

Summary Form for Electronic Document Submittal Form F

Project Title: Valley Gardens Project

Lead Agency: City of Scotts Valley

Contact Name: Susie Pineda, Contract Planner

Email: spineda@m-group.us

Phone Number: (408) 331-7987

Project Location: *City:* Scotts Valley *County:* Santa Cruz

Project Description (Proposed actions, location, and/or consequences).

The project is comprised of 196 residential dwelling units. This includes 62 two-story single-family dwellings, 80 attached and detached two, to three story single-family dwellings. 54 multi-family apartments are proposed in two buildings (18 units and 36 units, respectively) on the northeastern corner of the project site.

The project also includes up to three retail buildings near Mt. Hermon Road totaling approximately 8,350 square feet of commercial building space and up to 3,000 square feet of associated outdoor dining areas. The project also includes 4.99 acres of parks, open space, common areas and public trails.

Primary access to the site is from Mount Herman Road and Lockewood Lane via a new local road (Springvale Drive), with parking on one side in some areas. Access to the commercial uses are from Springvale Drive. Internal access to the residential units are from secondary local roads and a series of cul-de-sacs and alleys. A separated multi-use pedestrian/bicycle trail will be constructed, generally adjacent to Springvale Drive.

Incorporating a variety of unit sizes and floor plans, the architecture of the project will reflect a “farmhouse” theme incorporating sloped roof and stucco and wood siding, with wood accents such as horizontal siding, board and batten, and wood posts and railings. The commercial component of the project will have a similar architectural theme complimenting the residential designs.

In addition to certification of a Final EIR, the project requires the following City approvals:

- **General Plan Amendment** to change the boundaries of the existing Open Space (OS) and Commercial Service (C-S) land use designations and create three new land use designations: 1) Residential - Medium High (R-MH) and 2) Residential – Very-High (R-VH), and 3) Public / Quasi Public (P).
- **Re-Zone** to change the boundaries of the existing Open Space (OS) and Commercial Service (C-S) designations and add three new designations: 1) R-M-6 Medium High Residential, 2) R-VH Very-High Residential, and 3) P Public / Quasi Public

- **Planned Development** in conjunction with the Zone Change request to allow for the approval of a general development plan incorporating alternative development standards.
- **Vesting Tentative Tract Map** for the subdivision of land for residential, commercial and common areas.
- **Development Agreement** to address community entitlements, affordable housing, parks and recreation facilities, etc.
- **Use Permits.**
- **Design Review** to evaluate the site design and architecture.
- **Planned Sign Program** to evaluate the proposed signs.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate.

If applicable, describe any of the project’s areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Pursuant to CEQA Guidelines Section 15132(b)(2), areas of controversy and issues to be resolved that are known to the City or were raised during the scoping process for the EIR include:

- Potentially significant impacts to air quality from construction.
- Potentially significant impacts to biological resources including:
 - Potential for “take” of special-status species including the federally endangered Mount Hermon June Beetle (*Polyphylla barbata*);
 - Potential impacts to rooster bats, the San Francisco Dusky-footed Woodrats, and Monarch Butterfly;
 - Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal and alternation of soils;
 - Permanent and temporary habitat disturbances associated with ground disturbances, noise, lighting, reflection, air pollution, traffic or human presence; and,
 - Obstruction of movement corridors or access to water sources and other core habitat features.
- Potentially significant impacts to known cultural resource sites and paleontological resources.

- Compliance with AB 52 consultation for tribal cultural resources.
- Potentially significant impacts from off-site hazards associated with the Scotts Valley Dry Cleaners.
- Potentially significant impacts from noise to adjacent sensitive receptors (residential)
- Increased traffic, particularly on Lockwood Lane and Estrella Drive.
- Potential impacts to adjacent residential properties (e.g., aesthetics and noise)

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board

Caltrans District #5

California Department of Fish & Game, Region #3

Native American Heritage Commission

Regional Water Quality Resources Board, Region #3

California Department of Fish and Wildlife

U. S. Fish and Wildlife Service