Appendix D

Historical Resources Assessment

Built Environment Inventory and Evaluation Report

Scotts Valley Water District Grace Way Well Project

JULY 2023

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
API	area of potential impacts
APN	Assessor's Parcel Number
Basin	Santa Margarita Groundwater Basin
bgs	below ground surface
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
City	City of Scotts Valley
County	Santa Cruz County
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
NETR	National Environmental Title Research LLC
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	California Public Resources Code
Project	SVWD Grace Way Well Project
SVWD	Scotts Valley Water District

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Executive Summary

Dudek was retained by the Scotts Valley Water District to complete a Built Environment Inventory and Evaluation Report for the proposed Grace Way Well Project (Project). The proposed Project is located within the City of Scotts Valley in the County of Santa Cruz, California (see Figure 1: Project Location). The proposed Project is located on one 0.33-acre parcel located at 5299 Scotts Valley Drive (Assessor's Parcel Number 022-031-13), which is presently developed with a one-story commercial building and an outbuilding (see Figure 2: Site Plan). Although the property's legal situs is 5299 Scotts Valley Drive, the property includes three individually addressed commercial suites addressed as 5297, 5299, and 5301 Scotts Valley Drive. For the remainder of this report, the property is identified as 5297 Scotts Valley Drive.

This study involved the review of a California Historical Resources Information System records search completed by Dudek in 2023 covEJg the proposed Project area; the delineation of an area of potential impacts (API) for built environment resources; a pedestrian survey of the API by a qualified cultural resource specialist; building development research, archival research, and the development of an appropriate historic context by a qualified architectural historian for the API; and the inventory and evaluation of one property, 5297 Scotts Valley Drive, for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Scotts Valley Historic Landmark Designation Criteria.

As a result of extensive archival research, field surveying, and a property significance evaluation, the property located at 5297 Scotts Valley Drive is not eligible for the National Register of Historic Places, for the California Register of Historical Resources, or as a Scotts Valley Historic Landmark due to a lack of significant historical associations. Therefore, none of the buildings located in the complex are considered historical resources for the purposes of CEQA.

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1 Introduction

This chapter describes the proposed Scotts Valley Grace Way Well Project, including information about the location, setting, and proposed Project activities. This section also discusses the area of potential impacts (API), Project personnel, and the regulatory setting for the Project.

1.1 Project Location and Description

1.1.1 Project Location

The proposed Project is located within the City of Scotts Valley (City), which is situated in northern Santa Cruz County (County) on the upland slope of the Santa Cruz Mountains, approximately 5 miles inland from Monterey Bay. The City is approximately 3 miles north of the City of Santa Cruz, 20 miles southwest of the City of San Jose, and 50 miles southeast of the City of San Francisco. The Project site encompasses one 0.33-acre parcel sited at 5297 Scotts Valley Drive (Assessor's Parcel Number [APN] 022-031-13). The Project site is bounded by Grace Way to the northwest, Scotts Valley Drive to the southeast, and Service Commercial land uses to the northeast and southwest (see Figure 1: Project Location).

1.1.2 Project Description

This section provides a description of the proposed Project and includes information about the overview and purpose, background, location and setting, components, construction, operations, maintenance, and required Project approvals.

Overview and Purpose

The Scotts Valley Water District (SVWD) proposes to construct and operate one new groundwater extraction well on SVWD-owned property comprising a single parcel (APN 022-031-13) at 5297 Scotts Valley Drive, Scotts Valley, California. The well would be 1,000 feet deep into the Lompico and Butano aquifers of the Santa Margarita Groundwater Basin (Basin). The primary purpose of the Project is to provide redundancy and allow for increased extraction capacity to meet SVWD customer water demand as older wells reach the end of their useful life and are taken out of service, and to strengthen the SVWD's ability to meet potential demand to deliver water to neighboring agencies under drought or emergency conditions in support of regional water supply planning efforts. Additionally, the Project would provide drought resiliency by enabling the SVWD to shift groundwater pumping away from areas where the greatest historical Lompico aquifer groundwater-level declines have occurred in south Scotts Valley.

Background

The SVWD provides water service to a population of 11,800 through approximately 4,330 connections covEJg most of the incorporated area of the City and some unincorporated areas north of the City, encompassing an area of approximately 6 square miles (Santa Cruz LAFCO 2021). For its potable water supply, the SVWD relies solely on groundwater from the Basin, which it extracts from six groundwater wells with a maximum extraction capacity of 1,400 gallons per minute that vary from 250 feet to 1,750 feet deep (Santa Cruz LAFCO 2021; SVWD 2023). Three

water treatment plants with a combined capacity of nearly 2.06 million gallons per day treat the groundwater to meet federal and state potable water quality standards (SVWD 2023).

The SVWD shares the Basin with the neighboring San Lorenzo Valley Water District and Mount Hermon Association, as well as local businesses and residents using private wells. Rainfall is the main source of natural recharge for the Basin. Drought is an ever-present challenge in the Project area because the water purveyors are reliant solely on local precipitation, local surface water storage, and local groundwater storage. Since imported water supplies are not available in the region, multiyear dry periods can quickly escalate into emergencies for the region when supplies are insufficient to meet demands.

The Basin is a triangularly shaped basin generally bounded by the Zayante Fault on the northeast and the Ben Lomond Fault on the southwest. The Santa Cruz Purisima Formation, a granitic outcrop, and the Locatelli Formation generally delineate the southeastern boundary. The Santa Margarita, Lompico, and Butano Sandstones are the principal aquifers that supply groundwater in the Basin (DWR 2016; SMGWA 2021, 2023). Geographically, the Basin is generally bounded by the City and State Highway 17 on the east; the unincorporated communities of Felton, Mount Hermon, Ben Lomond, Brookdale, and Boulder Creek, and State Highway 9 on the west; and the unincorporated communities of Lompico and Zayante on the north.

The decline of groundwater levels in many parts of the Basin occurred during 1985–2004, representing a loss in groundwater storage in the Basin by an estimated 28,000 acre-feet. The SVWD began actively managing groundwater in the area in the early 1980s; it developed the Water Resources Management Plan in 1983 to monitor and manage water resources and adopted a groundwater management plan in 1994. The main goal of the groundwater management plan is to better manage the aquifers providing the community's drinking water through the management of quantity and quality of the groundwater supply. With conservation and other management efforts by local water agencies, the total pumping from the Basin has decreased by 45% since 1997. For the last 10 years, the demand and supply in the Basin have been in balance (SVWD 2023).

