVERAGE, 35' HT LIMIT

**C2G**  
**Carl Cavallanti Group**  
 Engineers/Planners  
 4444 South Valley Drive / Suite 6  
 South Valley, CA 95055  
 (408) 438-4420

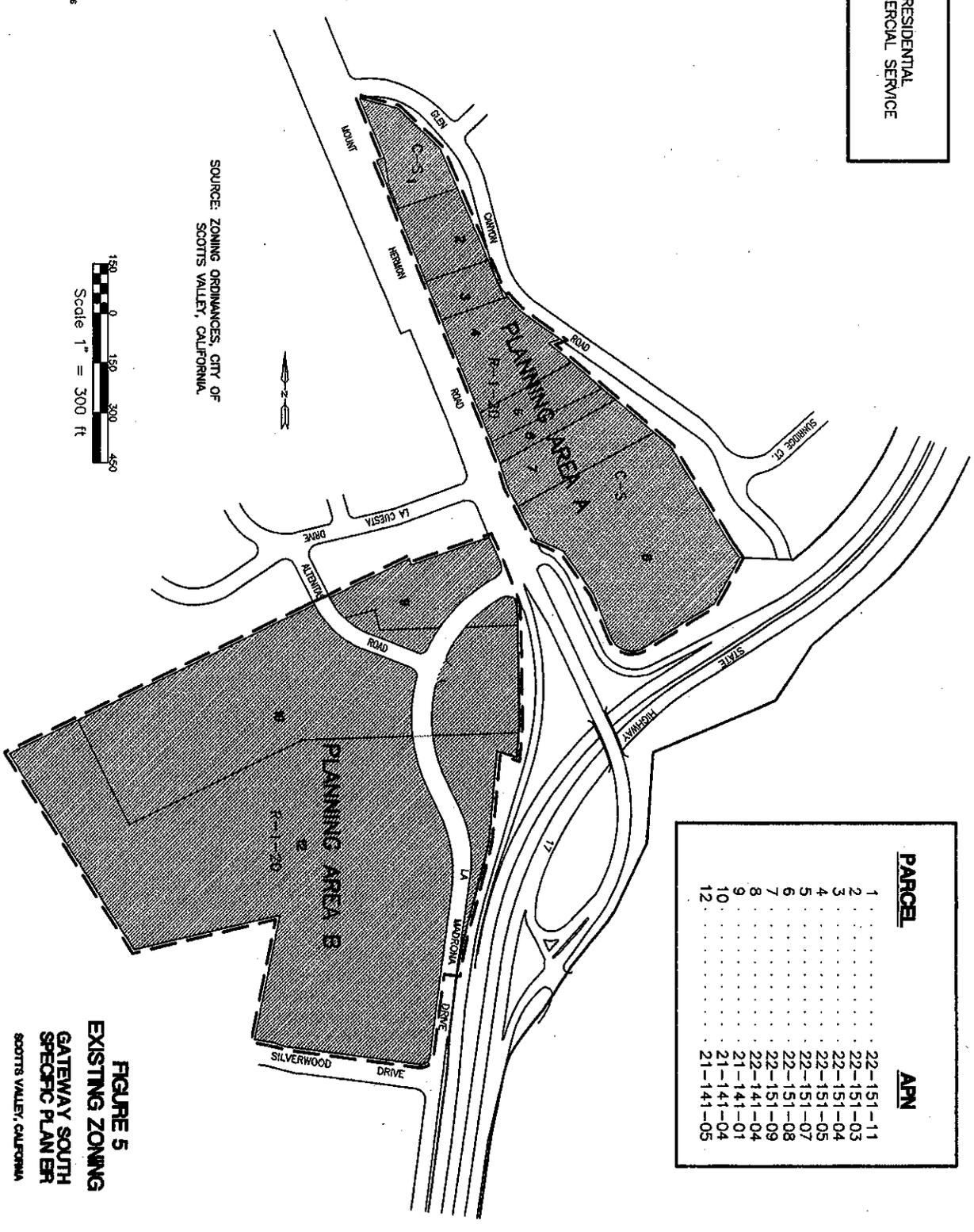
SOURCE: 1994 SCOTT'S VALLEY GENERAL PLAN



PARCEL	APN
1	22-151-11
2	22-151-03
3	22-151-04
4	22-151-05
5	22-151-07
6	22-151-08
7	22-151-09
8	22-141-04
9	21-141-01
10	21-141-04
12	21-141-05

**FIGURE 4**  
**EXISTING LAND USE**  
**DESIGNATIONS**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN IER**  
 SCOTT'S VALLEY, CALIFORNIA

R-1-20 . . . . . LOW RESIDENTIAL  
 C-S . . . . . COMMERCIAL SERVICE



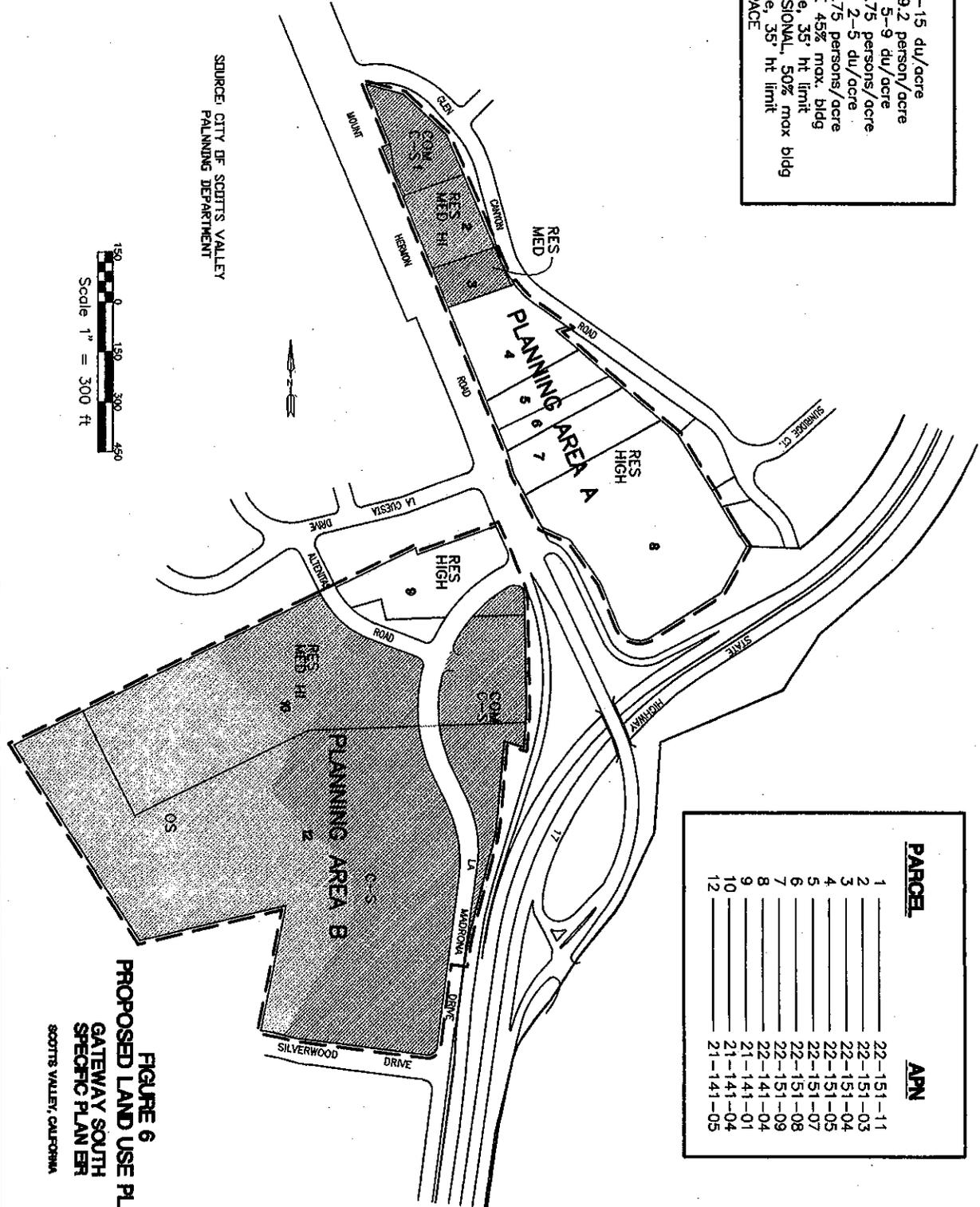
PARCEL	APN
1	22-151-11
2	22-151-03
3	22-151-04
4	22-151-05
5	22-151-07
6	22-151-08
7	22-151-09
8	22-141-04
9	21-141-01
10	21-141-04
12	21-141-05

SOURCE: ZONING ORDINANCES, CITY OF SCOTT'S VALLEY, CALIFORNIA

**CG**  
**CGI Consultants Group**  
 Engineers/Planners  
 4444 Scotts Valley Drive / Suite 8  
 Scotts Valley, CA 95066  
 (408) 438-4420

**FIGURE 5**  
**EXISTING ZONING**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN IIR**  
 SCOTT'S VALLEY, CALIFORNIA

RES HIGH	HIGH 9-15 du/acre
RES MED HI	17.5-29.2 person/acre
RES MED	MED HI 5-9 du/acre
RES MED	5.1-12.75 persons/acre
COM C-S	MEDIUM 2-5 du/acre
COM C-P	5.1-12.75 persons/acre
OS	SERVICE 45% max. bldg coverage, 35' ht limit
	PROFESSIONAL, 50% max bldg coverage, 35' ht limit
	OPENSOURCE



PARCEL	APN
1	22-151-11
2	22-151-03
3	22-151-04
4	22-151-05
5	22-151-07
6	22-151-08
7	22-151-09
8	22-141-04
9	21-141-01
10	21-141-04
11	21-141-04
12	21-141-05

**C2G** CMI Consultants Group  
 Engineers/Planners  
 4444 Scotts Valley Drive / Suite 6  
 Scotts Valley, CA 95066  
 (408) 438-4400

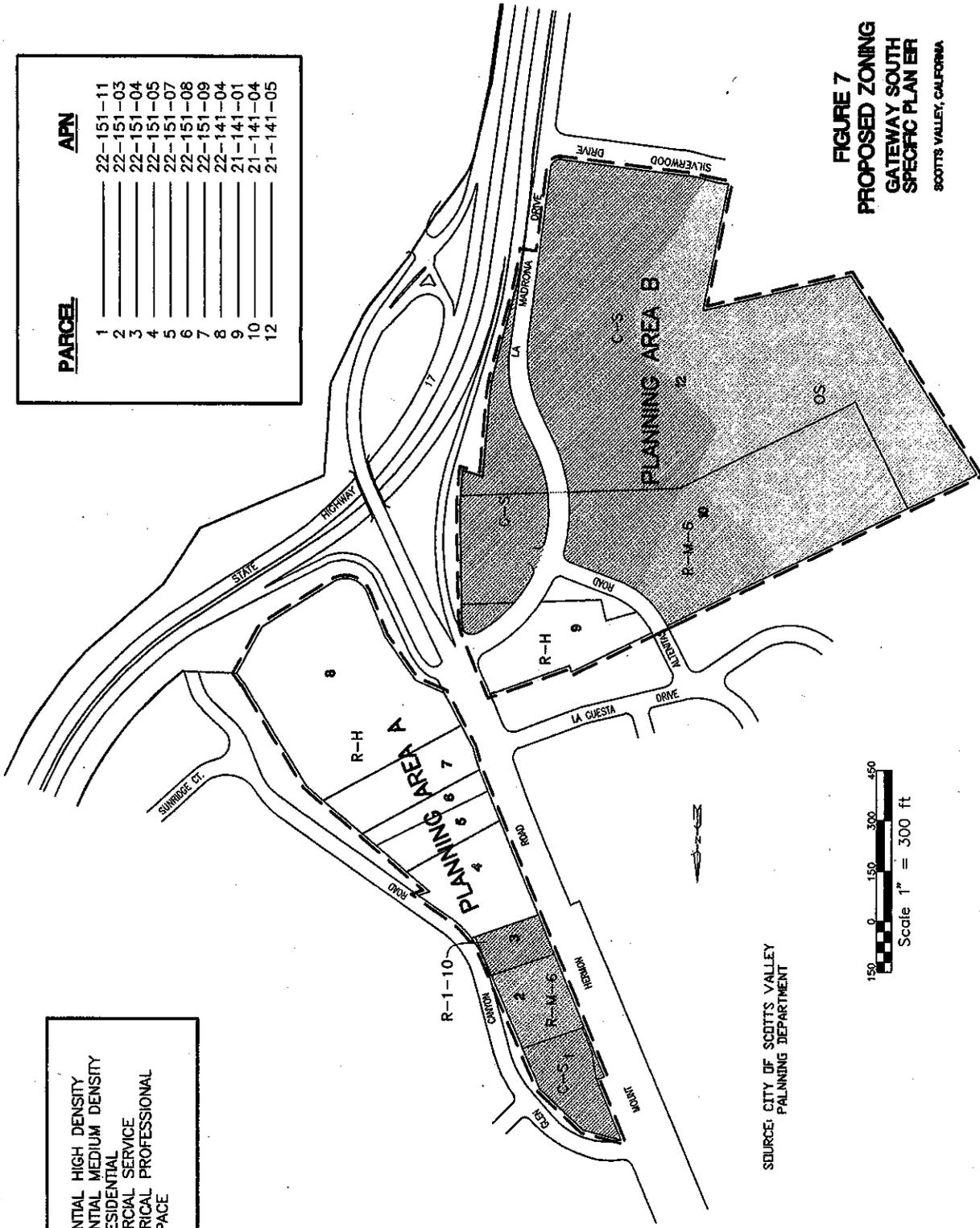
SOURCE: CITY OF SCOTT'S VALLEY  
 PLANNING DEPARTMENT



**FIGURE 6**  
**PROPOSED LAND USE PLAN**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN ER**  
 SCOTT'S VALLEY, CALIFORNIA

▨	R-H	RESIDENTIAL HIGH DENSITY
▨	R-M-6	RESIDENTIAL MEDIUM DENSITY
▨	R-1-10	RESIDENTIAL LOW DENSITY
▨	C-S	COMMERCIAL SERVICE
▨	C-P	COMMERCIAL PROFESSIONAL
▨	OS	OPENSPACE

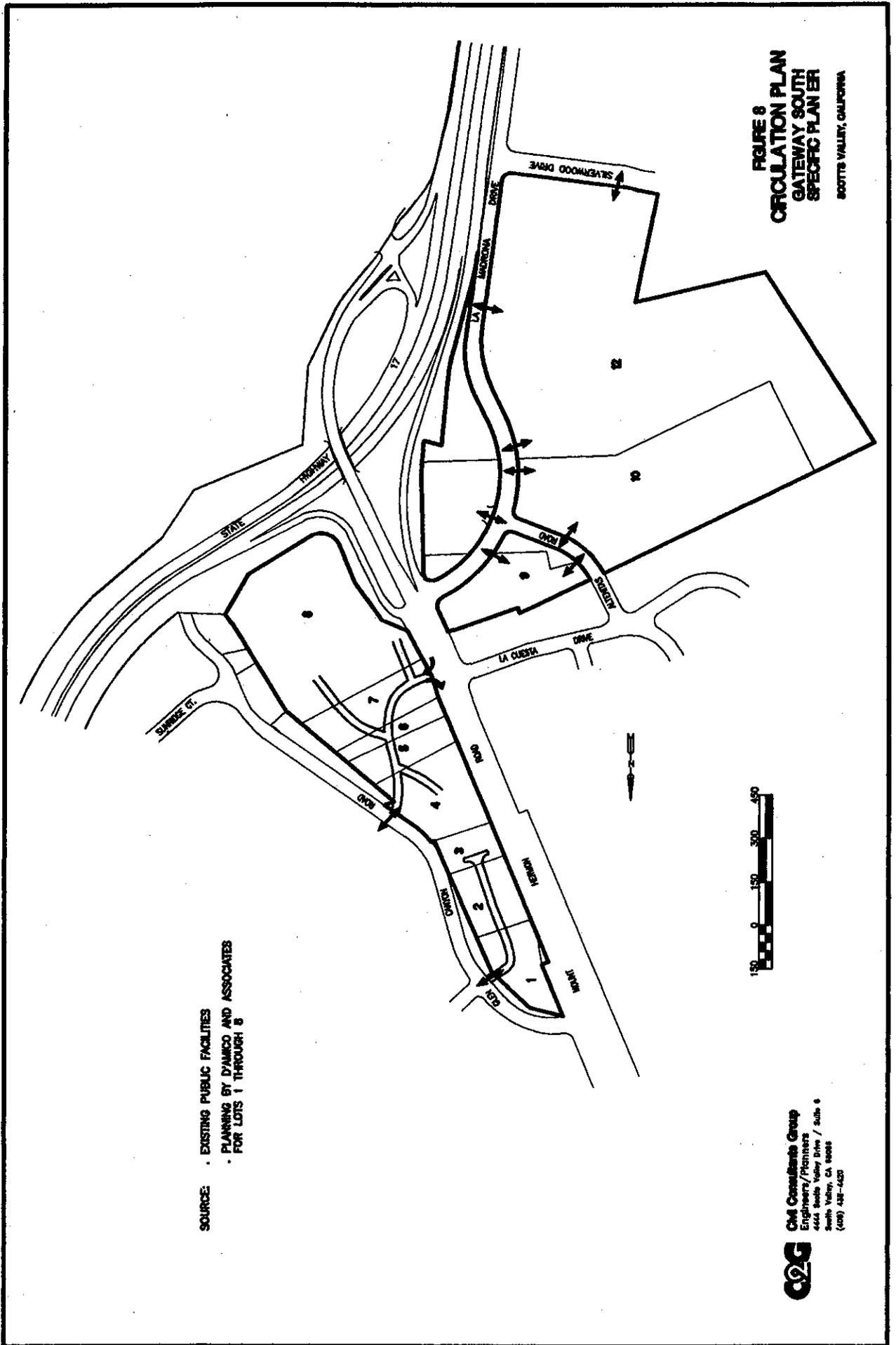
PARCEL	APN
1	22-151-11
2	22-151-03
3	22-151-04
4	22-151-05
5	22-151-07
6	22-151-08
7	22-151-09
8	22-141-04
9	21-141-01
10	21-141-04
12	21-141-05



