

Mitigated Negative Declaration

Name of Project

Bay Village Planned Development Project

Lead Agency

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

Contact

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Project Location

The project site is on two parcels (APN 22-481-18 and 22) on Erba Lane (no situs – vacant) in the City of Scotts Valley.

Project Description

The proposed Bay Village Planned Development Project (the project) would construct 10 residential units comprised of six single-family homes and two duplex/duets on a 1.04 acre (45,245 square feet (sf)) parcel. The project site consists of two existing lots that would be subdivided into ten lots and two common lots. The residential lots would range in size from 2,750 sf to 3,691 sf, with a common lot area where the riparian woodland area is located (Lot B – 10,681 sf) and a common lot for a new roadway for access to seven of the new residences (Lot A – 3,557 sf).

The project includes nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit would include a 2-car garage and a 20-foot deep driveway.

To protect an existing oak riparian woodland habitat that extends along the eastern boundary of the project site, a split rail fence would be constructed outside of the riparian boundary. Retaining walls would be constructed along the property lines in the southeast, south, northwest corner and between most of the lots to create level building pads on the sloped lot. The retaining walls would be topped with wood.

Fronting Erba Lane, the project includes a five-foot sidewalk and six-foot landscaped planting strip. The project would construct a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10).

Public Review and Comment Period

March 25, 2021 through April 22, 2021

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Scotts Valley at the address listed above or by email to the project planner listed above. All comments received by 5:00 PM on April 22, 2021 will be considered by the City of Scotts Valley.

Findings and Reasons

Apart from biological resources, and the implementation of identified Standard Conditions of Approval, the Initial Study did not identify any potentially significant impacts on the environment. The project would not have the potential to significantly degrade the environment; would have no significant impact on long-term environmental goals; would have no significant cumulative effect upon the environment; and would not cause substantial adverse effects on human beings, either directly or indirectly.

With respect to biological resources, the Initial Study identified potentially significant impacts to sensitive natural communities. Implementation of *MM BIO-1: Oak Riparian Woodland - Project Construction* and *MM BIO-2: Oak Riparian Woodland Post-Construction* would reduce these impacts to less than significant.

The following reasons support these findings:

1. The project is consistent with the adopted goals and policies of the City of Scotts Valley General Plan, and the City of Scotts Valley Municipal Code.
2. City staff independently reviewed the Initial Study, and this mitigated negative declaration reflects the independent judgment of the City of Scotts Valley.