Along with the San Lorenzo Valley Water District and other agencies, the SVWD also participated in the Santa Margarita Groundwater Basin Advisory Committee, which was actively involved in the cooperative groundwater management of the Basin until its dissolution and substitution with the Santa Margarita Groundwater Agency in 2017. Pursuant to the requirements of California's Sustainable Groundwater Management Act, enacted in September 2014, the Santa Margarita Groundwater Agency's Groundwater Sustainability Plan was adopted in 2021 and includes four key Basin management goals: (1) provide a safe and reliable groundwater supply that meets the current and future needs of beneficial users; (2) support groundwater sustainability measures which enhance groundwater supply in the Basin, utilizing integrated water management principles; (3) provide for operational flexibility within the Basin through a drought reserve that considers future climate change; and (4) oversee planning and implementation of cost-effective projects and activities to achieve sustainability (SMGWA 2021).

Project Components

The Project would include the following new facilities: one groundwater well with a maximum extraction capacity of approximately 600 gallons per minute; a concrete block building for pump controls; utility connections for raw water, stormwater, sewer, and electrical service; and associated site improvements. Figure 2 provides the preliminary site plan for these facilities, and also shows the worst-case disturbance boundary, which would encompass the Project site and extend into the public roadway of Scotts Valley Drive for connections to existing utilities. The Project would include demolishing the existing buildings on the Project site but retaining the existing asphalt parking lot and

driveway. New facilities would be located on the developed southeastern portion of the Project site, with the undeveloped northwestern portion potentially used for storage. The Project would not result in an increase in impervious surface area on the Project site over existing conditions. No tree removal would be required because there are no trees on site.

Well construction activities would meet the minimum requirements established in the California Well Standards, including California Department of Water Resources Bulletin 74-81 (Water Well Standards: State of California) and draft supplemental Bulletin 74-90 (California Well Standards). Siting and construction of the well would comply with the California Waterworks Standards (California Code of Regulations [CCR], Title 22, Division 4, Chapter 16).

The following sections provide additional details on each of the Project components.

Groundwater Well

The groundwater well would include the following elements:

- Construction of an approximately 34-inch-diameter conductor casing to a depth of approximately 55 feet below ground surface (bgs). The conductor casing serves to both stabilize the upper formations during borehole drilling and provide the required minimum 50-foot California Division of Drinking Water sanitary seal.
- Construction of an approximately 28-inch-diameter borehole to a depth of approximately 1,000 feet bgs. A 14-inch-outer-diameter well casing assembly would extend from approximately 3 feet above ground surface to a depth of approximately 1,000 feet bgs, with a well screen from approximately 500 to 980 feet bgs.
- Construction of one gravel feed tube. A graded gravel envelope would extend in the annular (ringed-shaped) space between the well casing and the borehole from approximately 450 feet to 1,000 feet bgs, and a sand-cement grout annular seal would extend from approximately 450 feet bgs to the ground surface.
- Installation of an estimated 125-horsepower submersible pump in the well, supported by a concrete pedestal surrounded by a concrete pad. The well pump would use an estimated 635 kilowatt-hours per day, based on 24-hour operation at 600 gallons per minute.

Pump Control Building

The pump control building would consist of a single-story, approximately 100-square-foot concrete block building that would house the pump motor control center and associated electrical equipment and instrumentation. The well pump and motor control would be operated on a variable frequency drive and would be controlled using local system pressure based on water demand in the SVWD system. The variable frequency drive would adjust pump speed to meet fluctuating water demands while maintaining a constant set pressure and would contain alarm indicators that would sound under conditions that may affect its operation or performance. Alarms would be less than 60 decibels, located inside of the building, and would not be audible from outside the building. The building would have ventilation cutouts to maintain the indoor temperature well below the maximum operating temperature of the variable frequency drives. If deemed necessary to attenuate noise produced by the equipment, ventilation cutouts would be covered with acoustic louvers. In addition to ventilation cutouts, penetrations to the building would include electrical conduits from the motor controls to the wellhead. Exterior lighting at the pump control building would consist of light-emitting diode (LED) downward-directional lighting fixtures mounted above the building entrance and would be controlled by a photocell, which would switch the light on at dusk and off at dawn.

Duty cycles for the well pump and motor controls would be based on water storage demand. When water is needed, a signal would turn on the well pump and motor controls, and once demand is satisfied, the pump and controls would automatically shut off. This cycle could range from several times a day, to full-time operation, to non-operation, based on seasonal demand.

Utility Connections

The Project would be served by the existing utilities near the Project site, with new service connections provided for the groundwater well facilities. The Project would not use natural gas. Electrical service would be provided by Pacific Gas & Electric Company. Electrical conduits would be installed from the pump control building to the wellhead, and from the pump control building to the existing electrical connection near the proposed fence. A transfer switch would be installed for use of a portable backup generator to provide a temporary power source for system operation, if needed in the event of a power outage.

The pump control building would be connected to the local sanitary sewer system, which conveys wastewater to the Scotts Valley Water Reclamation Facility for treatment prior to discharge and reuse. A storm drain lateral would be installed to connect to the existing storm drain along Scotts Valley Drive. The drain would be a minimum of 18 inches in diameter, per City specifications. An 8-inch-diameter raw water lateral would be constructed to connect the wellhead to an existing raw water main running down the center of Scotts Valley Drive. The raw water pipeline would transport the pumped groundwater to the El Pueblo Water Treatment Plant at 70 El Pueblo Road, approximately 0.25 miles southeast of the Project site.

Other Site Improvements

The Project would also include installation of a perimeter fence around the entirety of the Project site. An access gate would be located at the northeastern corner of the site. Other security measures for the Project site, such as motion-sensing cameras, would be installed as necessary.

Landscaping would be planted around the property frontage along Scotts Valley Drive and would include drought-tolerant vegetation consistent with the existing neighborhood. Existing vehicular access to the site from Scotts Valley Drive would be maintained as the permanent access for the facility, and no access improvements would be required. Parking would be accommodated within existing asphalt-concrete areas present at the site.

Construction

Construction activities are planned to commence in approximately spring 2024 and would continue over the course of approximately 10 months, concluding in early 2025. Construction would occur in two phases. Construction activities would begin with mobilization and site preparation, including demolition of the existing buildings, and well drilling and testing, lasting approximately 4 months. Once the well construction and groundwater quality sampling are completed, a second phase would begin, lasting approximately 3 months, to construct the aboveground facilities, including well equipping, pump controls, and utility connections. Standard construction equipment for well installation and testing would include a drilling rig, forklift, backhoe, dump trucks, concrete delivery with pumping equipment, generator, air compressor, crane, vertical turbine well pump and engine, and personal vehicles or other ancillary equipment. Standard construction equipment for the aboveground facilities would include a bulldozer, loader, excavator, forklift, dump trucks, roller/compactor, concrete delivery and pumping equipment, generator, crane, and asphalt paver.