SOURCE: CITY OF SCOTT'S VALLEY  
PLANNING DEPARTMENT

**FIGURE 7**  
**PROPOSED ZONING**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN ER**  
SCOTT'S VALLEY, CALIFORNIA

**C2G**  
**CM Consultants Group**  
Engineers/Planners  
4444 Scotts Valley Drive / Suite 6  
Scotts Valley, CA 95066  
(408) 438-4420



**FIGURE 8**  
**CIRCULATION PLAN**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN ER**  
 SCOTT'S VALLEY, CALIFORNIA

SOURCE : EXISTING PUBLIC FACILITIES  
 PLANNING BY D'AMICO AND ASSOCIATES  
 FOR LOTS 1 THROUGH 8

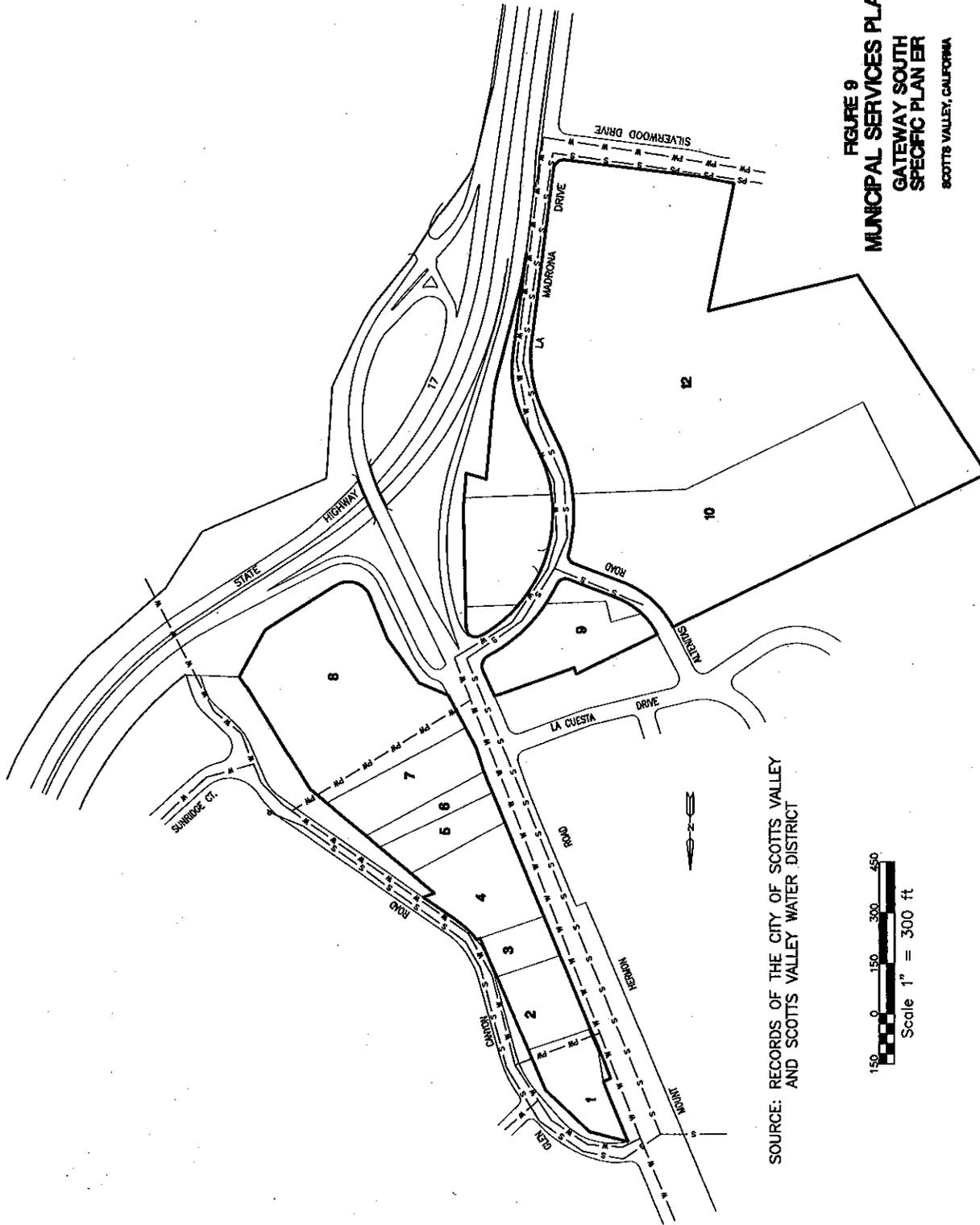
**CG**  
 CMI Consultants Group  
 Engineers/Planners  
 4444 South Valley Drive / Suite 6  
 South Valley, CA 94088  
 (408) 438-4427

*This side was intentionally left blank.*

**LEGEND**

- S- -S- - EXISTING SEWER LINE
- PS- -PS- - PROPOSED SEWER LINE
- W- -W- - EXISTING WATER LINE
- PW- -PW- - PROPOSED WATER LINE

NOTE: THE UTILITY LINES SHOWN ON THIS MAP ARE SCHEMATIC AND DO NOT INDICATE EXACT LOCATION. EXISTING ELECTRIC, GAS, CABLE TV, AND TELEPHONE FACILITIES ARE LOCATED WITHIN THE ADJACENT ROADWAYS



SOURCE: RECORDS OF THE CITY OF SCOTT'S VALLEY AND SCOTT'S VALLEY WATER DISTRICT



**FIGURE 9**  
**MUNICIPAL SERVICES PLAN**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN ER**  
 SCOTT'S VALLEY, CALIFORNIA



**TABLE 2**  
**Proposed Land Uses and Acreage**

<b>Land Use</b>	<b>Zoning</b>	<b>Planning Area A</b>	<b>Planning Area B</b>	<b>Total Acres</b>	<b>%</b>
Medium Residential (Single-Family)	R-1-10	0.51	0.00	0.51	1.2
Medium-High Residential (Multi-Family)	R-M-6	0.93	3.74	4.67	11.1
High Residential (Multi-Family)	R-H	9.34	1.74	11.08	26.3
Commercial Service	C-S	0.79	16.23	17.02	40.4
Open Space	O-S	0.00	8.87	8.87	21.0
<b>Total Acreage</b>		<b>11.57</b>	<b>30.58</b>	<b>42.15</b>	<b>100%</b>

Source: Scotts Valley Planning Department

### **Planning Area A**

Planning Area A land use and zoning plans include the following designations: existing service commercial designation on Parcel 1; medium-high density multiple residential land uses on Parcel 2; single-family residential land use on Parcel 3; and high density multiple residential land uses on Parcels 4 through 8. Parcel 3 will be zoned R-1-10, a single-family residential zoning which requires a 10,000 square foot minimum lot size. Parcel 2 will be zoned R-M-6, which has a 5,000 square foot minimum lot size and allows the construction of single-family residences.

### **Planning Area B**

Planning Area B is divided into four different land use and zoning categories. The area between Altanitas Road and La Madrona Drive is proposed as residential high density (Parcel 9 and a portion of Parcel 10). The area of parcels 9, 10, and 12 between La Madrona Drive and State Highway 17 is proposed as service commercial.

The area of Parcels 10 and 12 west of La Madrona Drive and south of Altanitas Road is proposed to contain three land use and zoning categories. All areas containing steep slopes and heavy vegetation are proposed to be open space. Construction will not be allowed on this open space area and the slopes will be retained in their natural state. The area abutting the existing single-family homes in Mañana Woods is proposed to be designated R-M-6 which is a multiple residential zoning designation with density based on one unit per each

5,000 square feet of land. The less steep areas fronting La Madrona Drive and Altanitas Road are proposed to have a service commercial zoning designation.

### **Maximum Development Scenario**

Although the city's zoning ordinance allows building coverage ratios in the C-S, C-SC and C-P zones of 45 percent, 35 percent and 35 percent, respectively, experience indicates that such ratios are seldom achievable. While there are undoubtedly a variety of reasons for this, the two principal factors contributing to lower coverage are parking requirements and topographic limitations.

A detailed statistical analysis of the city's existing commercial projects, conducted by C2G Civil Consultants Group, suggests that the limitations of the city's parking requirements is a predominant factor. The actual building coverage in the city's four largest shopping centers averages 23 percent or about only 65 percent of that permitted in the code. The achievable coverage for office commercial averages 35 percent or approximately 79 percent of the maximum permitted in the code (Gene Scothorn, personal communication with consultant, March 16, 1995).

Site-specific architectural and engineering studies conducted on various properties within the project site indicate that coverage ratios will be somewhat less than those in other areas of the city. This is due to less favorable topography (slopes exceeding 40 percent) which poses additional site development constraints. The additional grading and retaining walls needed in steeper terrain increases cost and limits the economic viability of using some portions of the available land.

Over a period of years, some level of design investigation has been conducted for most all of the properties in the project site. Several parcels have had more than one project evaluated by the city and final plans were prepared for a professional office building previously proposed for Parcel 1. Parcel 9 is the only property for which no design studies are known to have been performed.

As a result of these investigations, a maximum probable development scenario has been developed by the city for analysis in this EIR. The figures, presented in Table 3, are only slightly less than that experienced on comparable projects elsewhere in the community, and is considered realistic for the specific properties within the project site. If future development applications propose higher density development, additional environmental review will most likely be required.

### ***Circulation Plan***

Planning Area A will have vehicular access from both Mt. Hermon Road and Glen Canyon Road, as illustrated in Figure 8. Parcels 4 through 8 will have a "right turn in only" and a "right turn out only" access on Mt. Hermon Road and right and left turn access from Glen Canyon Road. Parcels 1 through 3 only have one access point and it is located on Glen Canyon Road. It will have both

right and left turn access. There is no roadway connection proposed between Parcels 1 through 3 and Parcels 4 through 8, although the roadway on the project site could be extended in the future.

**TABLE 3**  
**Maximum Probable Development Scenario**

<b>Land Use</b>	<b>Amount</b>	<b>Unit</b>
Single-Family Residential	2	Dwelling Units
Multi-Family Residential	157	Dwelling Units
General Office	12,230	Square Footage
General Retail	151,000	Square Footage

Source: C2G Civil Consultants Group

Access to Planning Area B is provided by Altanitas Road and La Madrona Drive, recently completed as part of the Gateway South Assessment District improvements. Although no specific development plans have been submitted at this time, the entrances and exits are designed to minimize traffic conflicts and take advantage of the widened and improved Altanitas Road and La Madrona Drive. Specific development proposals will be evaluated and the most appropriate circulation route determined. The locations of ingress and egress may be adjusted or modified based upon site specific conditions and the design that is proposed by future developers.

### ***Municipal Services Plan***

As illustrated in Figure 9, an existing water line extends up Mt. Hermon Road and along La Madrona Drive to Silverwood Drive. Another water line extends down Glen Canyon Road, passing below State Highway 17 and connecting to Green Hills Road. The water line is proposed to be extended up Silverwood Drive to serve the 81 home Heritage Parks subdivision. Two water line connections are proposed at the south boundary of Parcel 1 and the north boundary of Parcel 8.

A major sewer trunk line is provided down Mt. Hermon Road along La Madrona Drive, extending to Silverwood Drive. The proposed sewer line will also be extended to serve the Heritage Parks subdivision. A main sewer line also proceeds down Glen Canyon Road. A sewer main also extends up the newly constructed Altanitas Road and serves the Mañana Woods development.

Planning Area A will likely use gravity sewer lines to connect to the sewer main in Glen Canyon Road. Planning Area B will also have gravity sewer connections to the line in La Madrona Drive. Special attention will be given to the area between State Highway 17 and La Madrona Drive on Parcels 9, 10, and 12 because the elevations of the land to be developed are closer to the elevation of the sewer line.

As illustrated in Figure 10, storm drainage pipes are provided in Mt. Hermon Road, Altanitas Road, and La Madrona Drive. The storm waters are carried to the Carbonero Creek channel. Natural overland flow is dictated by the topography. The natural drainage for all parcels is to flow by gravity to Carbonero Creek.

Specific storm water design for future development in the project site will be developed. On-site water retention areas may be required in order to avoid future erosion and slope instability. On-site detention, silt and grease trap drainage structures will be required to reduce contaminant discharge into the drainage courses.

## **1.4 Specific Plan Objectives**

The objectives of the Specific Plan are to develop specific regulations, programs and legislation to implement the general plan within the project site. The Specific Plan translates the broad community policies, goals, and objectives as set forth in the general plan into a mechanism for guiding actual development.

## **1.5 Consistency with Local and Regional Plans**

Section 15125 of the California Environmental Quality Act (CEQA) guidelines requires an EIR to identify any inconsistencies between a proposed project and applicable local and regional plans. This section of the EIR analyzes consistency of the Specific Plan with the *City of Scotts Valley 1994 General Plan* (City of Scotts Valley 1994), *Title 17, (Zoning Ordinance)* (City of Scotts Valley 1992), and the *Proposed Scotts Valley Redevelopment Project* (Burns & Watry, Inc. 1990). Only those policies which are applicable to the Specific Plan are analyzed in the following discussion.

### **1.5.1 General Plan**

The City of Scotts Valley 1994 General Plan (hereinafter "general plan") was adopted by the city on April 20, 1994. It is the official document used by decision makers and citizens to guide and interpret the city's long range plans for development of land and conservation of resources. There are eight elements of the general plan: (1) land use, (2) circulation, (3) housing, (4) open space and conservation, (5) noise, (6) safety, (7) public services and facilities, and (8) parks and recreation.

The following discussion is an analysis of the Specific Plan's consistency with the general plan land use plan and applicable policies and corresponding actions.

### ***Land Use***

**Land Use Plan.** The project site's existing land use designations are low density residential and service commercial. Planning Area A includes a Special Treatment Area (STA) overlay designation. The STA overlay designation is established for areas where planned developments or some form of special treatment is required to allow future development. The STA for Planning Area A is referred to in the general plan as Mt. Hermon Road near Highway 17 (MHRSTA). The purpose for the MHRSTA is to develop a plan coordinating circulation and land uses for all the properties to limit ingress and egress along Mt. Hermon Road. The plan should consider construction of an access road to reduce vehicular conflict; the plan should provide rear access across a bridge from Glen Canyon Road to provide properties in the MHRSTA with access to Glen Canyon Road.

**Consistency Analysis.** The Specific Plan includes changing the general plan land use designations to a combination of open space, service commercial, medium density residential, medium-high density residential, and high density residential. It also includes a circulation plan, to address the STA overlay designation, which includes the following components: limits ingress and egress on Mt. Hermon Road to one location; limits ingress and egress at that location to right-turn in and right-turn out only; and includes access at two locations along Glen Canyon Road.

Although the Specific Plan addresses the concerns surrounding the STA overlay designation, the proposed land use designation are currently inconsistent with the general plan land use plan designation. However, adoption of the Specific Plan will amend the general plan. When that happens, the general plan land use plan will be amended to reflect the changes in land use designation, and the Specific Plan will be **consistent** with the land use plan.

**Policy LP-3.** The city shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element goals and environmental constraints.

**Action LA-8.** Zone highest densities along transportation corridors.

**Consistency Analysis.** The project site is located adjacent to State Highway 17 (a type I freeway) and Mt. Hermon Road (a principal arterial). Both are considered transportation corridors. The majority of Planning Area A (fronting on Mt. Hermon Road) is proposed to be zoned high density residential; the remainder is proposed as commercial service, medium density residential, and low density residential. The portions of Planning Area B (adjacent to State Highway 17) are

proposed to be zoned service commercial. Therefore, the Specific Plan is **consistent** with this policy and action.

**Action LA-41.** During the environmental and development review process, identify potential impacts that commercial developments will have on other community land uses. Require mitigation of such impacts.

**Consistency Analysis.** Land use compatibility issues are addressed in Section 2.7, Land Use Compatibility, of this EIR. Potential incompatibility could result from poor site design of commercial properties adjacent to residential properties. However, the Specific Plan includes a policy stating that land uses within the project area should be sited and designed to be compatible with each other and with surrounding land uses. In addition, mitigation measures are included in both this EIR and the *Gateway South Assessment District EIR* to ensure land use compatibility between future commercial uses and existing and future residential uses. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this action.

**Action LA-43.** Lighting of commercial areas shall be carefully controlled to the extent necessary for security, safety and identification without interfering with adjoining land uses. Lighting shall be directed away from public right-of-way and adjacent residential land uses. Include these requirements in the Design Review Guidelines.

**Consistency Analysis.** As discussed in Section 2.7.1, Aesthetics, proposed commercial areas are located adjacent to, and visible from, State Highway 17 and Mt. Hermon Road. Proposed commercial areas are also located adjacent to proposed residential land uses. A mitigation measure in Section 2.7.1, Aesthetics, adds a policy to the Specific Plan requiring future commercial development proposals to prepare lighting plans addressing the concerns presented in Action LA-43. With implementation of this mitigation measure, the Specific Plan will be **consistent** with this action.

**Action LA-44.** New commercial developments shall be required to provide to the city a trip generation and distribution analysis as a part of the project plans. The city should review and evaluate this analysis for impacts to residential zones.

**Consistency Analysis.** Section 2.4, Traffic and Circulation, discusses anticipated trip generation for build out of the project site, including the commercial portions. Future development at the project site will not create a significant impact upon residential zones. Therefore, the Specific Plan is **consistent** with this action.

**Policy LP-72.** Preserve open space areas for protection of public health and safety, provision of recreational opportunities, and protection of natural resources.

**Action LA-76 (abbreviated).** During the environmental review and permit process, the city shall identify potential open space and recreation resource demands created by new commercial and industrial developments and require such developments to provide on-site open space and/or landscaped areas to satisfy that demand.

**Consistency Analysis.** Approximately 8.87 acres (21 percent) of the 42.15-acre project site is proposed as open space. This area consists of sensitive habitat on steeper slopes. Therefore, the Specific Plan is **consistent** with this policy and action.

**Action LA-77.** Maintain riparian corridors as open space.

**Consistency Analysis.** Planning Area A contains riparian corridors along Camp Evers and Carbonero Creeks. The Specific Plan contains a policy to maintain and enhance the habitat value of the riparian corridor including requiring California Department of Fish and Game approval for loss of habitat, and specific instructions construction activities in and around the habitat. In addition, Section 2.3, Vegetation and Wildlife, contains additional measures to help ensure protection of the riparian corridor. With implementation of the Specific Plan policies and the additional mitigation measures, the Specific Plan will be **consistent** with this action.

**Action LA-79.** As part of the environmental review process for new developments, identify native plant communities or rare or endangered species habitat that would be significantly adversely impacted. Where appropriate, designate those areas as open space.

**Consistency Analysis.** A biological survey was conducted and the project site vegetation mapped, as presented in Section 2.3, Vegetation and Wildlife. Native plant communities were identified and significant adverse impacts discussed. Approximately nine acres of mixed coniferous forest and some of the annual grassland in Planning Area B will be preserved as open space by the Specific Plan. This forest habitat was found to support the greatest diversity of wildlife on the project site. In addition, mitigation measures are presented in Section 2.3 to reduce significant adverse impacts to a level of insignificance. Preserving the open space, as identified in the Specific Plan, along with implementation of the mitigation measures, will make the Specific Plan **consistent** with this action.

## ***Circulation***

**Policy CP-109.** The integrated transportation system shall be designed, constructed, and maintained to minimize adverse impacts on the Planning Area, particularly on adjoining uses of land.

**Action CA-111.** Through the environmental review process consider mitigations for traffic impacts which encourage the use of public transit, and non-motorized vehicles.

**Consistency Analysis.** Mitigations are provided in the air quality analysis that respond to this policy. The Specific Plan will be **consistent** with this policy upon implementation of the mitigation measures.

**Action CA-113.** Through the environmental review process, proposed developments shall determine the need, if any, for mitigations beyond those identified in the MSI study and the timing of construction for needed improvements.

**Consistency Analysis.** Through the transportation analysis prepared for the Specific Plan, no mitigations were determined to be required.

**Action CA-140.** Prior to development of any property in the Mt. Hermon Road Special Treatment Area, a circulation plan shall be developed to minimize access points on Mt. Hermon Road described in the land use element of the general plan.

**Consistency Analysis.** The Specific Plan includes a circulation plan which limits access to Mount Hermon Road. It includes one ingress and egress point, restricted to right-turn only movements. Therefore, the Specific Plan is **consistent** with this policy and action.

**Action CA-150.** Require that all intersections maintain a Level of Service "C", or better, except as noted in this plan.

**Consistency Analysis.** The traffic analysis, presented in Section 2.5, Traffic and Circulation, concluded that buildout of the project site will not worsen the intersection level of service during the A.M. and P.M. peak hours.

**Policy CP-165.** The city shall plan for sidewalk construction as part of new development and improvement projects in appropriate areas.

**Action CA-166.** As part of the capital improvement program and new public or private roadway improvement projects, identify the need for and require the installation of sidewalks.

**Consistency Analysis.** The Specific Plan includes policies to ensure the provision of facilities for safe and pleasant pedestrian travel. Therefore, it is **consistent** with this policy and action.

**Policy CP-171.** The city shall require the undergrounding of utilities along roadways.

**Action CA-172 (abbreviated).** Require developers to pay for undergrounding utilities adjacent to the project, or pay a fair share amount towards a future undergrounding project incorporating their project site.

**Consistency Analysis.** The Specific Plan includes a policy requiring all new utility lines at the project site to be placed underground. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy CP-173.** The city shall require appropriate landscaping and/or barrier screening in all new projects to screen off objectionable views along road, streets and highways.

**Action CA-174.** Require landscape plans for all new and major structural rehabilitation construction projects. Landscape plans shall be reviewed and approved by the Design Review Board.

**Consistency Analysis.** The Specific Plan includes building and landscape policies designed to develop and maintain high standards throughout all development, as well as general landscape standards for design and maintenance. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy CP-183.** The city shall employ a cooperative planning effort among public and private interests to implement appropriate land use controls and architectural techniques for improving and enhancing the scenic beauty and aesthetic qualities of Mt. Hermon Road.

**Action CA-186.** The city shall assist property owners on Mt. Hermon Road, where feasible, with procedures to expedite project approval processing, assistance in the planning and design of rehabilitation projects, obtaining rehabilitation grants, and similar innovative programs.

**Action CA-187.** The city shall establish and maintain standards and guidelines to be used by the Design Review Board and Planning Commission in evaluating both new construction and rehabilitation projects. The purpose of such standards shall be directed to achievement of desirable levels of aesthetic quality, rather than to dictate a given style of architecture.

**Consistency Analysis.** The Specific Plan addresses the concerns regarding the aesthetic quality of Mt. Hermon Road as it serves as a major city entrance. The Specific Plan includes building and landscape policies designed to develop and maintain high standards throughout all development, as well as general landscape standards for design and maintenance. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy CP-193.** The city shall require existing and new developments adjacent to Highway 17 to screen their parking, roof-top equipment, storage and loading areas to improve and enhance the views from the highway.

**Action CA-194.** Implement enhancement programs contained herein for existing properties and require new developments to

berm and landscape parking, storage, and loading areas to screen these improvements from State Highway 17.

**Consistency Analysis.** The Specific Plan includes two policies designed protect the views from State Highway 17: (1) to maintain and enhance the visual quality of roadway corridors that are of scenic value to the community; and (2) require parking areas to be landscaped or otherwise visually screened in a manner which contributes to the overall visual character of the area. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy CP-201.** The city shall encourage new developments to provide for and promote transit use, where feasible.

**Action CA-202.** New development should be required to provide fixed transit facilities such as bus shelters and pull-outs, consistent with anticipated demand. As a part of environmental and permit processing, submit development plans to the Santa Cruz Transit District for review and incorporate transit facilities, as appropriate, per district standards.

**Consistency Analysis.** The Specific Plan includes a policy requiring, as needed, provision of facilities for transit use such as bus shelters and pullouts. The policy also states that development plans shall be reviewed by the Santa Cruz Transit District. In addition, the transportation demand management measures required in Section 2.5, Air Quality, address the transit issue. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy CP-212.** The city shall require new developments located along designated bicycle routes to provide an appropriate bicycle path, including rights-of-way and construction.

**Action CA-213.** As a part of permit processing, require developments to provide right-of-way and install bicycle route improvements, per the Parks Master Plan adopted by the City Council on May 1, 1991.

**Consistency Analysis.** The Specific Plan includes a policy which requires bicycle paths be provided for transportation and recreational purposes, consistent with the city's comprehensive bicycle path system plan. Therefore, the Specific Plan is **consistent** with this policy and action.

## ***Housing***

**Policy HP-262.** The city shall annually evaluate the adequacy of it's supply of land suitable for residential development and strive to maintain a supply of land sufficient to meet the city's fair share need as identified by the Association of Monterey Bay Area Governments and the City of Scotts Valley through 1996.

**Action HA-263.** As outlined in the Housing Element, adequate sites exist in the city to meet the housing need through 1996. The city will strive to provide sufficient land in each land use category to allow the market to freely create all types of housing needed through 1996. Vacant sites or property suitable for residential development should be made available to enable the development of at least 416 very low-income housing units, 126 low-income units, 281 moderate-income units, and 564 above moderate-income units through 1996.

**Consistency Analysis.** The Specific Plan includes zoning the project site for the probable maximum development of 2 single-family homes and 157 multi-family homes. This will help the city to meet its housing demand through 1996. Therefore, the Specific Plan is **consistent** with this policy and action.

**Policy HP-270.** The city shall encourage the production of affordable rental and ownership housing for low and moderate-income households.

**Consistency Analysis.** The Specific Plan includes a policy to encourage a range of housing types which may include smaller, more affordable units. Therefore, the Specific Plan is **consistent** with this policy.

**Policy HP-279.** The city shall encourage and promote innovative housing development programs that will help to increase the number of affordable housing units.

**Action HA-282 (abbreviated).** To the degree consistent with general plan policies, the city will favorably consider applications for rezoning and requests for special consideration under the Planned Development ordinance for the development of high-density (15—30 units per net acre) residential development within the city. In addition, mixed-use projects combining commercial and residential uses will be encouraged.

**Consistency Analysis.** The Specific Plan includes zoning approximately 11 acres as high-density residential. It also includes a policy to encourage a range of housing type which may include smaller, more affordable units, thereby providing the opportunity for development of high-density residential and affordable units within the city. The Specific Plan also includes commercial land uses to provide, in conjunction with the residential land uses, an overall mixed-use project. Therefore, the Specific Plan is **consistent** with this policy and action.

### ***Open Space and Conservation***

**Policy OSP-318.** New development proposed in, or adjacent to, areas containing native plant communities shall be carefully

planned and provide for the conservation and maintenance of those plants.

**Action OSA-320.** The city shall utilize the environmental review process to identify and mitigate impacts of development on native plant communities and valuable habitat areas.

**Action OSA-321.** Through the permit process, the city shall require that proposed development located in or adjacent to native plant communities or valuable habitat areas be planned to maximize protection of the resource.

**Action OSA-322.** Development of vacant land located within valuable habitats shall be limited to low densities, cluster developments, and/or passive recreational uses.

**Action OSA-323.** Riparian corridors shall be retained and protected.

**Policy OSA-325.** Environmentally sensitive habitat areas and rare or endangered animal species shall be preserved.

**Action OSA-326.** As a part of the environmental review process, the city shall require new development proposed within areas of rare or endangered wildlife habitat to prepare a site-specific survey which identifies the location and type of species present. The development shall be required to mitigate any potential impacts to such species.

**Consistency Analysis.** A biological survey was conducted and the project site vegetation mapped, as presented in Section 2.4, Vegetation and Wildlife. Native plant communities were identified and significant adverse impacts discussed. Approximately nine acres of mixed coniferous forest and some of the annual grassland in Planning Area B will be preserved as open space by the Specific Plan. This forest habitat was found to support the greatest diversity of wildlife on the project site. The Specific Plan includes policies to ensure preservation of wildlife habitat. In addition, mitigation measures are presented in Section 2.4 to reduce significant adverse impacts to a level of insignificance. With implementation of Specific Plan policies and the mitigation measures presented in Section 2.4, the Specific Plan will be **consistent** with these policies and actions.

**Action OSA-343.** As part of the environmental review process the city shall, in cooperation with the water district, require developers to study and mitigate any loss of recharge. Mitigations may take the form of on-site recharge, construction of recharge improvements, contributions to the program cited above, or a combination of any or all of these.

**Action OSA-344.** Any construction proposed in zones designated high protection or high management in the 1988 Todd Report and

shown on Figure OS-5 shall provide a detailed hydrological evaluation to mitigate loss of recharge.

**Consistency Analysis.** Nearly the entire project site (all but approximately one half of Parcel 8) is located in a high protection/recharge area as identified in Figure OS-5 of the general plan. The remaining portion of Parcel 8 is located in a high management/recharge area. The Specific Plan includes a policy to protect natural drainage and water recharge. The policy requires on-site storm drainage retention areas, or other water recharge improvements to be integrated into the site designs for individual development proposals to mitigate loss of recharge where feasible. Therefore, the Specific Plan is **consistent** with these actions.

**Policy OSP-351.** The city shall protect the planning area streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces.

**Action OSA-353.** The city shall continue to require siltation ponds and erosion control measures which mitigate adverse impacts to surface water bodies and groundwater basins during and after construction.

**Consistency Analysis.** Future development at the project site may result in adverse impacts resulting from polluted surface water runoff affecting both creeks and groundwater. The Specific Plan includes a policy to minimize the use of impervious groundcover materials. In addition, mitigation measures are presented in Section 2.2, Hydrology, to reduce impacts to a level of insignificance. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this policy and action.

**Policy OSP-355.** The city shall consider recommendations from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to maintain and improve regional air quality.

**Consistency Analysis.** Through implementation of mitigations in this EIR, the city will be implementing the MBUAPCD's TDM measures. Therefore, the Specific Plan is **consistent** with this policy.

**Policy OSP-381.** Encourage infilling on vacant land within existing developed areas; infilling development shall be compatible with surrounding existing development. Where infilling is not feasible, new development should occur adjacent to existing urban areas where services are available or can be easily extended.

**Consistency Analysis.** As discussed in Section 1.2, Project Location, the project site is surrounded by residential (existing homes and/or approved projects) and commercial development. Therefore, the Specific Plan qualifies as an infill development. Section 2.7, Land Use Compatibility, includes a discussing regarding the compatibility of proposed land uses with existing adjacent land uses. Potential incompatibilities exist between proposed commercial uses and existing and proposed residential uses. With implementation of Specific Plan policies

and mitigation measures identified in Section 2.7, Land Use Compatibility, the Specific Plan will be **consistent** with this policy.

**Policy OSP-398.** The archaeological sensitivity zones map shall be used, along with other appropriate data, to evaluate whether archaeological resources are threatened by proposed development projects.

**Action OSA-399.** All proposed development within high and moderate sensitivity zones shall be required to produce an archaeological field reconnaissance and report for approval by the Cultural Resource Preservation Commission.

**Consistency Analysis.** As illustrated in general plan figure OS-2, Planning Area B and a portion of Planning Area A are located within a high and moderate archaeological sensitivity zone. The balance of Planning Area A is located within a low archaeological sensitivity zone. A preliminary archaeological reconnaissance was prepared in conjunction with preparation of this EIR. As discussed in Section 2.8, Cultural Resources, the reconnaissance concluded that the project site does not contain surface evidence of potentially significant cultural resources. However, due to the possibility of uncovering significant resources during construction activities, a mitigation measure requiring standard language protecting these potential resources shall be included in grading and construction permits. With implementation of this mitigation measure, the Specific Plan will be **consistent** with this policy and action.