Figure 2 shows the limits of construction disturbance, including disturbance from construction staging and laydown areas and utility connections, which encompasses approximately 0.5 acres. Construction equipment and materials staging, as well as construction worker parking, would be located on the Project site. Temporary lane closures on Scotts Valley Drive may be required during connections to existing utilities in the roadway. Project construction would include implementation of best management practices for erosion control and fugitive dust.

To the extent feasible, construction activities would be limited to daytime hours, between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturdays and Sundays. However, well drilling would require a continuous 24-hour-per-day, 7-day-per-week schedule during certain aspects of the well installation process, for a total of 36 days over an approximately 3-month period, to avoid the risk of borehole collapse. In addition, the pilot borehole drilling, reaming, well installation, mechanical and chemical development, and constant-rate discharge testing would be completed on a 24-hour-per-day schedule for the integrity of the well or test. These 24-hour-per-day activities would be required during well drilling and construction (30 days), well development (5 days), and aquifer testing (1 day).

Before initiation of the well drilling phase, a 24-foot-tall temporary barrier would be installed around the well construction area to reduce noise, light, and dust from 24-hour-per-day well drilling activities. In addition, SVWD would post contact information at the Project site for any noise complaints and would address noise complaints on a case-by-case basis. Temporary construction lighting would be required for 24-hour well drilling activities; lighting would be directed downwards toward the Project site and away from adjacent residences. Once the well construction is completed, the temporary barrier would be removed. Construction of the control building, utility connections, and other site improvements would not require 24-hour-per-day construction activities and therefore would not require the temporary noise barrier.

The area immediately surrounding the proposed well site would be graded (as needed) to create a level pad for supporting a drill rig and other equipment. Well drilling would occur over approximately 3 months using the reverse rotary drilling method. Reverse rotary drilling involves sending fluid (i.e., water) down the annular space between the drill pipe and the borehole. The fluid reenters the drill pipe with cuttings entrained, removing cuttings back up the drill pipe and into a settling pit. As drilling continues, the excavated material is replaced with fluid. Drill fluid would be contained and removed as necessary during the course of the work and disposed of using a qualified vacuum truck at a facility licensed to handle non-toxic and non-hazardous liquid waste. There would be no discharge of well installation materials or fluids generated during construction of the well into any storm drain.

Development of the well would begin after the drilling is completed and the annular seal has set for an adequate amount of time. Groundwater generated during initial development would be diverted to the on-site sanitary sewer connection and discharged in accordance with a sewer discharge permit from the City. Various well pumping tests would be performed after final well development. These tests would include a step-rate discharge test where the discharge rate would be increased through a sequence of pumping intervals, and, after groundwater levels in the new well stabilize, a constant-rate discharge test where continuous pumping would occur for 24 hours at the design capacity of 600 gallons per minute or at a rate determined by the step-rate discharge test. A groundwater sample would be collected and delivered to a California-certified laboratory under appropriate chain-of-custody to verify the water quality produced. Discharge of final development and testing groundwater would be diverted to a stormwater drain inlet on the west side of Scotts Valley Drive and just east of the northeast corner of the property. Installation and maintenance of temporary discharge piping would be required.

The Project would include installation of pipelines to connect the new well to the City's water distribution, stormwater, and sanitary sewer systems. The Project also would require installation of new electrical conduits. Proposed pipelines and electrical conduits would be installed belowground using standard open-trench construction methods. Open-trench construction would involve the following steps: pavement cutting; trench excavation and shoring to stabilize the sides of the trench, if necessary; pipeline or conduit installation; trench backfilling and compacting; and surface restoration. The required pipeline and conduit trenches would be excavated up to a depth of approximately 4 feet and 2 feet, respectively. During installation, open trenches within roadways would be covered at the end of each workday with steel plates or similar materials to accommodate vehicle access during non-work hours. Soil excavated during well facility construction and pipeline installation may be used as backfill around the facilities or may be hauled off site for recycling or disposal.

The SVWD operates under the statewide National Pollutant Discharge Elimination System (NPDES) Permit for Drinking Water System Discharges to Waters of the United States (Order WQ 2014-0194-DWQ, General Order No. CAG140001) issued by the State Water Resources Control Board. The NPDES Permit allows the SVWD to discharge water into regional stormwater systems pursuant to Section 402 of the federal Clean Water Act (NPDES Permit) and Article 4, Chapter 4, Division 7 of the California Water Code (Waste Discharge Requirements). All water discharged to the storm drain would comply with the NPDES Permit requirements.

Operation and Maintenance

Operation and maintenance of the new well would be consistent with ongoing SVWD groundwater well operations. The proposed groundwater production well would be operated on an as-needed basis. The proposed well could be operated continuously or for shorter intervals, depending on the need for water. For the purposes of evaluation, the proposed well facility would pump approximately 250 to 280 acre-feet per year (81.5 to 91.2 million gallons per year).

Ongoing Project operation and maintenance would generate approximately five weekly trips to the Project site by SVWD staff; however, no new SVWD employees would be required. Routine operation and maintenance would entail regular activities and procedures to ensure the proper functioning, longevity, and safety of the well system, such as visual inspections of the wellhead, casing, pump, and associated equipment; water quality testing; and pump maintenance, including checking pump performance, lubricating parts, inspecting electrical connections, and replacing worn-out components as necessary. General site maintenance, including landscaping and vegetation control, would occur on a weekly or bi-monthly basis, depending on the season. Regular and routine maintenance activities would not include any ground-disturbing activities. Maintenance vehicles would park on the Project site.

The SVWD would routinely exercise the well, when not in regular use, to ensure that the facilities are maintained and remain operational. This would entail pumping water out of the well at a high rate to remove sediment, debris, and accumulated minerals and improve the flow of water into the well. Well exercising would be anticipated to occur either weekly or monthly. The well would be exercised for 1 hour per week or for a single, 4-hour period monthly. Operators may fine-tune the exercise schedule according to the characteristics of the well. Groundwater pumped during exercising would be discharged to the stormwater system.

SOURCE: ESRI 2023, County of Santa Cruz 2022

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0 250 500 Feet

FIGURE 1

Project Location

Grace Way Well Project

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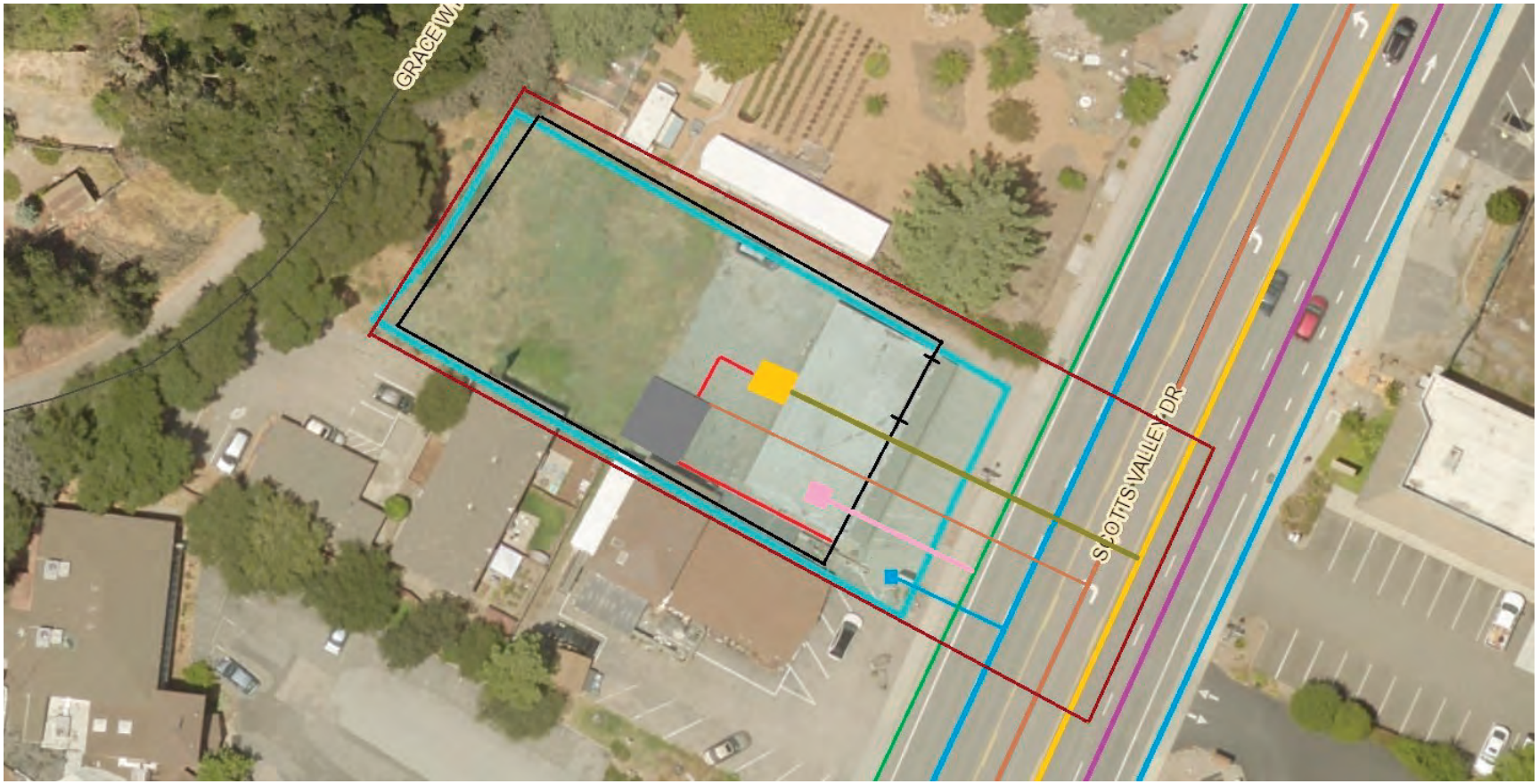

Existing Treated Water Main	Proposed Electrical Conduit	Disturbance Area
Existing Raw Water Main	Proposed Pump Control Building	Parcel Boundary
Existing Recycled Water Main	Proposed Sewer Connection	
Existing Storm Drain	Proposed Fence	
Existing Water Meter	Proposed Gate	
Existing Sanitary Sewer	Proposed Raw Water Lateral	
Proposed Production Well	Proposed Strom Drain Lateral	

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FIGURE 2

Site Plan

Grace Way Well Project

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1.2 Area of Potential Impacts

The API is the study area delineated to assess potential impacts from the construction and operation of a project on historic built environment resources. The API encompasses the geographic area or areas within which a project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (14 CCR 15064.5[b][1]). Under the California Environmental Quality Act (CEQA), material impairment of a historical resource is considered a significant impact (or effect), which can be direct, indirect, or cumulative.[1]

A direct or primary effect on a historical resource is one that is caused by a project and occurs at the same time and place (14 CCR 15358[a][1]). Examples of direct effects that are caused by, and immediately related to, a project include demolition, destruction, relocation, and alteration of a historical resource as a result of ground disturbance, high levels of ground-borne vibration, and other construction activities. In some cases, however, direct effects can be visual, auditory, or atmospheric. While these types of effects are not always physical in nature, they can cause physical changes that materially and adversely alter those characteristics of a historical resource or its immediate surrounding that contribute to its significance. Visual intrusions within the setting of a historical resource, for example, could result in material impairment if the setting is a characteristic that contributes to the significance of the resource. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can cause material impairment to a historical resource such as a church, school, library, or cemetery that derives its significance, in part, from an inherently quiet auditory setting.[2] Finally, atmospheric intrusions caused by the introduction of high levels of fugitive dust emissions or chemical pollutants, for example, can result in adverse impacts that directly and physically affect biological landscape features such as trees and other plantings that have been identified as historical resources for the purposes of CEQA. Overall, while direct effects are commonly associated with physical effects, they may also include effects that are visual, auditory, or atmospheric in nature if the effect is caused by, and occurs at the same time and place, as a project and there are no other intervening causes between the activities or components of the project and the historical resource.

By contrast, an indirect or secondary effect is a reasonably foreseeable effect caused by a project that occurs later in time or is farther removed in distance. Indirect effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems (14 CCR 15358[a][2]). Because these types of effects are not immediately related to the project, they are considered secondary effects.

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or multiple separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively

1 As used in the California Environmental Quality Act (CEQA) Guidelines and 14 California Code of Regulations (CCR) 15358, the terms “effects” and “impacts” are synonymous and, therefore, are also used interchangeably in this report.

2 Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse effect on historical resources because it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

significant projects taking place over a period of time (14 CCR 15355[a]-[b]). The API for cumulative impacts, if any exist, would be coincident with the API for direct effects, indirect effects, or both, because in order for a cumulative impact to exist, a historical resource must first be directly or indirectly affected by the project.