**Policy OSP-415.** Because of their open space and aesthetic value, creeks shall be preserved as nearly as possible in their natural state, and consistent with protection of adjacent properties.

**Action OSA-417.** The city will continue to require a minimum 25 foot setback from the top of the bank for all projects constructed along a creek.

**Consistency Analysis.** The Specific Plan includes the following policies regarding the creek area: to conserve the area's native vegetation and plant communities where possible; to maintain and enhance the habitat value of riparian corridors; and to minimize the loss of riparian habitat. Section 2.4, Vegetation and Wildlife, includes a discussion regarding the potential impacts to the creeks and riparian vegetation and mitigation measures to reduce the potential impacts to a level of insignificance. With implementation of the Specific Plan policies and the mitigation measures, the Specific Plan will be **consistent** with this policy and action.

## **Noise**

**Policy NP-445.** New developments shall include measures to minimize increases in local ambient noise levels.

**Action NA-448.** Through the environmental review process, identify and require noise level mitigation of potentially significant noise impacts. Deny new developments which cannot mitigate significant adverse noise level impacts on neighboring land uses.

**Consistency Analysis.** The general plan identifies vehicular traffic along State Highway 17, Mt. Hermon Road, and Scotts Valley Drive as the single most significant source of noise in the city. Section 2.7.2, Noise, includes both a discussion of potential noise impacts related to buildout of the project site and mitigation measures to reduce the impacts to a level of insignificance. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this policy and action.

**Action NA-450.** The city may require an acoustical engineering analysis to show that the new commercial or industrial planned use will not increase the local ambient noise levels by more than the values set forth in the noise element of the general plan.

**Consistency Analysis.** Section 2.7.2, Noise, includes both a discussion of potential noise impacts related to future commercial development at the project site and mitigation measures to reduce the impacts to a level of insignificance. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this action.

**Policy NP-451.** New developments shall include noise attenuation measures to reduce the effects of existing noise to an acceptable level.

**Action NA-452.** In areas where the annual day-night noise level exceeds 60 dBA, the city shall require an acoustical engineering study for proposed new construction or renovation of structure(s). Each acoustical analysis should recommend methods to reduce the interior day-night annual average noise levels to below 45 dBA for private dwellings, motels, hotels, offices and noise sensitive uses.

**Consistency Analysis.** Portions of the project site are located in areas where the annual day-night noise level exceeds 60 dBA. Section 2.7.2, Noise, includes both a discussion of potential noise impacts related to future commercial development at the project site and mitigation measures to reduce the impacts to a level of insignificance. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this action.

**Policy SP-484.** Development of new or expansion of existing flood control facilities to protect individual properties shall be permitted only when it can be determined that such measures do not substantially increase the flood or erosion hazards to other properties.

**Action SA-485.** The city shall require a geotechnical or hydrological analysis to assess potential impacts of new development on

adjacent and downstream properties and on the designated floodplain to determine needed flood control measures.

**Consistency Analysis.** A hydrology report was prepared in conjunction with this EIR and is presented in Section 2.1, Hydrology. Future development at the project site will increase impermeable surfaces resulting in additional surface water runoff. Mitigation measures are presented to maintain surface water runoff at its pre-development rate. With implementation of these mitigation measures, the Specific Plan will be **consistent** with this policy and action.

**Policy SP-489.** In a geologic hazard area, development shall be approved only after a detailed geotechnical evaluation is completed by a registered geologist, and only if adequate measures are provided to avoid or substantially reduce any identified hazard.

**Action SA-490.** Where new development proposed for areas of known or suspected geologic hazards, as identified in Figures S-3 or S-4 or where other information obtained by the city indicates geologic hazards exist in an area proposed for development, a detailed geotechnical and/or geologic report shall be prepared and submitted to the city as a part of the application or environmental review process.

**Consistency Analysis.** The eastern portion of Planning Area A, along the Camp Evers Creek, is located in an area of moderate potential for liquefaction, as illustrated in Figure S-3 of the general plan. Implementation of Mitigation Measure 4 in the *Gateway South Assessment District Final EIR* (see Appendix B) requires a site specific geotechnical analysis for future development at the project site. The analysis will require future development to adhere to a specific action plan that implements common and effective construction techniques that address specific geotechnical issues. With implementation of this mitigation measure, and the subsequent recommendations of site specific geotechnical and/or geologic reports, the Specific Plan will be **consistent** with this policy and action.

### ***Public Services and Facilities***

**Policy PSP-541.** As part of the environmental review process, the city shall evaluate new residential developments for their potential impact on student enrollment in the public school system. Applicants for approval of residential development projects will be expected to demonstrate that adequate mitigation measures will be in place to offset the identified increase in student enrollment directly related to the residential development project. The adequacy of the proposed mitigation measures shall be determined on a case by case basis, consistent with the stated goals, objectives, policies and programs under the city's general plan. Consideration of adequate mitigation measures shall include, but not be limited to,

those measures set forth under California Government Code Section 65996.

**Action PSA-542.** The city should assess the impact of proposed residential development on public school facilities and resources. Impact assessment shall include, but not be limited to, data submitted by the Scotts Valley Union School District addressing student enrollment projections and the capacity of existing public school facilities.

**Consistency Analysis.** Implementation of the Specific Plan will result in an increase in student enrollment at the school district. Section 2.6.3, Schools, includes a discussion of this increase and presents a mitigation measure consistent with Policy PSP-541. With implementation of this mitigation measure, the Specific Plan will be **consistent** with this policy and action.

### **1.5.2 Title 17 Zoning Ordinance**

The city's zoning ordinance is the precise, detailed plan for land use in the city based upon the goals and policies in the general plan. Its purpose is to encourage the most appropriate use of land and the harmonious relationship among land uses; to promote a safe and efficient traffic circulation system; to provide adequate open space; to prevent overcrowding of land; to facilitate the approval of and encourage the adequate provision of needed community facilities; to conserve and stabilize the value of property; and to conserve the city's natural beauty.

Existing zoning designations for the project site are as follows:

- 34.39 acres R-1-20 (Low Density, Single-Family Residential)
  - 7.76 acres C-S (Service Commercial)
- 42.15 Total Acres**

A Special Treatment (ST) combining district also applies to the project site. Special development standards apply to this combining district. They are summarized as follows:

- A specific plan shall accompany development proposals which shall include existing and proposed land uses;
- General design criteria shall apply to all development;
- Architectural standards shall apply to all buildings;
- Special site planning standards shall apply to all parcels; and
- Landscape standards shall apply to all parcels.

The Specific Plan includes all of the components as required by the ST combining district including existing and proposed land uses, general design criteria,

architectural standards, site planning standards, and landscape standards. Proposed zoning is as follows:

- 0.51 acres R-1-10 (Residential Low Density)
  - 4.67 acres R-M-6 (Residential Medium Density)
  - 11.08 acres R-H (Residential High Density)
  - 17.02 acres C-S (Commercial Service)
  - 8.87 acres O-S (Open Space)
- 42.15 Total Acres**

Proposed zoning is not consistent with existing zoning. However, the Specific Plan is consistent with the ST combining designation and, with adoption of the Specific Plan, the Specific Plan will be consistent with the zoning ordinance. As discussed in the Specific Plan itself, whenever the provisions of a Specific Plan conflict with the provisions of the zoning ordinance or whenever the provisions of the zoning ordinance reflect an internal conflict, the Specific Plan shall govern.

### **1.5.3 Redevelopment Plan**

The city's redevelopment plan, adopted in October, 1990, includes 15 improvement projects within the city. The following is a discussion of the Specific Plan's consistency with applicable Redevelopment Plan improvement projects.

- **Project 3. Mt. Hermon Road Interchange Widening and Mt. Hermon Road Reconstruction.** During peak hours, Mt. Hermon Road experiences substantial congestion originating from the east and west-bound traffic existing from State Highway 17. These problems, which can only be mitigated by widening the Mt. Hermon Road Interchange and reconstructing portions of Mt. Hermon Road, impact the intersections all along Mt. Hermon Road (October 1990.)

The infrastructure improvements, associated with the Gateway South Assessment District and completed in November 1994, included both widening the Mt. Hermon Road/State Highway 17 interchange and improvements along Planning Area A Mt. Hermon Road frontage. Because the improvements in Project 3 have been completed in the vicinity of the project site, this project is not applicable to the Specific Plan.

None of the other improvement projects are applicable to the Specific Plan.

## **1.6 EIR Uses**

This section contains two lists which are mandated by section 15124 of the CEQA guidelines. The first list identifies the agencies that are expected to use the report in their decision making and the second list identifies the approvals for which the report will be used. These lists are based on information available city.

## **1.6.1 List of Agencies**

### **City of Scotts Valley**

City Council  
Planning Commission  
Planning Department  
Public Works Department  
Fire Department  
Police Department

### **Regional Agencies**

Association of Monterey Bay Area Governments  
Monterey Bay Area Unified Air Pollution Control District  
Regional Water Quality Control Board

### **State Agencies**

State Office of Planning and Research  
California Department of Fish and Game  
California Department of Transportation

## **1.6.2 List of Approvals**

Certification of the Environmental Impact Report  
Adoption of the Specific Plan  
Future Specific Development Projects  
Mitigation Monitoring Program

*This side intentionally left blank*

## **2.0 Environmental Setting, Impacts, and Mitigation Measures**

---

This section includes an evaluation of the concerns of the city (lead agency) and other responsible agencies. The format for the evaluation of each concern includes a discussion of the existing setting, an analysis of how the Specific Plan or buildout of the project site will change the setting, identification of significant impacts as defined by CEQA, and presentation of mitigation measures, if required.

If a significant impact was identified, the following methodology was used to reduce the impact to a level of insignificance:

1. Identify significant impact;
2. Determine if a Specific Plan policy adequately addresses the impact. If a Specific Plan policy will reduce the identified impact to a level of insignificance, a conclusion is made that, with implementation of the Specific Plan policy, the identified impacts will be reduced to a level of insignificance. If the Specific Plan does not contain a policy that reduces the identified impact to a level of insignificance then;
3. Determine if a mitigation measure in the *Gateway South Assessment District EIR* (EMC Planning Group Inc. 1989) is applicable to the Specific Plan that will reduce the impact to a level of significance. If the assessment district EIR includes such a mitigation measure, the reader is referred to Appendix B which includes a list of applicable mitigation measures. A conclusion is then made that, with implementation of these mitigation measures, the identified impacts will be reduced to a level of insignificance. If the assessment district EIR does not contain a mitigation measure applicable to the Specific Plan that reduces the identified impact to a level of insignificance then;
4. Present a new mitigation measure to reduce the identified impact to a level of insignificance.

A mitigation monitoring program, as required by the California Public Resources Code Section 21081.6, will be prepared to include both the applicable assessment district EIR mitigation measures and the new mitigation measures as presented in this report.

## **2.1 Geology and Soils**

### ***Setting***

#### **Geology**

A portion of the setting is based on a geotechnical investigation prepared for the parcel west of, and adjacent to, the project site (Cooper Engineers, Inc. 1987).

The project site is located on the southern flanks of the Santa Cruz Mountains at elevations between 470 and 790 feet above sea level. The topography in Planning Area A varies from flat to steeply sloping with slopes in excess of 40 percent. The topography in Planning Area B gently to moderately slopes from the west, down toward La Madrona Drive.

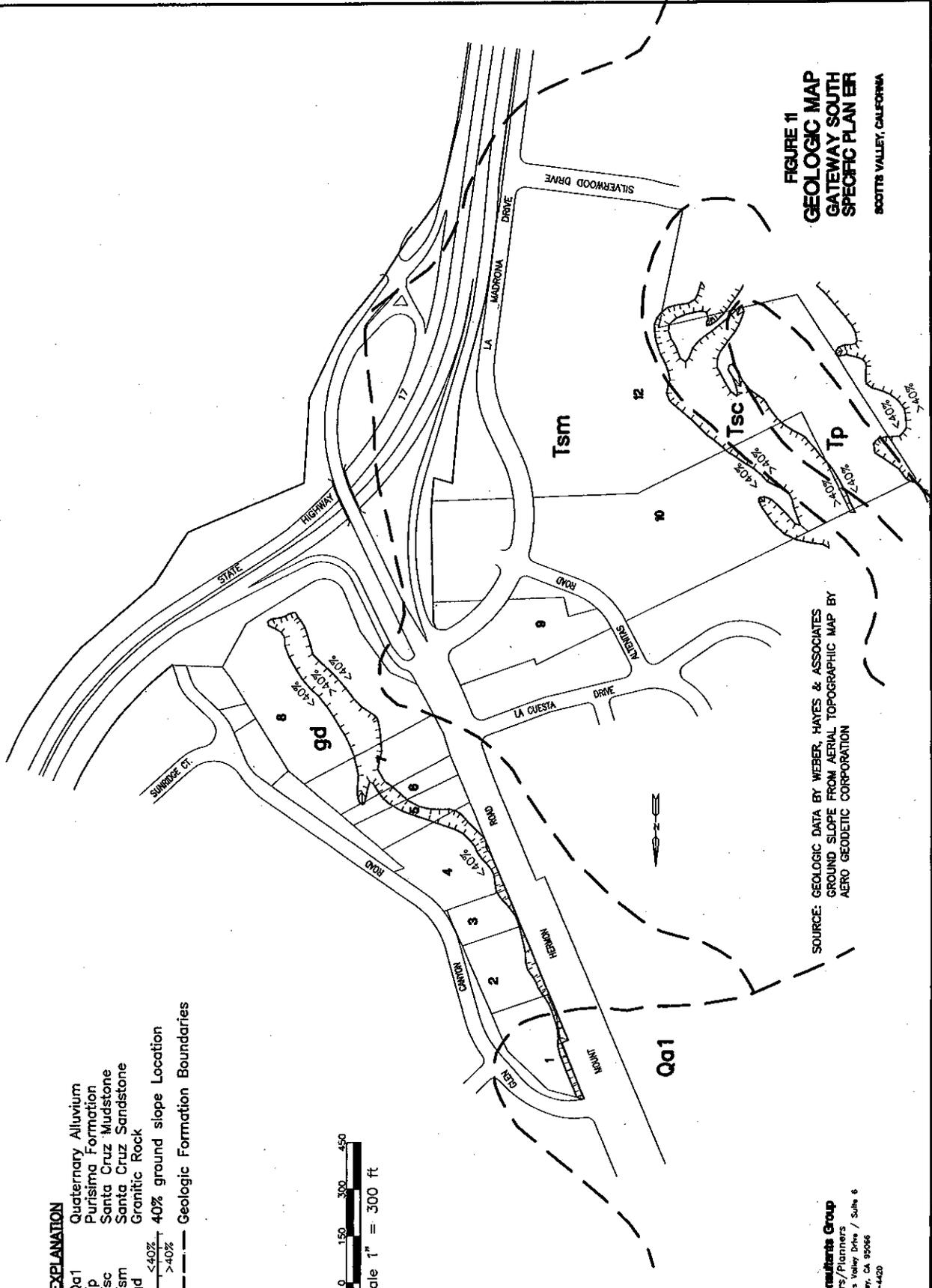
Development at the project site may be subject to ground shaking during an earthquake. Ground shaking can induce liquefaction of soils, landsliding, lurching, lateral spreading, and settlement if soils are subject to such phenomena.

There are no mapped faults in the vicinity of the project site and a 1987 geologic reconnaissance found no evidence of faulting. Therefore, the potential hazard from fault offset on the project site is considered to be non-existent; however, the project site is subject to strong ground shaking from earthquakes on regional faults (Cooper Engineers, Inc. 1987). The largest potential for ground shaking is posed by the San Andreas Fault located about eight miles northeast of the project site.

As illustrated in Figure 11, the basement rock in this area of the Santa Cruz Mountains is the Santa Margarita Sandstone (Planning Area B) and granitic rocks of probable Cretaceous age (Planning Area A), with shallow Quaternary Alluvium underlying a portion of Parcel-1. At the project site, this unit is composed of a moderately consolidated, light colored, fine-grained sandstone. Published geologic maps indicate the Santa Cruz Mudstone and the Purisima Formation successively lie on top of the Santa Margarita Sandstone, forming the hills on the valley sides. The three formations are believed to be sequential formations of late Miocene to early Pliocene age.