1.2.1 Area of Potential Impacts for Built Environment Resources

The delineation of the API considered the proposed Project activities in conjunction with historic era built resources that are 45 years of age or older (those built in or prior to 1978) that may sustain impacts due to the construction or operation of the Project.[3]

The horizontal limit of the API encompasses the full geographic extent of APN 022-031-13—which includes a historic era commercial building and outbuilding addressed as 5297 Scotts Valley Drive—and an adjacent 82-foot-by-43-foot portion of the Scotts Valley Drive roadway and right-of-way, as depicted in Figure 3. The commercial building and outbuilding are included in the API because they are over the age of 45 years and because the Project proposes to demolish them. Additional considerations used to justify the delineation of the API include the following:

- The area of direct physical effect is coincident with the southern, western, and northern legal parcel boundary of APN 022-031-13 and an adjacent 82-foot-by-43-foot portion of the Scotts Valley Drive roadway and right-of-way, wherein all Project activities, ground disturbance, grading, and site preparation associated with the Project would occur. Other construction activities that would occur within the boundary of the API include the demolition of two historic-era buildings (a commercial building and an outbuilding) that were constructed in 1962 that are currently addressed as 5297 Scotts Valley Drive. Both buildings were evaluated for the current project and found to be ineligible for the NRHP and CRHR, as well as local designation as a Scotts Valley historic landmark. Because of the geographically constrained nature of these activities, the area of direct physical impacts is confined to the API as presented in Figure 3.
- The API excludes the businesses to the north and south of APN 022-31-13, which are addressed as 114 Grace Way (APN 022-031-11), 5275 Scotts Valley Drive (APN 022-031-12), and 5311 Scotts Valley Drive (APN 022-031-14). 114 Grace Way (APN 022-031-11) was constructed in 1979, after the end of the historic period. 5311 Scotts Valley Drive (APN 022-031-14) and 5275 Scotts Valley Drive (APN 022-031-12), which were established in 1952 and 1960, are not listed in the OHP's Built Environment Resources Directory and do not appear in any local registers or surveys. Additionally, although the effects of the new construction would be visible from both properties, SVWD proposes to replace the two existing, one-story-tall buildings with a single, one-story building. The proposed construction would not alter the general appearance or the setting. Additionally, as the buildings located within the API are not physically connected to neighboring buildings and fencing separates the

[3] In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource (14 CCR 4852[d][2]). While the 50-year threshold is generally used for listing resources in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), the California Office of Historic Preservation (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years … for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years … if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).

properties, it is unlikely that the vibratory, auditory, or atmospheric effects associated with the Project would impact the surrounding historic-aged properties. Properties to the east and west of the API have been excluded because they are either physically separated from the construction by roadways, are too distant to be affected by the Project, or do not meet the minimum age threshold for consideration as historical resources under CEQA. Consequently, these properties are also excluded from the API (Parcel Quest 2023a, 2023b, and 2023c).

- Because there are no historical resources (as defined under Section 15064.5[a] of the CEQA Guidelines) that would be affected by the Project, and because there are no reasonably foreseeable Project activities that would occur later in time or that would be farther removed in distance that could indirectly affect historical resources, the API contains no geographic areas of indirect effect. Additionally, since the Project would not cause any direct or indirect effects to historical resources, there are no areas under consideration for cumulative effects. Therefore, the API is defined by, and coincident with, the area of direct physical effect as delineated in Figure 3.

Table 1 provides a list of the built environment resources associated with 5297 Scotts Valley Drive located within the API:

Table 1. Built Environment Resources Located within the Area of Potential Impacts

Map ID	Name/Use	Year Built	Architectural Style	Prior Evaluation Status
5297 Scotts Valley Drive				
A	Business Complex	1962	Ranch	Not Evaluated
B	Outbuilding	1962	Utilitarian	Not Evaluated

1.3 Project Personnel

This report, including research and property significance evaluations, was completed by Architectural Historians EJ Jones, MA; and Fallin Steffen, MPS. Dudek Archaeologist John Schlagheck, MA, RPA, conducted fieldwork and summarized the California Historical Resources Information System records search results. This report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Monte Kim, PhD. Resumes for all key personnel are provided in Appendix A.

1.4 Regulatory Setting

1.4.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineEJg, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1997). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing.

SOURCE: Bing Imagery 2021

DUDEK

0 20 40 Feet

FIGURE 3

Built Environment Area of Potential Impacts

Grace Way Well Project

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1.4.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineEJg, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code [PRC] Section 5020.1[j]). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to PRC Section 5024.1(c) (1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines "unique archaeological resource."
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC Section 21074(a) defines "tribal cultural resources."

- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (PRC Section 21084.1; 14 CCR 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (14 CCR 15064.5[b][1]; PRC Section 5020.1[q]). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b], and [c]).

PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2[a]; 14 CCR 15064.5[c][4]). However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC Sections 21074[c], 21083.2[h]), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

1.4.3 Local

Scotts Valley Historic Landmark Designation Criteria

Chapter 17 of the Scotts Valley Code of Ordinances addresses the City's approach to cultural and historic preservation. This chapter identifies important local, cultural, archaeological, and historic resources. The historic landmark designation criteria are quoted below (17.44.130):

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history in a distinctive or important way;
2. Identification as or association with a distinctive or important work or vestige:
    a. Of an architectural style with historic value, design or method of construction, or
    b. Of a notable architect, engineer, builder, artist or craftsman, or
    c. The totality of which comprises a distinctive or important work or vestige whose component parts may lack the same attributes, or
    d. That has yielded or is substantially likely to yield information of value about history or culture, or that provides for existing and future generations an example of the physical surroundings in which past generations lived and worked;
3. Exemplification or reflection of special elements or characteristics of local, regional, state or national cultural, social, economic, political, aesthetic, engineEJg or architectural history.

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2 Research and Field Methods

2.1 California Historical Resources Information Systems Records Search

To identify cultural resources potentially affected by the Project, Dudek defined a records search study area that included the Project area and a 0.25-mile radius for resources and cultural studies. On June 7, 2023, Charles Mikulik conducted a California Historical Resources Information System records search at the Northwest Information Center at Sonoma State University (NWIC File No. 22-1905). Additional sources consulted included the NRHP, California Inventory of Historical Resources/CRHR, and the OHP Archaeological Determinations of Eligibility.

2.1.1 Previously Conducted Cultural Resources Studies

Northwest Information Center results show there are four previously conducted cultural studies with coverage that intersects the Project area. The four relevant reports are discussed in Table 2. There are 18 additional studies with coverage beyond the Project area but within the 0.25-mile records search radius (Table 3).

Table 2. Previously Conducted Cultural Resources Studies

NWIC Report No.	Title of Study	Date	Author(s)
S-3913	Cultural Resource Inventory of the Scotts Valley Wastewater Project Service Area	1977	William Roop, Leo Barker, and Charlene Detlefs
S-3913a	Historical Synopsis and Site Inventory of Scotts Valley	1977	Leo Barker and Charlene Detlefs
S-8313	Cultural Resource Evaluation of the Scotts Valley Redevelopment Area in the City of Scotts Valley, County of Santa Cruz	1980	Robert Cartier, Charlene Detlefs, and Glory Laffey
S-20176	Cultural Resource Evaluation of the Scotts Valley Drive Reconstruction Project in the City of Scotts Valley, California, in Fulfillment of CEQA Requirements	1998	Robert Cartier

Note: NWIC = Northwest Information Center.

2.1.2 Previously Recorded Cultural Resources

There are no previously recorded cultural resources that intersect the Project area. There is one recorded resource outside the Project area but within the 0.25-mile study area radius (Table 3). The one resource is Highway 17, within the County (P-44-000402).

Table 3. Previously Recorded Cultural Resources

NWIC Primary Number	Trinomial	Name	Resource Type	Age	Attributes
Within 0.25 Miles of the Project Area					
P-44-000402	CA-SCR-330H	Highway 17 (Santa Cruz County)	Structure	Historic	HP37

Note: NWIC = Northwest Information Center.

P-10-000402 (CA-SCR-330H)

This resource, Highway 17 (P-10-000402), was recorded with a Department of Parks and Recreation (DPR) 523 Form by L. Leach-Palm with Far Western Anthropological Research Group Inc., and S. Mikesell with JRP Historical Consulting Services in 1999. Leach-Palm and Mikesell recorded the alignment of the roadway and associated resources but did not evaluate the resource. The P-number listed on the form (P-10-000402) is not listed in the OHP Built Environment Resources Database as of 2023.

2.2 Archival Research

California State Library

On June 13, 2023, Dudek Architectural Historian EJ Jones visited the California State Library to review literature, historical newspapers, and material related to the development of the City, SVWD, and the development of the API. These materials were essential in preparing Section 3, the Historical Overview, and Section 4, Results of Identification and Evaluation.

Online Archive of California

On June 15, 2023, Dudek Architectural Historian EJ Jones reviewed the Online Archive of California for information pertaining to the development of the City. These documents were essential in preparing Section 3, the Historical Overview.

Santa Cruz Public Libraries Local History Archive

On June 15, 2023, Dudek Architectural Historian EJ Jones reviewed the Santa Cruz Public Libraries Local History Archive for historical articles, newspapers, postcards and historical ephemera, and maps documenting the histories of Scotts Valley, SVWD, and the subject property. These documents informed Chapter 3: Historic Context and Chapter 4: Results of Identification and Evaluation Efforts.

Built Environment Resources Database

On June 19, 2023, Dudek Architectural Historian EJ Jones reviewed the Built Environment Resources Database available online through the OHP for any information regarding previous listings of the subject buildings or other resources within the Project area. No information pertaining to the API was found.

Scotts Valley Building Department

On June 21, 2023, Dudek Architectural Historian EJ Jones contacted the Scotts Valley Building Department and inquired whether the office was in possession of permits or building records for 5297 Scotts Valley Drive and/or APN 022-031-13. There were no permits available for the property.

Santa Cruz County Assessors

On June 30, 2023, Dudek Architectural Historian EJ Jones accessed the County Assessors online historical permits database and reviewed the file for 5297 Scotts Valley Drive (APN 022-031-13). The search did not return permits or building history and development information.

Historical Newspaper Review

In June 2023, Dudek Architectural Historian EJ Jones reviewed historical newspapers from the City and the County to understand the development of the subject property. These documents were essential in establishing a history of the API and were used in the preparation of this report.

Historical Topographic Map Review

In June 2023, Dudek Architectural Historian EJ Jones reviewed historical topographic maps from the National Environmental Title Research LLC (NETR) for the years 1961, 1969, 1975, 1980, 1986, 1995, 2002, 2012, 2015, 2018, and 2021. Jones also reviewed historical topographic maps available through the United State Geological Survey (USGS) for the years 1968, 1980, 1991, and 1998. Although the maps show the surrounding area in development as early as 1955, the subject property is not illustrated on any of the NETR or USGS maps.

Historical Aerial Photograph Review

In June 2023, Dudek Architectural Historian EJ Jones reviewed aerial photographs of the Project area available through NETR for the years 1953, 1956, 1968, 1982, 1991, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. The results of the historical topographic map review can be found in Table 4 (NETR 2023a).

Table 4. Historical Aerial Photograph Review

Year	5297 Scotts Valley Drive
1953	The API, an undeveloped field, is located on the west side of Scotts Valley Drive (contemporary name). The property, and the surrounding undeveloped area, is located south of the small community of Scotts Valley.
1956	The community of Scotts Valley has expanded southward, and a network of roads have been developed through the area. The API, which is still undeveloped, is now bound by Grace Way to the west, a small commercial property to the north, and a church to the south. Both sides of Scotts Valley Drive are under development with commercial lots.
1968	The API has been developed with the Business Complex (A), a rectangular building oriented roughly north-to-south, and the square Outbuilding (B). The parapeted main elevation of the Business Complex (east elevation) is visible. The west half of the property is dotted with mature trees. Commercial properties have been constructed to both the north and south of the API, creating small, rectangular parcels. The Santa Cruz Highway has been developed east of the API and suburban sprawl is stretching southward, towards the API, from Scotts Valley.

Table 4. Historical Aerial Photograph Review

Year	5297 Scotts Valley Drive
1982	The API appears to have gained its current configuration, as the Outbuilding and property's boarder fences are visible. The surrounding area has been heavily developed with suburban sprawl.
1991	There are no apparent changes to the API since the 1982 aerial photograph.
2005	There are no apparent changes to the API since the 1982 aerial photograph.
2009	Several mature trees have been removed from the west portion of the property, which is occupied by a grass field.
2010–2020	There are no apparent changes to the API since the 2009 aerial photograph.

2.3 Interested Party Correspondence

On July 6, 2023, Dudek Architectural Historians EJ Jones and Fallin Steffen sent an outreach letter and figure depicting the Project area to Debbie Muth, President of the Scotts Valley Historical Society. The letter provided a brief description of the proposed Project and requested information about historic and cultural components in or near the Project area. To date, no responses have been received. Copies of the interested party correspondence have been submitted in conjunction with this Project and all responses are located in Appendix B.

2.4 Field Survey

2.4.1 Methods

Built Environment Resources

During the surface reconnaissance for archaeological resources, John Schlagheck also completed a thorough photo documentation of the subject property. Dudek Architectural Historians EJ Jones, MA; and Fallin Steffen, MPS, conducted an in-depth review of the photo documentation in support of the property's historic significance evaluation. The photo documentation was adequate to show specific structural details and to contextualize the two extant built environment resources within the land surrounding the API. Jones and Steffen were able to view the character-defining features, spatial relationships, observed alterations, and historic landscape features via the photo documentation. All field notes, photographs, and records related to the current study are on file at Dudek's Santa Cruz office.