According to the general plan, a portion of Planning Area A is located in an area with a moderate potential for liquefaction. Soils most susceptible to liquefaction are loose, clean sands that are below the water table or otherwise saturated. At the project site, the sandy soils are generally either very dense or contain significant amounts of fines which tend to inhibit liquefaction from occurring. Should liquefaction develop within isolated sand and silty sand layers, resulting ground surface failures are anticipated to be minor (Cooper Engineers, Inc. 1987).

**FIGURE 11**  
**GEOLOGIC MAP**  
**GATEWAY SOUTH**  
**SPECIFIC PLANNER**  
 SCOTTS VALLEY, CALIFORNIA



SOURCE: GEOLOGIC DATA BY WEBER, HAYES & ASSOCIATES  
 GROUND SLOPE FROM AERIAL TOPOGRAPHIC MAP BY  
 AERO GEODETIC CORPORATION

**EXPLANATION**

- Qa1 Quaternary Alluvium
- Tp Purisima Formation
- Tsc Santa Cruz Mudstone
- Tsm Santa Cruz Sandstone
- gd Granitic Rock
- <40% 40% ground slope Location
- >40% 40% ground slope Location
- Geologic Formation Boundaries



**CM**  
**Consultants Group**  
 Engineers/Planners  
 4444 Scotts Valley Drive / Suite 6  
 Scotts Valley, CA 95066  
 (408) 438-4420

Exploratory borings performed in 1987 adjacent to the project site (Cooper Engineers, Inc. 1987) indicate that the area is underlain by dense sands of the Santa Margarita Sandstone Formation at depth, with relatively loose silty, sandy, and occasionally clayey soils near the ground surface. The loose surface soils likely contain saturated zones of seepage that were generally about two to four feet below the ground surface. Seepage zones are believed to be caused by infiltrated rain water that becomes perched on underlying relatively impervious soils and flow through the pervious and loose surface soils. Seepage and groundwater conditions are expected to change significantly from season to season, and from year to year.

### Soils

The project site is overlain by the Watsonville-Elkhorn-Pinto and the Zayante soils associations (U.S. Department of Agriculture, Soil Conservation Service 1976). The Watsonville-Elkhorn-Pinto soils association at the project site includes the following soil types:

- Pfeiffer gravelly sandy loam, 15 to 30 percent slopes;
- Pfeiffer gravelly sandy loam, 30 to 50 percent slopes; and
- Elkhorn sandy loam, 15 to 30 percent slopes.

The Zayante soils association at the project site includes the following soil type:

- Ben Lomand-Felton complex, 50 to 75 percent slopes.

Figure 12 illustrates the soil type locations and Table 4 presents the soil characteristics.

TABLE 4  
Project Site Soils

Soil Type	Runoff Rate	Erosion Potential	Shrink-Swell Potential
Pfeiffer, 15 to 30%	Rapid	High	Low
Pfeiffer, 30 to 50%	Rapid	High	Low
Elkhorn	Rapid	High	Low—Moderate
Ben Lomand	Rapid	High	Low—Moderate

Source: U.S. Department of Agriculture Soil Conservation Service

## ***Project Analysis***

Development at the project site is most likely feasible from a geologic and geotechnical viewpoint, provided preventive measures are taken to lessen major hazards. The potential conditions at the project site that will have the largest impact on the development are the loose surface soils which contain numerous saturated zones of active water seepage.

Saturated zones represent weak and compressible zones that could lead to slumping and sliding particularly during seismic activity, and large uneven settlements for structures placed directly above them. The potential for these hazards could be lessened considerably by a combination of subsurface drainage from developed areas and re-working the loose soils.

In accordance with general plan Action SA-487, Policy SP-489, and Action SA-490, future development will be required to submit a detailed geotechnical and/or geologic report to the city as a part of the application or environmental review process. In addition, general plan action OSA-353 requires erosion control measures for new development.

The Specific Plan includes the following policies associated with geologic concerns:

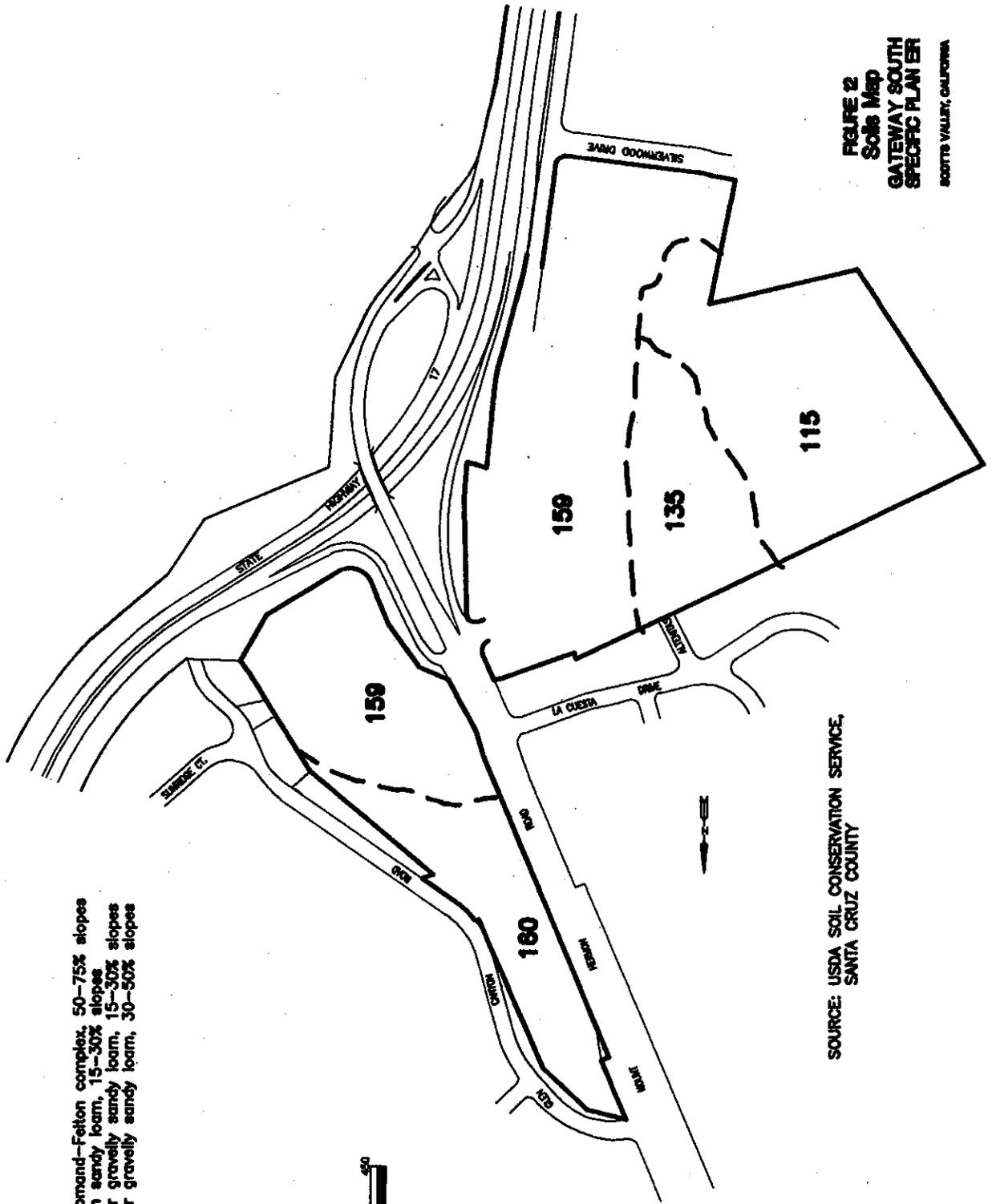
- Policy 2.3: Limit development on steeply sloped lands. a) Areas where natural topography is sloped at 40 percent or more should be designated as open space or dedicated as scenic easements.

## ***Impacts and Mitigation Measures***

**Significance Criteria.** According to CEQA Appendix G, projects will normally have a significant impact on the environment if it will cause substantial erosion or siltation, or expose people or structures to major geologic hazards.

**Impact.** Future development may be subject to ground shaking from earthquakes on regional faults that could result in structural damage. However, all structures will be designed to conform to existing uniform building codes. Therefore, this impact is considered insignificant and no mitigation measures are required.

**Impact.** Future development at the project site could be subject to liquefaction of soils, landsliding, lurching, lateral spreading, and settlement of soils resulting in structural damage, possibly resulting in injury to people. This is considered a significant impact. The Specific Plan does not include a policy to address this impact.



**FIGURE 2**  
**Soils Map**  
**GATEWAY SOUTH**  
**SPECIFIC PLAN ER**  
 SCOTT'S VALLEY, CALIFORNIA

- LEGEND**
- 115 Ben Lomand-Felton complex, 50-75% slopes
  - 135 Elkhorn sandy loam, 15-30% slopes
  - 159 Pfeiffer gravelly sandy loam, 15-30% slopes
  - 180 Pfeiffer gravelly sandy loam, 30-50% slopes



SOURCE: USDA SOIL CONSERVATION SERVICE,  
 SANTA CRUZ COUNTY



**C2G Consultants Group**  
 Engineers/Planners  
 444 South Valley Drive / Suite 6  
 South Valley, CA 94055  
 (415) 438-420

*This side was intentionally left blank.*

**Mitigation.** Mitigation Measure 4 in the *Gateway South Assessment District Final EIR* (see Appendix B of this report) requires a site specific geotechnical analysis for future development. The analysis will require future development to adhere to a specific action plan that implements common and effective construction techniques that address specific geotechnical issues. With implementation of this mitigation measure, as well as Specific Plan policies as discussed in project analysis, this impact will be reduced to a level of insignificance. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Project site soils have a rapid run-off rate and a high potential for erosion. This is considered a significant impact. The Specific Plan does not include policy to address this impact. However, with implementation of the following mitigation measure, this impact will be reduced to a level of insignificance.

### **New Mitigation Measure**

1. Project proponents for future development shall prepare an erosion control plan to reduce the effects of soil erosion during initial construction activity. The plan shall include a re-vegetation plan for expanses of exposed soil after construction activities are complete. Best Management Practices shall be utilized. This plan shall be subject to review and approval by the city Public Works Director prior to issuance of a grading permit. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

## **2.2 Hydrology**

This section was prepared based on information contained in the *Groundwater and Hydrologic Evaluation for the Gateway South Specific Plan EIR* (Weber Hayes & Associates 1995). This report is in the technical composite under separate cover and is available for review at the City of Scotts Valley Planning Department, One Civic Center Drive, Scotts Valley, California, 95066.

### **2.2.1 Surface Water**

#### ***Setting***

The project is located within the Carbonera Creek drainage basin, a 7.4 square mile area drained by the perennial, south flowing Carbonera Creek. This area is subject to an annual rainfall varying between 30 and 42 inches per year, increasing towards northern (upstream) end of the basin. The vicinity of the project site is subject to an average rainfall of 33 to 34 inches of rain per year (Muir, 1981).

The project site is underlain principally by sedimentary rocks of the Tertiary age Santa Margarita Sandstone (Planning Area B) and granitic rocks of probable

Cretaceous age (Planning Area A), with shallow Quaternary Alluvium underlying a portion of Parcel 1. The Santa Margarita Sandstone and Quaternary alluvium are relatively pervious and are subject to significant infiltration of precipitation. The granitic rocks are less pervious.

Planning Area A is bounded to the northeast by the Camp Evers tributary to Carbonera Creek and drains towards the Camp Evers drainage, principally by overland flow. Runoff from Planning Area B is collected by swales draining eastward, directly into Carbonera Creek.

### ***Project Analysis***

Potential hydrologic impacts analyzed include the following:

1. Increase in erosion potential due to increased velocity of runoff from impermeable surfaces;
2. Elevation of flooding potential in receiving waters due to increased volume of runoff from impermeable surfaces;
3. A reduction in surface water quality due to contaminants carried in surface water runoff;
4. Increased sediment load in runoff due to grading/site development; and
5. Disruption of natural drainages due to diversion of surface waters.

This analysis compares existing zoning water use with proposed zoning water use. The maximum probable development scenario, prepared by the city for the Specific Plan, is presented in Table 3, Section 1.

Since there are no specific development plans available at this time, impacts are evaluated based on assumption of average or reasonable values for future development, as follows:

#### **Impermeable Area Associated with Proposed Residential Use**

##### *Detached single-family residence*

roof area	2500 sq. ft.
driveway area (16 ft x 100 ft)	1600 sq. ft.
appurtenances (sidewalks, etc.)	<u>400 sq. ft.</u>
Total Impermeable Area	<u>4500 sq. ft.</u>

*Multi-Family (Condominium / Townhouse)*

roof area	1400 sq. ft.
driveway area (16 ft x 30 ft)	480 sq. ft.
appurtenances	<u>120 sq. ft.</u>
<b>Total Impermeable Area</b>	<b><u>2000 sq. ft.</u></b>

**Impermeable Area Associated with Proposed Commercial Use**

Building area = floor area + 20% for eaves and appurtenances

Parking area = one 8x25ft parking space and associated roadway per 250 sq.ft. of floor area

Impermeable surface = floor area + (floor area x 0.20) + (floor area/250sq.ft.) x 200 sq.ft. = FLOOR AREA x 2

The change in impermeable areas is presented in Table 5.

**TABLE 5**  
**Change in Impermeable Areas**

Zoning Class	Existing Development Option	Equivalent Impermeable Surface (square feet)	Specific Plan Option (Maximum Probable Development)	Equivalent Impermeable Surface (Square feet)	Net Change
R-1-20	72 SFR	324,000	0	0	-324,000
R-1-10	0	0	2 SFR	9,000	9,000
RM-6	0	0	35 MF	70,000	70,000
RH	0	0	122 MF	244,000	244,000
C-S	154,310C	308,620	163,230 C	326,460	17,840
OS	0	0	11 OS	0	0
<b>Total Surface</b>		<b>632,620</b>	<b>651,261</b>	<b>893,460</b>	<b>16,840</b>

SFR = Single-Family Residence  
 MF = Multi-Family Residence  
 OS = Open Space expressed in acres  
 C = Commercial

Source: Weber, Hayes & Associates

Based on the calculations summarized in Table 5, future development under Specific Plan zoning will result in an increase in impermeable surface from 632,620 square feet to 643,000 square feet (three percent) in comparison to max-

imum permitted development under the existing zoning designation. Assuming a runoff coefficient of 0.2 for undeveloped terrain, 0.9 for the impermeable surface area, and an average annual rainfall of 34 inches, this increase in impermeable area will result in additional runoff of about 0.77 acre feet annually into Camp Evers and Carbonera Creeks.

The proposed storm drain system, as illustrated in Figure 10, conveys runoff into natural drainages adjacent to the project site. Runoff from parking lots and streets will contribute some amount of oil and grease residue from vehicular traffic to surface waters and could impact the quality of surface waters. An engineered drainage system should not substantially alter the surface water drainage system. Given the scale of anticipated development associated with the Specific Plan, any problem associated with diversion of the natural drainage system is highly unlikely.

The Specific Plan includes the following policy addressing surface water run off:

- Policy 5.5: Storm drainage systems shall be designed to maximize groundwater recharge where feasible. a) On-site storm water detention ponds and/or other recharge methods shall be provided to mitigate loss of recharge areas. Storm water retention and groundwater recharge through percolation ponds may be recommended pursuant to further investigations by a hydrogeologist. b) Storm drains shall be constructed to transmit stormwater to detention/retention basins and to final discharge points.
- Policy 5.6: All storm drainage facilities shall conform to the City of Scotts Valley Standard Details.

### ***Impacts and Mitigation Measures***

**Significance Criteria.** According to CEQA Appendix G, a project may be considered to have a significant impact if the project would substantially degrade water quality, or cause substantial flooding, erosion, or siltation.

**Impact.** The proposed zoning change will result in only a slight increase in impermeable surfaces (16,840) over that associated with existing zoning. Specific development plans may alter actual calculated volumes, although it is unlikely that such variations will significantly alter these conclusions. However, development of the project site will result in a significant increase in impermeable surfaces over existing conditions on the project site. The increase in impermeable surfaces may result in increase erosion potential, elevation of flood potential, and a reduction in surface water quality. These are considered significant adverse environmental impacts that can be mitigated with standard engineering design.

**Impact.** The proposed uses for the subject properties differ only in location and density from existing uses. All development will be sewered and therefore will not contribute septic waste to the hydrologic regime. Residential and service commercial use traditionally have low impact on water quality. The primary

impact from proposed development will be due to oil and grease from vehicular traffic carried in street and parking lot runoff. This particular runoff may not be of sufficient quality to be used for recharge projects. Increases in this type of contaminant will be proportional to the increase in traffic and site use. This is considered a significant adverse impact on water quality.