2.4.2 Results

Built Environment Resources

During the pedestrian survey for built environment resources, Dudek identified and recorded two buildings within the API, the Business Complex (A) and Outbuilding (B), that are over 45 years old and require an evaluation for historic significance. The significance evaluation (Section 4) provides a detailed physical description of each building and a historical significance evaluation under all applicable criteria. A full DPR 523 form set for the complex can be found in Appendix C.

3 Historical Overview

3.1 Historical Overview of Santa Cruz County

The following historic context addresses relevant themes concerning the history of the Project site. It begins with a discussion of the Spanish, Mexican, and early American periods, and a historical overview of the County before and after the development of the Scotts Valley area. The context concludes with a history of the property and subject property.

3.1.1 Spanish Period (1769–1821)

The earliest known European exploration of the Monterey Bay was a Spanish envoy mission led by Sebastián Vizcaíno in 1602. The purpose of the voyage was to survey the California coastline to locate feasible ports for shipping, and Vizcaíno had explicit instructions prohibiting the creation of settlements and interacting with local Native Americans. Finding the bay to be commodious, fertile, and extremely favorable for anchorage during eastward voyages from Manila to Acapulco, Vizcaíno named the Bay "Monterey" after the Conde de Monterey, the present Viceroy in Mexico (Chapman 1920: pp. 293–294; Hoover et al. 2002: pp. 225–226).

Despite being mapped as an advantageous berth for Spanish shipping efforts, the Monterey Bay area did not become the epicenter of Spanish settlement in Alta (upper) California until the second half of the eighteenth century. In an effort to prevent the establishment of English and Russian colonies in northern Alta California, Don Gaspar de Portolá, the Governor of Baja, embarked on a voyage in 1769 to establish military and religious control over the area. This overland expedition by Portolá marks the beginning of California's Historic period, occurring just after King Carlos III of Spain installed the Franciscan Order to direct religious colonization in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, Padre-Presidente Franciscan Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823, including Mission Santa Cruz (Hoover et al. 2002: p. 226; Lehmann 2000: p. 3; Koch 1973: p. 3).

During their quest to locate the Monterey Bay based on the 160-year-old accounts of Sebastián Vizcaíno, the Portolá expedition first reached the present-day territory of Santa Cruz on October 17, 1769. After mistakenly circumventing the Monterey Bay and reaching the San Francisco Bay, the expedition backtracked to San Diego. The following year, on May 31, 1770, a second expedition was organized by Portolá resulting in a successful location of the Monterey Bay. However, it would be an additional 21 years before the Franciscan order would establish Mission Santa Cruz in the area near the San Lorenzo River (Koch 1973: pp. 2–3; Hoover et al. 2002: pp. 447–448).

Father Fermín Lasuén, Corporal Luis Peralta, and five soldiers established Mission Santa Cruz on August 28, 1791, as the twelfth mission in the California Mission system. The Spanish padres converted local Native Americans to Catholicism largely against their will, after which they were known as neophytes. Neophytes were forced to build the mission church and auxiliary structures from local timber, limestone, and adobe, and to cultivate wheat, barley, beans, corn, and lentils for their captors. In 1792, neophytes were directed to excavate a ditch for the purposes of carrying water from Tres Ojos de Agua (Three Eyes of Water), a group of three creeks near the modern entrance to

the University of California, Santa Cruz campus, down to the Mission site. This ditch and the footpath beside it established the foundation for the future orientation of High Street in the City of Santa Cruz today and offered the Mission a distinct advantage in a geographic area that often experienced water shortages during the summer months (Hoover et al. 2002: p. 448; Lehmann 2000: pp. 3–4; SCWD 2023: p. 1).

From the start, Mission Santa Cruz was plagued by substantial issues. The forced conversion of the local native population by the Spanish padres resulted in repeated rebellions, violence, desertion, and pestilence at Mission Santa Cruz. In 1793, the neophyte population attacked the Mission guards and burned their station to the ground. In 1798, Padre Fernandez reported that 189 of the approximately 230 neophytes living on the Mission grounds had abandoned the Mission, causing the crops to fail and the livestock to be largely neglected. The Mission also experienced problems wrought by a nearby settlement known as Villa de Branciforte (Lehmann 2000: pp. 3–4).

In 1795, Spain established three self-governing Pueblos in Alta California that, unlike the Missions, would remain free from military and religious oversight. Villa de Branciforte was established in 1797 on the opposite bank of the San Lorenzo River from Mission Santa Cruz along the present-day alignment of both Branciforte Avenue and Branciforte Creek. The 40 settlers of Villa de Branciforte were not provided with the resources promised to build housing or cultivate the land and had to make do with crude dwellings of their own design. In 1803, there were 107 inhabitants, but because the population was made up of former soldiers, artisans, and criminals, they lacked the pertinent skill to farm and sustain themselves. Despite population growth in the initial years, the settlement was quickly deemed a failure by Spain (Lehmann 2000: pp. 4–5).

By 1817, the population of Villa de Branciforte had dwindled to 52 people. In 1818, fearing the attack of the French pirate Hippolyte de Bouchard, who had recently attacked the Monterey Presidio, the Mission padres fled from Mission Santa Cruz and placed the care of the complex with the remaining inhabitants of Villa de Branciforte. Instead of securing the Mission, the inhabitants of the Villa looted the valuable items from the complex while the padres were away, including furniture, doors, and flatware. Additionally, just under half of the 410 neophytes living at the Mission fled from the complex during the looting chaos and never returned (Lehmann 2000: pp. 4–5).

3.1.2 Mexican Period (1821–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, decreed California ports open to foreign merchants, and eliminated the system of Spanish nobility in California. Additionally, Mexico secularized Spanish missions and placed the mission land into a trust. While the intention was to distribute the land to local Native Americans, repeated bouts of smallpox and syphilis swept through the Native communities. In just 2 years (1837 to 1839) the local Native population dropped from 284 persons to only 71 persons, leaving very few eligible Native Americans to receive the land. Records indicate that overall, only 25 Native Americans held property in the Santa Cruz area between 1834 and 1849 (Koch 1973: p. 10; Lehmann 2000: pp. 4–5).

In addition to returning land to local Native American community members, over 150,000 acres of land in present-day Santa Cruz County were granted to Mexican citizens in an attempt to discourage foreign occupation. In 1841, Alta California Governor Juan Bautista Alvarado granted Rancho San Agustin, a 4,437-acre property that encompassed present-day Scotts Valley, to Juan Jose Crisostomo Majors (born Joseph L. Majors) (Hoover 2002: p. 455).