**Mitigation.** Mitigation Measure 15 in the *Gateway South Assessment District Final EIR* (see Appendix B of this report) address this impact. This mitigation measure has been rewritten as presented below. With implementation of the following mitigation measure, this impact will be reduced to a level of insignificance.

### **New Mitigation Measure**

2. Project Proponents for individual development projects shall prepare a plan for an engineered drainage system. The plan shall include, but not be limited to the following:

- Equip storm drains with sediment and grease traps and maintain them in good operating condition;
- Vacuum street sweeping to remove potential contaminants from the roadways that would otherwise be collected by runoff;
- Use native vegetation for landscaping to reduce the amount of pesticide and fertilizer that might otherwise be required to maintain the landscaping;
- Use approved erosion control measures and landscaping to reduce sediment load in the runoff; and
- Detention and metering of runoff to pre-development flow, as appropriate.

The plan shall be subject to review and approval by the Public Works Director, prior to issuance of a grading permit. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

## **2.2.2 Groundwater**

### ***Setting***

#### **Groundwater Resources**

The water supply for the project site and vicinity is drawn entirely from the Scotts Valley groundwater basin and is produced from two principal groundwater aquifers. These aquifers consist of the Santa Margarita Sandstone, an

unconfined aquifer underlying the Scotts Valley area, and the Lompico Sandstone, a semi-confined aquifer separated from the overlying Santa Margarita Sandstone by shales of the Monterey Formation. Both of these aquifers are gently folded about the axis of the northwest trending Scotts Valley Syncline and generally thicken towards the axis of the syncline, north of the project site. The Santa Margarita aquifer varies from zero to about 350 feet in thickness and is recharged directly by precipitation and by infiltration along streams. The Lompico Sandstone ranges up to 800 feet or more in thickness and is recharged by precipitation in its limited outcrops in the northern portion of the groundwater basin and by flow from the overlying units.

Estimated perennial yield from the Scotts Valley groundwater basin is 4200 acre feet per year (Todd Engineers 1987; 1994b). Estimated total pumpage from the basin as of 1994 was approximately 3,460 acre feet per year. This figure is approximate since not all wells are metered.

Of the total volume pumped, a percentage is returned to the aquifer due to infiltration of irrigation water, domestic flow to septic systems, etc. Subtracting the estimated amount of return flow to the aquifer, Todd Engineers (1994b) has estimated a total consumptive use of groundwater from the basin to be on the order of 2,000 to 2,800 acre feet per year. This figure is 50 to 65 percent of their estimated perennial yield.

This portion of California suffered drought conditions for the years from 1987 to 1992. During that time, a significant decline in groundwater levels was observed at primary production well sites. This drop in groundwater levels corresponded to a decline in groundwater storage of 500 to 600 acre feet per year. It led to some shallow wells drying up, a significant loss of well efficiency due to a corresponding shift of water production to deeper and less permeable aquifers, and substantially reduced flows to surface streams. Water levels in the Santa Margarita had been relatively stable under more average rainfall conditions at pre-1987 pumping rates.

Watkins-Johnson Environmental (1993) prepared a basin management plan for the Scotts Valley groundwater basin that included a mathematical model of the aquifer. They used the model to simulate various development/rainfall situations to assess potential impacts on groundwater resources. Their simulations suggest that water production at 1992 levels in combination with normal rainfall is sustainable. Their only long term simulation included projected Scotts Valley population growth through the year 2015 and continued aquifer stress, with rainfall at 80 percent of normal. This simulation showed severe stress on the aquifer water levels and a significant decrease in surface water flows.

As part of its groundwater management efforts, the Scotts Valley Water District had its consultants prepare a study that includes an evaluation of projects designed to recharge groundwater in the basin (Todd Engineers 1994b). These projects include reclamation of wastewater that would normally be exported from the basin, development of artificial recharge ponds or recharge wells, and check dams in creeks to induce greater streambed recharge. Implementation of

some of these mitigation schemes is under way. The city and the Scotts Valley Water District are currently negotiating construction of a tertiary sewage treatment system that will provide at least 500,000 gallons per day of reclaimed waste water for irrigation/recharge projects. The city council has recently passed an ordinance requiring new developments to sponsor recharge projects.

Groundwater quality is of major concern in the Scotts Valley groundwater basin, particularly because the principal water producing aquifer is unconfined and directly underlies the most developed portions of the basin. Potentially, any surface or near surface chemical releases have a direct pathway into the public water supply. Four chemical plumes have been identified in the Santa Margarita aquifer. Two of these plumes consist of TCE. The first is located at a Watkins-Johnson industrial facility which is being aggressively cleaned up. The second is located in the El Pueblo well field, has not been detected since 1991. Prior to 1991, it was only detected intermittently. A third plume consisting of Chlorobenzene and Dichlorobenzene has been detected near the El Pueblo well field. This contamination problem is being overseen by the California Environmental Protection Agency. No source for this contamination has been identified. The fourth contamination site includes a benzene plume extending northwesterly from the intersection of Scotts Valley Drive and Mt. Hermon Road. This plume has been linked to fuel releases from gas stations at or near the intersection in addition to several other suspected or potential sources. This plume is being closely monitored and remediation is presently being planned.

In the past, contamination of water supplies by septic system leachate has been a problem. This contamination has affected surface waters more significantly than groundwaters. However, as more areas in the basin have been sewered, nitrate contamination from septic systems has abated. With several existing residences present on the project site, there is a likelihood that existing septic systems are present. These systems will be removed from the project site.

These contamination incidents demonstrate the susceptibility of the groundwater resources in the basin to contamination. Because the Santa Margarita aquifer is open to surface contamination, runoff from urban development such as parking lots and roads has a potential to impact the aquifer. In sufficient quantities, such contamination could represent a hazard to human health. Contamination of the groundwater would limit the amount of groundwater available for consumption.

### **Existing Water Use**

There are currently eight single-family residences, four multi-family residences, and two small commercial businesses located on the project site. The water used by these homes and businesses is minimal compared to buildout under both existing or proposed zoning.

## ***Project Analysis***

The proposed changes in use density may have three impacts on groundwater resources:

1. Increased densities will increase consumptive use of groundwater;
2. Increase in impermeable surface will result in reduced recharge to the groundwater table; and
3. Hazardous substances related either to activities being conducted on the project site or contained in runoff from site development may find their way into groundwater.

Table 6 presents the increased consumption of water for the Specific Plan density in relation to existing permitted use. These calculations make use of standard use rates provided by Scotts Valley Water District (Jon Sansing, personal communication, 1995). The use rates for residential households was 288 gallons per day. This figure was used for both detached single-family homes and for multi-family residences (condominiums, townhomes, etc). Approximately 50 percent of domestic water use is commonly considered to go to irrigation of landscape. Since the amount of landscaping typically associated with multifamily residences is less per residence than for detached single-family homes, it is reasonable to assume that water use by multi-family projects will be less. However, statistical relations showing a difference in use could not be developed. Therefore, the recommended daily use figure for all dwelling units was utilized. Since the increased residential density will be due to an increase in multi-family residences at the expense of single-family residences, the calculated increase in water use is considered to be conservative. A use rate of 576 gallons per day per acre (0.4 gallons/minute/acre) was utilized for commercially zoned land in the Scotts Valley Water District. As presented in Table 6, the Specific Plan zoning is expected to result in an increased water demand of 32.43 acre feet per year.

**TABLE 6**

### **Projected Increase in Water Demand**

<b>Existing Zoning</b>	<b>Specific Plan Zoning</b>	<b>Net Change</b>	<b>Projected Increase (AF/Y)</b>
72 Residential Units	159 Residential Units	+87 Units	28.06
8.13 Commercial Acres	14.91 Commercial Acres	+6.78 acres	4.37
		<b>Total</b>	<b>32.43</b>

Source: Weber, Hayes & Associates

Only a portion of the project site overlies the Santa Margarita aquifer. Planning Area-A lies principally on granitic bedrock; runoff from these properties flows to the portion of Carbonera Creek directly underlain by granitic rocks. Consequently, precipitation falling on these parcels does not contribute significantly to groundwater recharge in the basin. A portion of Parcel 1 is underlain by alluvium. However, inspection of the geologic map for the vicinity (Clark 1981) suggests that the alluvium at this location is underlain by granite and that this lot drains toward Carbonera Creek. Therefore, precipitation on this lot is not expected to contribute significantly to groundwater recharge.

Planning Area B directly overlies the Santa Margarita Sandstone and therefore may contribute to recharge of the aquifer. Since the aquifer thins to zero thickness under these parcels, and the base of the aquifer is irregular, it is possible that percolating precipitation on these parcels may flow out towards Carbonera Creek rather than recharging groundwater within the Scotts Valley groundwater basin. However, in order to support a conservative impact assessment and, barring information to the contrary, it is assumed that water falling on these parcels ordinarily contributes to groundwater recharge.

Table 7 summarizes the change in impermeable surface calculated for Planning Area B. The estimated impermeable surface values presented in Table 5, Section 2.2.1, Surface Water Hydrology, were used in these calculations. Subsequently, the proposed use and density changes will result in an additional impermeable surface area of approximately 2.66 acres, an increase of about

**TABLE 7**  
**Change in Recharge Area**

Planning Area B Parcel #	Existing Development Option		Equivalent Square Feet	Proposed Development Option		Equivalent Square Feet	Net Change
9	4	SFR	18,000	22	MF	44,000	26,000
10	19	SFR	85,500	29	MF	58,000	(27,500)
				41,000	C	82,000	82,000
12	41	SFR	184,500	110,000	C	220,000	35,500
<b>Total</b>			<b>288,000</b>			<b>404,000</b>	<b>116,000</b>

SFR = Single-Family Residence  
 MF = Multi-Family Residence  
 C = Commercial Use expressed in square feet.

Source: Weber, Hayes & Associates

40 percent. Todd Engineers (1987) has estimated an average recharge rate of 12 inches of water per unit surface area over the Scotts Valley groundwater basin. Since the average precipitation at the project site is lower than the basin wide average of about 40 inches per year, this recharge rate is a conservative estimation. The resulting reduction in annual recharge to the Santa Margarita aquifer due to increase in impermeable surface is therefore, estimated to be about 2.66 acre feet per year (about 0.06% of the estimated perennial yield of the aquifer).

The Specific Plan includes the following policies associated with groundwater recharge:

- Policy 2.4: Protect natural drainage and water recharge areas.
  - a. Minimize the use of impervious groundcover materials, especially in residential areas.
  - b. On site storm drainage retention areas, or other water recharge improvements, shall be integrated into the site designs for individual development proposals to mitigate loss of recharge where feasible.

In addition, the general plan contains the following policy actions regarding groundwater recharge:

**Action OSA-343.** As part of the environmental review process the city shall, in cooperation with the water district, require developers to study and mitigate any loss of recharge. Mitigations may take the form of on-site recharge, construction of recharge improvements, contributions to the program cited above, or a combination of any or all of these.

**Action OSA-344.** Any construction proposed in zones designated high protection or high management in the 1988 Todd Report and shown on Figure OS-5 shall provide a detailed hydrological evaluation to mitigate loss of recharge.

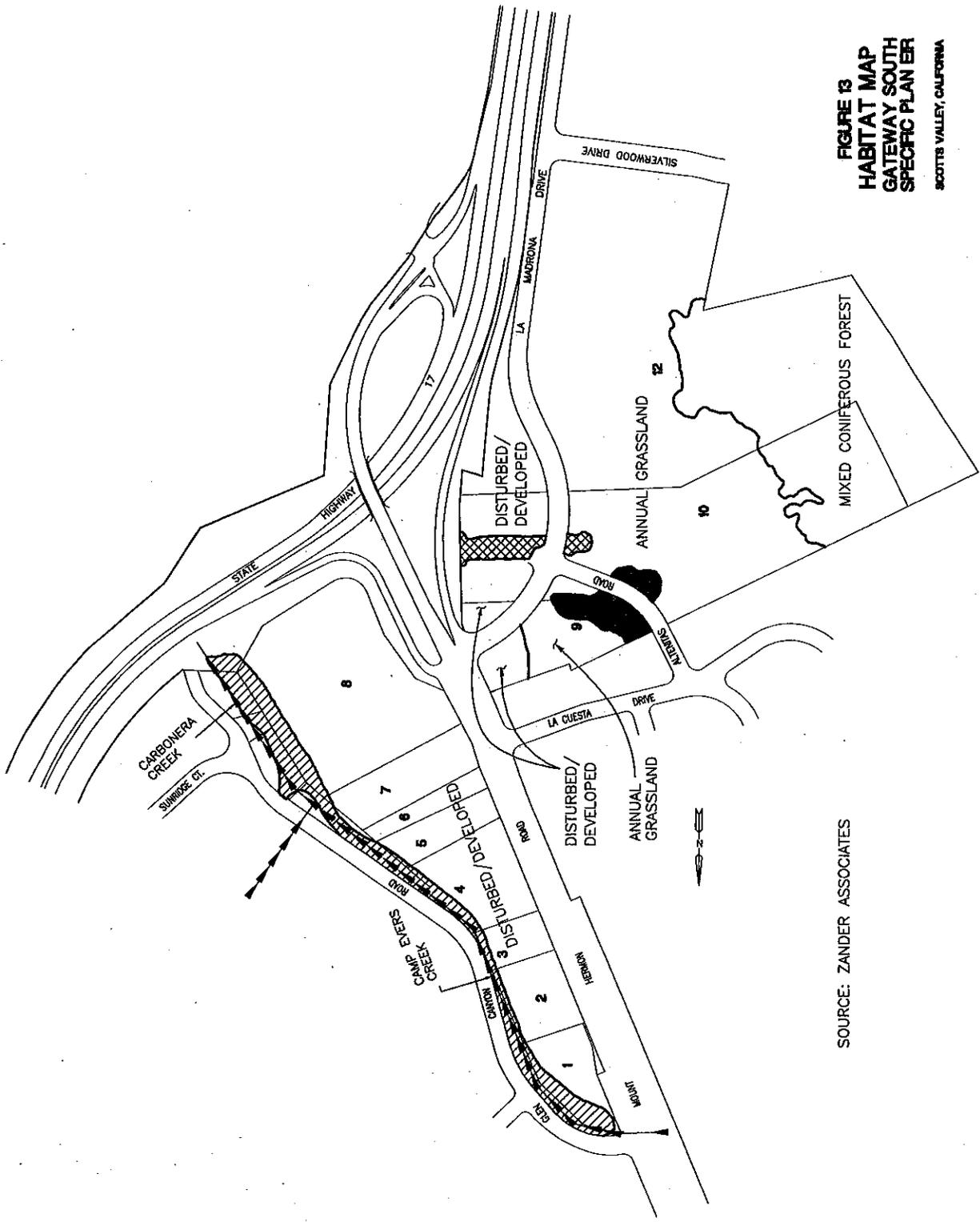
It appears that the project site does not provide substantial recharge to the Santa Margarita aquifer. Therefore, on site recharge may not be realistic, nor appropriate. Due to the limitations of the scope of work for this EIR, specific characteristics of recharge cannot be determined which could be used to make a definitive recommendation to recharge on site. Therefore, additional analysis may be appropriate to verify recharge characteristics of the project site.

### ***Impacts and Mitigations***

**Significance Criteria.** According to CEQA Appendix G, projects will normally have a significant impact on the environment if it will substantially degrade water quality, substantially degrade or deplete groundwater resources, or substantially interfere with groundwater recharge.

**LEGEND**

-  RIPARIAN FOREST
-  FRESHWATER SEEP
-  SATURATED AREA
-  CREEK



SOURCE: ZANDER ASSOCIATES

**FIGURE 13  
HABITAT MAP  
GATEWAY SOUTH  
SPECIFIC PLAN ER  
SCOTT'S VALLEY, CALIFORNIA**

**C2G**  
**Civil Consultants Group**  
 Engineers/Planners  
 4444 Scotts Valley Drive / Suite 6,  
 Scotts Valley, CA 95086  
 (408) 433-4420

**Impact.** The predicted increase in water consumption and decrease in recharge to groundwater due to the Specific Plan are small in comparison to total pumpage from the basin and the estimated perennial yield for the basin. However, cumulative impacts from continued residential and commercial development of the area served by Scotts Valley groundwater basin resources are potentially significant and discussed in Section 3.2, Cumulative Impacts.

**Mitigation.** The Specific Plan includes policies to maximize groundwater recharge where feasible, however specific mitigations are recommended. Mitigation Measures 16 and 17 in the Gateway South Assessment District Final EIR (see Appendix B of this report) addresses this impact. However, mitigation measure 17 has been revised as presented below. With implementation of the following mitigation measure, as well as Mitigation Measure 16 in the Gateway South Assessment District Final EIR, this impact will be reduced to a level of insignificance.

### **New Mitigation Measure**

3. Project Proponents for individual development projects shall prepare a plan for artificial recharge of the groundwater basin. Artificial recharge can be separated into on-site and off-site recharge projects.

On-site artificial recharge can include percolation ponds (these can be used simultaneously as detention ponds) or underground recharge systems such as dry wells or horizontal drains. Because of the potential for contamination of runoff by urban contaminants, it may be feasible to use only runoff from roofs or other surfaces not exposed to vehicles.

Off-site artificial recharge can be through direct participation by developers in off-site recharge projects, or by contribution to recharge project funds administrated by public agencies. The city of Scotts Valley has an ordinance in place requiring new development to mitigate increased groundwater consumption with recharge projects.

The plan shall be subject to review and approval by the Public Works Director, prior to approval for a final map. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development of the project site will necessitate the abandonment of existing septic systems. Abandoned septic systems which are not removed would create a significant adverse environmental impact.

**Mitigation.** With implementation of Mitigation Measure 20 of the *Gateway South Assessment District Final EIR* (Appendix B of this report), this impact will be reduced to a level of insignificance. These mitigation measures shall be added to the Specific Plan as policy prior to adoption of the Specific Plan.

## 2.3 Vegetation and Wildlife

This section was prepared based on information contained in the *Biological Assessment for the Gateway South Specific Plan EIR* (Zander Associates 1995). This report is in the technical composite under separate cover and is available for review at the City of Scotts Valley Planning Department, One Civic Center Drive, Scotts Valley, California, 95066.

The biological resources within the project site have been documented in previous reports conducted for the *Gateway South Assessment District EIR* (EMC Planning Group Inc. 1989) and in various studies conducted for project site landowners. The description of biological resources provided in this EIR relies on previous data collected and on reconnaissance-level surveys conducted in March and April 1995 by Zander Associates, to verify the description and delineation of habitat types.

### *Setting*

The project site is located in the south-central Santa Cruz Mountains, about three miles north of Monterey Bay. The Scotts Valley area is characterized by a series of creek valleys and hillsides with the majority of the urban areas located in the alluvial valleys of the creeks. Riparian woodland habitat occurs along several of the perennial creeks and the hillsides support redwood forest communities and maritime chaparral and ponderosa pine on the sandy Zayante soils formed over Santa Margarita Sandstone. Several sensitive plants and animals are associated with the Zayante soils in the Scotts Valley area.

### **Habitat Types**

There are five broad habitat types in the project site: disturbed/developed, annual grassland, mixed coniferous forest, riparian forest, and freshwater seep. Floristic surveys and reconnaissance-level wildlife surveys of the area were conducted by Harvey and Stanley Associates in 1988. Basic characteristics of the habitat types identified by Harvey and Stanley and verified in a March 1995 reconnaissance-level survey by Zander Associates are described below. Each habitat type is delineated in Figure 13.

**Disturbed / Developed.** This habitat type is found primarily in Planning Area A but is also in Planning Area B between the realigned and abandoned portions of La Madrona Drive. The developed portions of the parcels in Planning Area A consist of residences and business that front Mt. Hermon Road. Non-native landscape plantings are found around the buildings interspersed with some of the remaining native species. Clearing of sites on Parcel 8 has allowed for the establishment of invasive weedy species such as acacia (*Acacia* sp.) and scotch broom (*Cytisus scoparius*) over much of the area. The area between the realigned and abandoned portions of La Madrona Drive was graded and cleared during construction activities and now has very little vegetation other than that

associated with the seep that bisects the area. A description of the freshwater seep habitat type is provided later in this section.

Wildlife species that potentially use this habitat include mule deer (*Odocoileus hemionus*), western gray squirrel (*Sciurus griseus*), house mouse (*Mus musculus*), and raccoon (*Procyon lotor*). The presence of humans, dogs, and cats in Planning Area A likely prohibits many species from using this habitat, even though it is adjacent to the riparian corridor of Camp Evers and Carbonera Creeks.

**Annual grassland.** Annual grassland occurs on the lower slopes of Planning Area B. Portions of this grassland appear to have been disced or disturbed during recent construction activities for the realignment of La Madrona Drive and Altenitas Road. Dominant grasses include Italian ryegrass (*Lolium perenne*), ripgut brome (*Bromus diandrus*), wild oats (*Avena barbata*), and soft chess (*Bromus mollis*). Annual herbs common in this habitat are broad-leaf filaree (*Erodium botrys*), sky lupine (*Lupinus nanus*), common vetch (*Vicia benghalensis*), smooth owl's clover (*Orthocarpus faucibarbatulus*) and bur-clover (*Medicago polymorpha*).

A number of different animal species utilize annual grassland. Species with relatively large home ranges, such as mule deer, forage in the grassland while rodents and other small mammals with less extensive home ranges remain primarily within this area. The presence of these small mammals provide a prey source for bobcat (*Lynx rufus*), gopher snakes (*Pituophis melanoleucus*) and raptors such as red-tailed hawk (*Buteo jamaicensis*). Bird species that have been observed in this habitat include red-tailed hawk, American kestrel (*Falco sparverius*), mourning dove (*Zenaidura macroura*), scrub jay (*Aphelocoma coerulescens*), northern mockingbird (*Mimus polyglottos*), brown towhee (*Pipilo fuscus*), house finch (*Carpodacus mexicanus*), western meadowlark (*Sturnella neglecta*), lesser goldfinch (*Carduelis psaltria*) and barn, cliff, and violet-green swallows (*Hirundo rustica*, *H. pyrrhonota*, *Tachycineta thalassina*).

**Mixed Coniferous Forest.** Mixed coniferous forest occupies the ridge top in Planning Area B. In the Scotts Valley area, this habitat type is typically found where sites are too dry to support redwood forest. The dominant tree in this habitat is Douglas fir (*Pseudotsuga menziesii*), but coast live oak (*Quercus agrifolia*), coast redwood (*Sequoia sempervirens*), and California bay (*Umbellularia californica*) are also common. The understory vegetation is relatively dense and consists of California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), pacific sanicle (*Sanicula crassicaulis*), forget-me-not (*Myosotis latifolia*), and sweet cicely (*Osmorhiza chilensis*). Several unorganized trails have been worn through this habitat and are used by nearby residents.

The greatest diversity of wildlife at the project site is found in this habitat type. Several bird species have been observed in this habitat including dark-eyed junco (*Junco hyemalis*), hairy woodpecker (*Picoides villosus*), chestnut-backed chickadee (*Parus rufescens*), brown creeper (*Certhia americana*), western wood pewee (*Contopus sordidulus*), bushtit (*Psaltriparus minimus*), Stellar's jay (*Cyanocitta stelleri*), American robin (*Turdus migratorius*), hermit thrush

(*Catharus guttatus*), great horned owl (*Bubo virginianus*), red-breasted sapsucker (*Sphyrapicus ruber*) and olive-sided flycatcher (*Contopus borealis*). Several mammal species, including striped skunk (*Mephitis mephitis*), long-tailed weasel (*Mustela frenata*), raccoon, bobcat and coyote (*Canis latrans*), as well as a variety of smaller mammals, such as different species of mice and shrews, may also be found in this habitat. California slender salamander (*Batrachoseps attenuatus*), western fence lizard (*Sceloporus occidentalis*) and southern alligator lizard (*Gerrhonorus multicarinatus*) were observed in this habitat during 1988 surveys of the site.

**Riparian Forest.** Riparian forest habitat occurs on the banks of Camp Evers Creek that runs along the eastern boundary of Planning Area A, and in Carbonera Creek which is at the eastern boundary of Parcel 8. The riparian forest habitat associated with Camp Evers Creek contains some non-native vegetation intermixed with native willow (*Salix* spp), box elder (*Acer negundo*), and dogwood (*Cornus stolonifera* ssp. *occidentalis*). White alder (*Alnus rhombifolia*) is also found in this habitat and is more dominant in the lower reaches of the creek, along Parcels 3 through 7. The understory vegetation is composed of stinging nettle (*Urtica holosericea*), poison oak, California blackberry and lady fern (*Anthyrium filix-femina*).

Riparian trees are very important to many bird species, both for foraging and as nesting sites. The varying canopy heights and foliage structure typical of riparian woodlands create a complex environment which supports a great diversity of insects and other arthropods. Larval insects are a preferred food type of many bird species and are abundant in this habitat. Many bird species would be expected to use this habitat. Some of the birds that have been observed here are bushtit, brown towhee and rufous-sided towhee (*Pipilo erythrophthalmus*), orange-crowned warbler (*Vermivora celata*), scrub jay, American robin, Bewick's wren (*Thryomanes bewickii*), brown-headed cowbird (*Molothrus ater*), Anna's hummingbird (*Calypte anna*), house finch, song sparrow (*Melospiza melodia*) and European starling (*Sturnus vulgaris*).

Amphibians would be expected to use the creek bed when flows in the creek are low. Surveys of the creek bed conducted in 1988 identified only one adult amphibian, a bullfrog (*Rana catesbeiana*) in the channel. No fisheries resources are expected to occur in Camp Evers Creek because it is an intermittent drainage (Alley, personal communication, 1995). Several species of fish have been documented in Carbonera Creek. Downstream from the project area, below the falls near the Moose Lodge, Carbonera Creek supports an anadromous fishery.

**Freshwater Seep.** One freshwater seep and another saturated area that could be fed by leaking septic systems occur in Planning Area B near Alténitas Road and La Madrona Drive. The freshwater seep upslope of La Madrona Drive appears to be fed by a spring that supplies water much of the year. This seep was recently bisected by the realignment of La Madrona Drive but subdrains were installed under the roadway to maintain the flow of water into the seep area below. The water from the spring flows downslope and supports water-tolerant vegetation in an area approximately 40 feet in width. The seep habitat

ends where the water flows into a culvert under the abandoned portion of La Madrona Road. A few coast live oak trees occur in the seep habitat, but the wetter areas support willow, blackberry, rush (*Juncus* spp.), common spikerush (*Eleocharis macrostachya*), and cattail (*Typha* sp.). The seep is approximately 0.4 acre in extent.

The saturated area above and below Altenitas Road does not appear to be fed by a seep but may be caused by leaking septic systems from the adjacent residences. This area does not have an abundance of water-tolerant species but a few willow, sedge (*Carex* sp), and knotweed (*Polygonum* sp) have been observed here. Sub-surface water flows downslope into an area that is dominated by upland vegetation, including, coast live oak, coyote brush (*Baccharis pilularis* ssp *consanguinea*) and acacia. No surface or subsurface water is evident downslope of this area.

Wildlife may use the freshwater seep as a water source and may forage on the shrubs and trees. Harvey and Stanley Associates (1988) did not find any amphibians in the small pools of water within the seep. Because water is not prevalent at the surface in the saturated area, and the source of the water is questionable, wildlife would not be expected to use this area for a drinking source. Additionally, since the vegetation in the saturated area is not significantly different than the surrounding grasslands, there is no additional value for wildlife provided by this habitat.

### **Special Status Species**

For purposes of this report, special status species are those listed or proposed for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) or candidates for listing (Category 1 and 2); species listed or proposed for listing as rare, threatened, or endangered by the California Department of Fish and Game (CDFG); plants occurring on lists 1B, and 2 of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (1994); animals designated as "Species of Special Concern" by CDFG; and animals protected under state law and the Federal Migratory Bird Act. A list of species in the above categories which could potentially occur in the Specific Plan Area are found in Tables 8, Special Status Plant Species Potentially Occurring on the Project Site, and Table 9, Special Status Animal Species Potentially Occurring on the Project Site.

Floristic and reconnaissance-level wildlife surveys of the project area were conducted by Harvey and Stanley Associates in 1988. Additional surveys for special status species were conducted for the entire project site in May and July, 1988 by Harvey & Stanley Associates; and on Parcel 12 in March, April, June, July and October, 1988, and April and July, 1989 by Harding Lawson Associates. No special status plant or animal species were observed in the project area during these surveys. The California Natural Diversity Database (CNDDDB) was recently searched for new occurrences of special status species that may have been reported on or in the vicinity of the project site. No new occurrences of special status species have been reported from the project area. However, since the

TABLE 8

Special Status Plant Species Potentially Occurring on the Project Site

Common and Scientific Name	Legal Status Federal/State/CNPS	Habitat	Occurrence in Project Area
Santa Cruz tarweed <i>Holocarpha macradenia</i>	C1/SE/1B	Grazed hillsides	Not observed on site
Ben Lomond wallflower <i>Erysimum teretifolium</i>	FE/SE/1B	Sandy soils on the Santa Margarita sandstone formation	Not observed on site
Silverleaf manzanita <i>Arctostaphylos silvicola</i>	C2/none/1B	Sandy soils on the Santa Margarita sandstone formation	Not observed on site
Swamp harebell <i>Campanula californica</i>	C2/none/1B	Coastal marshes from Marin County to Mendocino County	Not observed on site
Swamp sandwort <i>Arenaria paludicola</i>	FE/SE/1B	Coastal marshes from Marin County to Mendocino County	Not observed on site
San Francisco popcorn flower <i>Plagiobothrys diffusus</i>	SE/C2/1B	Moist grasslands, coastal prairie	
Ben Lomond spineflower <i>Chorizanthe pungens hartwegiana</i>	FE/none/1B	Sandy soils of Ben Lomond sand hills communities	No suitable habitat on site
Scotts Valley spineflower <i>Chorizanthe robusta hartwegii</i>	FE/none/1B	Endemic to Purisima sandstone and Santa Cruz mudstone habitats	No suitable habitat on site
Robust spineflower <i>Chorizanthe robusta robusta</i>	FE	Sandy soils, coastal strand and coast scrub habitats	No suitable habitat on site

Definitions

FE = listed as endangered under the federal Endangered Species Act

FT = listed as threatened under the federal Endangered Species Act

FPE, FPT = proposed for listing as endangered or threatened by the federal government

LP = listing package being reviewed by U.S. Fish and Wildlife Service

SE = listed as endangered under the California Endangered Species Act

ST = listed as threatened under the California Endangered Species Act

C1 = Category 1 Candidate for federal listing. Category 1 includes species for which USFWS has on file enough substantial information on biological vulnerability and threat to support proposals to list them.

C2 = Category 2 Candidate for federal listing. Category 2 includes species for which USFWS has some biological information indicating that listing may be appropriate but for which further biological research and field study are usually needed to clarify the most appropriate status. Category 2 species are not necessarily less rare, threatened, or endangered than Category 1 species or listed species; the distinction relates to the amount of data available and is therefore administrative, not biological.

CSC = California Department of Fish and Game species of special concern.

1B = CNPS List 1B species: Rare, threatened, or endangered in California or elsewhere.

4 = CNPS List 4 species: Plants of limited distribution -- a watch list.

---

Source: Zander Associates

---

TABLE 9

## Special Status Animal Species Potentially Occurring on the Project Site

Common and Scientific Name	Legal Status Federal/State	Habitat	Occurrence in Project Area
Mount Hermon june beetle <i>Polyphylia barbata</i>	FPE	Sandy soils of Zayante sand hills habitat	No suitable habitat on site
Red-legged frog <i>Rana aurora draytoni</i>	FPE/CSC	Quiet pools in perennial streams and ponds	Potential, Carbonera Creek, not observed on site
Sharp-tailed snake <i>Contia tenuis</i>	CSC	Variety of habitats, optimum habitat found in riparian deciduous and mountain meadow types	Not observed on project site
Southwestern pond turtle <i>Clemmys marmorata pallida</i>	C2/CSC	Creeks, rivers, reservoirs and lakes	Potential, Carbonera Creek, not observed on site
Yellow warbler <i>Dendroica petechia</i>	CSC	Inhabits riparian corridors of large rivers, nests in riparian woodland	Not observed on project site
Sharp-shinned hawk <i>Accipiter striatus</i>	CSC	Nests in dense forest	Not observed on project site
Cooper's hawk <i>Accipiter cooperii</i>	CSC	Prefers dense stands of live oak or riparian woodland habitats	Not observed on project site
Townsend's big-eared bat <i>Plecotus townsendii</i>	C2/CSC	Humid, broad-leaved forests, roosts in caves, mines, buildings and culverts	Unlikely, may use habitats within the area to forage over.
Santa Cruz kangaroo rat <i>Dipodomys venustus venustus</i>	(locally unique by Santa Cruz County Planning Commission)	Areas supporting loose, sandy soils in association with stands of ponderosa pine or chaparral	Not observed on project site

Definitions

FE = listed as endangered under the federal Endangered Species Act

FT = listed as threatened under the federal Endangered Species Act

FPE, FPT = proposed for listing as endangered or threatened by the federal government

LP = listing package being reviewed by U.S. Fish and Wildlife Service

SE = listed as endangered under the California Endangered Species Act

ST = listed as threatened under the California Endangered Species Act

C1 = Category 1 Candidate for federal listing. Category 1 includes species for which USFWS has on file enough substantial information on biological vulnerability and threat to support proposals to list them.

C2 = Category 2 Candidate for federal listing. Category 2 includes species for which USFWS has some biological information indicating that listing may be appropriate but for which further biological research and field study are usually needed to clarify the most appropriate status. Category 2 species are not necessarily less rare, threatened, or endangered than Category 1 species or listed species; the distinction relates to the amount of data available and is therefore administrative, not biological.

CSC = California Department of Fish and Game species of special concern.

1B = CNPS List 1B species: Rare, threatened, or endangered in California or elsewhere.

4 = CNPS List 4 species: Plants of limited distribution -- a watch list.

Source: Zander Associates

time the previous surveys of the project area were completed, five additional special status taxa have been identified on sites within Scotts Valley: Mt. Hermon June beetle, San Francisco popcorn flower, Ben Lomond spineflower, Scotts Valley spineflower, and Robust spineflower. Following is a discussion of these species and an assessment of their potential to occur in the project area.

**Mt. Hermon June Beetle (*Polyphylla barbata*).** The Mt. Hermon June beetle is restricted to the sandy soils of Zayante sand hills habitat (USFWS 1995). This habitat has scattered ponderosa pine and open or patchy stands of silver-leaved manzanita and mixed chaparral often present. The Zayante sand hills habitat does not occur in the project area. According to Jonathan Hoekstra of the USFWS, the Mt. Hermon June beetle would not be expected to occur in the project area (personal communications, March 1995).

**San Francisco Popcorn flower (*Plagiobothrys diffusus*).** This popcorn-flower is found in moist grassland habitats along the coast from San Francisco to Monterey County (Kelch, personal communications 1995). The closest known location of San Francisco popcorn-flower to the project site is along Graham Hill Road west of its intersection with Simms Road. On April 4, 1995 Zander Associates conducted a specific survey for the San Francisco popcorn-flower of the entire project site with the assistance of Dean Kelch from the University of California, Davis. The known location of the species on Graham Hill Road was surveyed concurrently to confirm that the plant was in bloom and identifiable at this time. The project site was surveyed systematically by two botanists walking transects, approximately 20 feet apart, covering the entire site. The San Francisco popcorn-flower was in bloom and identifiable on the Graham Hill Road site at the time of this survey. No individuals of San Francisco popcorn-flower were observed in the project area during the survey. Four plants of another popcorn-flower, *Plagiobothrys chorisianus* var. *hickmanii*, were found in the slope above the recently constructed portion of La Madrona Drive.

**Ben Lomond spineflower (*Chorizanthe pungens* var. *hartwegiana*).** This species is found on sandy soils that are the basis for the Ben Lomond sand hills communities in the Santa Cruz Mountains (Department of the Interior 1994). The plants are confined to outcrops of sandstone soils and are typically found associated with ponderosa pine. Habitat for this species does not occur in the project area. Floristic surveys conducted in 1988 did not identify any species of *Chorizanthe* in the project area. Because there is no habitat for the species and no *Chorizanthe* have previously been observed on the site, the Ben Lomond spineflower would not be expected to occur here. Additionally, no *Chorizanthe* species were observed during the April 4, 1995 survey of the project site.

**Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*).** The Scotts Valley spineflower is endemic to Purisima sandstone and Santa Cruz mudstone habitats in Scotts Valley. Where the plant occurs in Purisima sandstone, the bedrock is overlain with a thin soil layer that supports a meadow community comprised of herbs and low-growing grasses. Where the plant occurs on Santa Cruz mudstone, the bedrock is variously mixed with scree or a thin soil layer that also supports a meadow community. No Purisima sandstone or Santa Cruz mudstone habitats occur in the project area and no *Chorizanthe* species

have been previously reported from the project site. Consequently, Scotts Valley spineflower would not be expected to occur in the project area. Additionally, no *Chorizanthe* species were observed during the April 4, 1995 survey of the project site.

**Robust spineflower (*Chorizanthe robusta* var. *robusta*).** This species of spineflower is also endemic to sandy soils and occurs in coastal dune and coastal scrub habitats along and adjacent to the coast of Santa Cruz County. No coastal dune, coastal strand, or other sandy habitats that could support the robust spineflower occur in the project area. Additionally, no *Chorizanthe* species were observed during the April 4, 1995 survey of the project site.

Although none of the animals listed in Table 9 were observed in the project area during previous surveys, there is a potential that the red-legged frog and southwestern pond turtle could inhabit areas of Carbonera Creek adjacent to Planning Area A. The potential for these species to occur in Camp Evers Creek is low due to the intermittent nature of this drainage. The sharp-shinned hawk, Cooper's hawk and yellow warbler may nest in the riparian forest habitat associated with Camp Evers and Carbonera Creeks.

### ***Project Analysis***

Implementation of the Specific Plan will result in the removal of portions of the existing habitat types through the construction of buildings, roads and other associated infrastructure. Most of the areas that could be removed contain disturbed or non-native vegetation and annual grassland. Approximately nine acres of mixed coniferous forest and some of the annual grassland in Planning Area B will be preserved as open space by the Specific Plan. This forest habitat was found to support the greatest diversity of wildlife on the project site.

The development of Planning Area A will abut the riparian forest habitat along Camp Evers and Carbonera Creeks and could alter the nature of that area as it currently exists. Although this habitat lies adjacent to Glen Canyon Road and just below Mt. Hermon Road, the steepness of the slope up to the developed portions of the parcels in this area provides some buffer from the activity along Mt. Hermon Road. The Specific Plan includes several policies to protect the riparian corridors and limits development on steeply sloped lands. These policies will help to maintain the nature of the riparian areas.

The location of and existing uses in Planning Area A reduce the value of this area for wildlife, except along Camp Evers and Carbonera Creeks. Wildlife use in Planning Area B is greater due to the diversity of habitats and larger open space areas. Implementation of the Specific Plan will reduce wildlife use of the area primarily due to the conversion of open space. However, the two habitat types identified as containing the greatest diversity of wildlife in the project area, mixed evergreen forest and riparian forest, will be preserved as open space or protected through policies incorporated in the Specific Plan.

## ***Impacts and Mitigation Measures***

**Significance Criteria.** According to CEQA Appendix G, a project will normally have a significant effect on the environment if it will substantially affect a rare or endangered species of animal or plant or the habitat of the species; interfere substantially with the movement of any resident or migratory fish or wildlife species; or substantially diminish habitat for fish, wildlife or plants.

For the purposes of this EIR, impacts on biological resources resulting from implementation of the Specific Plan would be considered significant if they meet any of the following criteria:

- Substantially affect significant natural communities including maritime chaparral, coast live oak woodland, and perennial grassland;
- Substantially affect plants listed as threatened or endangered by the USFWS, plants listed as rare, threatened or endangered by CDFG; plants occurring on Lists 1B and 2 of the California Native Plant Society's Inventory of Rare and Endangered Plants in California;
- Substantially affect special status animal species as defined earlier in this section;
- Result in the removal of active nests of resident or migratory special status birds; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of disturbed/developed habitat. The disturbed/developed habitat would be removed for development of residential and commercial areas in Planning Area A and for commercial development along La Madrona Drive in Planning Area B. Because of the proximity to Mt. Hermon Road, and the existing development in these areas, this habitat provides little value for wildlife. The isolated nature of this habitat in Planning Area A also contributes in reducing its value for wildlife. Due to the disturbed nature of the vegetation and the low value for wildlife, the loss of the disturbed/developed habitat from implementation of the Specific Plan would not be considered a significant impact and no mitigation would be required.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of annual grassland habitat. Annual grasslands occur in Parcels 9, 10 and 12 in Planning Area B. These areas are proposed for high density and medium density residential and commercial development, and a portion of the grasslands in Parcel 10 and Parcel 12 will be included in open space. All of the annual grassland within the proposed developed areas could be removed for construction of buildings and associated infrastructure.

Annual grasslands are common in California and, as such, loss of this habitat is not considered significant unless the area to be removed is known to support special status species. The annual grasslands in the project area do not support any special status species. These grasslands do provide habitat for several rodents which are prey for raptors, snakes and some larger mammals and removal of this habitat will at least temporarily displace these rodents to the adjacent open space. Once development is complete, the rodents could return to inhabit landscaped areas within the building envelope. Additionally, other small mammals (such as domestic cats) are likely to be introduced with development of the area and will provide a prey source for species inhabiting the adjacent forests. Because this habitat in the project area does not support any special status species and the primary prey species it supports could move into adjacent habitats or return following construction, removal of the annual grassland habitat for implementation of the Specific Plan would not be considered a significant impact.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of wetland habitat. Portions of both the freshwater seep and the saturated area identified in Parcels 9 and 10 could meet the Army Corps of Engineers' criteria as wetlands. The freshwater seep occurs in Parcel 10, on both sides of La Madrona Drive. This seep was bisected and a portion of the area removed (0.09 acre) for the recent construction of La Madrona Drive. The habitat value of the seep was reduced when the continuity of the area was disrupted for construction of La Madrona Drive. However, water continues to flow in the small channel and wetland vegetation occurs adjacent to the channel. The saturated area north of the seep was also impacted by recent construction activities for Altenitas Road but subdrains were installed to keep water moving under the road. The freshwater seep and this saturated area could be removed through implementation of the Specific Plan.

Wetlands are considered sensitive habitats in California due to a reduction in the extent of these areas throughout the State. However, some consideration of the function and value of the wetland habitat is given when making a determination of the significance of removing or altering these areas. The freshwater seep in the project area does not appear to support a flora or fauna significantly different than the surrounding grassland or woodland communities but it does probably provide a water source for wildlife moving through the area. Because this is a natural seep providing some value for wildlife in the area, removal of this habitat would be considered a significant impact.

The saturated area to the north of the seep in Parcel 9, possibly results from leaking septic systems associated with existing residences along the northern property line of Parcels 9 and 10. Water is not at the surface much of the year and so the area does not serve as a drinking source for wildlife. Considering the water source and the proximity of this area to existing residential development, the biological value of this area is relatively low. Given this low habitat value, removal of the saturated area would not be considered a significant impact.

## **New Mitigation Measures**

- 4a. The freshwater seep, located on Parcel 10, shall be avoided and/or incorporated into the design of future commercial development. Project design shall be reviewed by a qualified biologist and is subject to review and approval by the city Planning Director, prior to approval of a tentative map.

If mitigation measure 4a is infeasible, then mitigation measure 4b shall be implemented.

- 4b. Project proponents for future development impacting the freshwater seep on Parcel 10 shall provide compensatory mitigation at a minimum 1:1 ratio for area lost. This could be accomplished in the open space area of Parcel 10 where an existing spring box could be used to create saturated soils sufficient to support wetland plantings in an area approximately 0.4 acre in size. Additionally, design of this site should consider providing surface water, at least part of the year, to provide a drinking source for wildlife. The plan to provide compensatory mitigation shall be prepared by a qualified biologist and is subject to review and approval by the city Planning Director, prior to approval of a tentative map.

This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of riparian forest habitat along Camp Evers and Carbonera Creeks. Two access roads from Glen Canyon Road into Planning Area A are proposed in the Specific Plan. Each of these roads will cross Camp Evers Creek and will likely result in the removal of some riparian forest vegetation. Development on Parcels 1, 3 and 4 may also encroach into the riparian vegetation associated with the west bank of Camp Evers Creek and result in the removal of some of this habitat. Development on Parcel 8 could result in the removal of riparian forest habitat along Carbonera Creek.

Policy 2.2 of the Specific Plan states "Maintain and enhance the habitat value of riparian corridors. Loss of riparian habitat shall be minimized and subject to approval of the California Department of Fish and Game. Any riparian woodland lost due to construction shall be mitigated through a restoration and revegetation plan." Some of the vegetation associated with the riparian forest may be removed for construction of the two access roads and for development of some of the parcels, particularly in Parcels 1, 4, and 8. Removal of typical riparian species away from the creek channel may not affect the integrity of the riparian corridor and therefore, would not result in a significant impact. However, if vegetation removal occurs close to the active channel and decreases the density of habitat in the streamzone, this could have an adverse affect on the habitat, resulting in a significant impact. Although the Specific Plan includes policies to protect riparian areas, further specific mitigation measures are recommended. With implementation of this mitigation measure, significant adverse impacts to riparian habitat will be reduced to a level of insignificance.

## **New Mitigation Measure**

5. Project proponents for future development of Parcels 1 through 8 shall include the following information regarding the development proposal and the riparian corridor:
- Grading plans should indicate where grading will occur in relation to the active channel of Camp Evers or Carbonera Creeks.
  - If grading will encroach into the riparian forest habitat, an assessment of the extent and type of vegetation to be removed should be provided by a qualified biologist.
  - Revegetation plans, using species native to the site, should be developed by a qualified biologist for areas within the riparian forest habitat that are temporarily disturbed during construction activities.
  - Erosion control plans specifically designating measures to protect the streamzone habitat during construction should be included in the application.
  - If the proposed development will result in a decrease in the density of riparian vegetation of the streamzone, then further setbacks from the creek should be required, as recommended by a qualified biologist.

This information will be subject to review and approval by the city Planning Director prior to approval of a tentative map. This mitigation measure shall be added to the Specific Plan as a policy prior to adoption of the Specific Plan.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the degradation of streamzone habitat along Camp Evers and Carbonera Creeks.

Construction activities associated with development in Parcels 1 through 8 could result in increased sediment into Camp Evers and Carbonera Creeks. Additionally, an increase in impervious surfaces in the project area could result in increased flows and accelerated erosion in these creeks. Increased impervious surfaces also could reduce the amount of water recharged into the lower Carbonera groundwater subbasin thereby decreasing stream flow in Carbonera Creek. Reduced summer flows in Carbonera Creek could affect summer rearing habitat for steelhead below the falls, downstream from the project area. Degradation of the streamzone habitat in these creeks would be considered a potentially significant impact.

Several policies in the Specific Plan address the potential degradation of streamzone habitat. As stated previously, Policy 2.2 addresses protection of habitat values in riparian corridors. Policy 2.4, to protect natural drainage and water recharge areas, requires minimization of the use of impervious groundcover materials and on-site storm drainage retention or other water recharge

improvements to mitigate loss of recharge where feasible. Policy 5.5 also requires that storm drainage systems be designed to maximize groundwater recharge and that storm drains transmit storm water to detention/retention basins and to final discharge points. The intent of these policies is to increase groundwater recharge and to maintain pre-project flows into the adjacent creeks. Implementation of these policies should protect the streamzone habitat in Camp Evers and Carbonera Creeks from accelerated erosion and reduced summer flows (in Carbonera Creek). Implementation of an erosion control plan and adhering to Best Management Practices during construction should reduce the potential for increased sediment into the creeks.

**Mitigation.** Although mitigation measures to prevent degradation of streamzone habitat are incorporated into the Specific Plan, further specific mitigations addressing erosion control are recommended. See Mitigation Measure 1 in Section 2.1, Geology and Soils, and Mitigation Measure 5 in this section.

**Impact.** Development or other actions anticipated under the Specific Plan could result in the removal of special status species.

No special status species have been identified inhabiting the project site and therefore no direct impacts on any special status species are expected with implementation of the Specific Plan. However, the southwestern pond turtle and red-legged frog could occur in the reach of Carbonera Creek adjacent to Parcel 8. No direct removal of habitat in this creek is anticipated for implementation of the Specific Plan, but increased sediment loads in the creek resulting from construction activities could adversely affect the habitat for the red-legged frog.

Although the potential for red-legged frog and southwestern pond turtle to occur in Camp Evers Creek is low due to the intermittent nature of the drainage, if flows continue, even marginally, throughout the year, these species could move into the drainage. If they were to occur in Camp Evers Creek, construction of the access roads could result in the direct removal of these animals should they be within the construction zone.

Construction of the access roads over Camp Evers Creek, and development adjacent to the channel could result in the removal of trees that contain active nests of the sharp-shinned hawk, Cooper's Hawk or yellow warbler. Removal of an active nest of special status birds species would be considered a significant impact.

**Mitigation.** Mitigation Measure 1 Section 2.1, Geology and Soils, and Mitigation Measure 5 in this section will reduce the potential for increased sediment loads into Carbonera Creek during construction activities and therefore reduce the affect on potential red-legged frog habitat in this creek.

With implementation of the following mitigation measures, significant adverse impacts to special status species would be reduced to a level of insignificance.