3.1.3 American Period (Post-1848)

In 1848, shortly after the discovery of gold in northern California, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, ushEJg California into its American period. As the Gold Rush picked up steam, a massive influx of gold seekers steadily flooded California's rural counties, including Santa Cruz County. Despite promises to honor Mexican-era land grants, the new state of California only recognized property ownership if the rancho owners could provide adequate documentation of their claim and its boundaries. Diseño maps, issued by the Mexican government to document rancho boundaries, were minimalistic and relied on natural, fluid, landmarks. Because of the United States' prerogative to open tracts of land to American settlement, the austere property certification issued by the Mexican government was often insufficient to prove ownership of the claim. Because proof of ownership was the financial and legal responsibility of the grant holder, lengthy court battles forced rancho owners to relinquish large portions, or all, of their properties (Lehmann 2000: p. 5; Koch 1973: p. 35; Starr 2007: p. 105).

By the early 1850s, Majors sold Rancho San Augustin to Hiram Daniel Scott. Scott, a native of Maine, relocated his large family, including his father, stepmother, and nine siblings, to the rancho. The name "Scotts Valley" was first used in reference to region in an 1852 Nevada Journal newspaper article (Nevada County, California). The family established a large residential farmstead (0.78 miles south of the API). As the gold fields dried up and new arrivals relocated to the County, insightful entrepreneurs saw the arrival of opportunity-seeking laborers as a means to harvest the abundant natural resources found throughout the area. The lumber, lime, cement, fishing, tanning, and leisure industries formed the economic foundation of the County (Laffey 1990; Nevada Journal 1852: p 1; Hoover 2002: p. 455; Lehmann 2000: p. 7).

In the central and southern areas of the County, early settlers took advantage of the fertile soil and temperate climate to establish large farms and dairies. Agricultural products, including grain and apples, were among the County's earliest and most successful industries. Interest in the beauty of the Monterey Bay drew visitors to the County as early as the 1860s, causing beach tourism to emerge as another major industry in the County. Tourism was also responsible for quickening the rate of development along the scenic coastal and foothill areas of the County. A rail line running from Gilroy to Santa Cruz by way of Watsonville was completed by 1876, followed shortly thereafter by a narrow-gauge line from Santa Cruz to Felton (3.4 miles west of the API). The completion of the railroads allowed for greater mobility to the area from the inland counties of California, by both residents and tourists alike. As the port altogether declined due to lack of use and the ease of transport by train, the natural beauty of the County presented savvy entrepreneurs with emerging opportunities (Lehmann 2000: pp.14, 25–26).

By 1893, Harper's Weekly acknowledged the County as a beach destination, promoting beachside institutions like the Neptune Baths built in 1884 by Captain C.F. Miller, and giving the coastal destinations like Camp Capitola the push needed to become national tourist destinations. The economic transition away from the early industries of the County towards tourism during this period helped to alleviate the strain placed on the forests in the north of the County, which had experienced widespread deforestation as a result of early logging and lime-production activities in that area. Few old-growth redwood specimens remained in the forests of the Santa Cruz Mountains, and as it became clear that these trees were capable of drawing crowds on their own, their conservation became a dual effort to both save the trees and simultaneously promote the County as a one-stop tourism destination. A tourist to the County could visit the ocean and the big trees in 1 day by taking the train (Lehmann 2000: p. 14).

As the County moved into the 1900s, agriculture and tourism continued to be the region's most prominent economic drivers. By the late 1950s, the population began to expand with aid from the establishment of Cabrillo College in 1959 and the University of California at Santa Cruz in the 1965. These higher education facilities brought both

students and jobs as the schools became major sources of community employment throughout the County. During the 1980s, a number of technology companies settled in the area due to its close proximity to Silicon Valley. Today, tourism, agriculture, manufacturing, and technology are the key industries that provide the economic base for County's 273,213 residents (U.S. Census Bureau 2019).

3.2 Historical Overview of Scotts Valley

The valley land around the Scott's farmstead, where they raised over 200 horses and cultivated grain, attracted industrious settlers. A French-Canadian trapper named Francisco Lajeunesse opened the County's first tannery (southeast of the API) in the valley in 1856. In the late 1850s, miners established sand (silica) and granite mining claims in the area and, shortly after, lumbermen flocked to the thickly wooded hills. As industrialists traveled to the valley, Scott saw an opportunity to profit from the region's growing industrial sector. In 1858, Scott, Charles McKiernan, and F.A. Hihn incorporated the Santa Cruz Turnpike Company and constructed a stagecoach road (near the general alignment of Scotts Valley Drive) from Santa Cruz, through Scotts Valley, over the summit of the Santa Cruz Mountains, and into Los Gatos. At first, one stagecoach ran per week, and the road was primarily used to transport commercial goods and freight. But as the region's tourism industry grew, additional stagecoaches were added to the line and an increased number of travelers visited Scotts Valley. As the area's beauty, rich agricultural land, and plentiful natural resources attracted settlers between the mid- and late nineteenth century, Scott's Valley was developed with dairies, farms, lumber operations, and sand and gravel quarries (Koch 1973: p. 34; Laffey 1990).

While many flocked to the area to exploit its natural resources, the redwoods and Santa Cruz Mountains also attracted nature seekers. In the 1880s, early settler D.M. Lock rented his second residence on Bean Creek to campers from nearby cities. By 1887, several resorts and campgrounds had opened along the creek. Scotts Valley also became home to religious retreats, and, by the turn of the century, several religious groups had established properties with conference grounds in the area. The original State Highway 17 (now Scotts Valley Drive), which ran between Santa Cruz and Santa Clara Valley, was constructed through the area in the 1920s along the route of the old stage road. The increased automobile traffic nurtured commercial and residential development and the rise of roadside attractions. In the mid-1920s, Edward N. Evers established Camp Evers at the intersection of Highway 17 and Mt. Hermon Road (approximately 1.3 miles from the Subject Property). Camp Evers consisted of a rest stop with a small store, gas pumps, a dance hall, and tents for guests to camp overnight. The Beverly Gardens opened in the early 1930s and featured a small collection of exotic birds and animals, a restaurant, and cabins. Additional roadside attractions established in Scotts Valley during the mid- to late twentieth century included Axel Erlandson's "The Tree Circus," which featured trees bent into unusual shapes (knots, hearts, zigzags) and life-sized painted dinosaurs. The largest attraction was the year-round "Santa's Village," a Christmas-themed amusement park. From the late nineteenth to mid-twentieth century, Scotts Valley's small economy depended on a variety of diverse businesses including agriculture, the lumber and mining industries, and the roadside entertainment and restaurants that lined Highway 17. In the late 1950s, the Santa Cruz Highway (modern State Route 17) was constructed east of the community, bypassing the town's commercial thoroughfare (Brown 2011: pp. 91, 171; Scotts Valley Chamber of Commerce 2023; Laffey 1990).

Although the pattern of community growth was altered by the construction of the Santa Cruz Highway, development continued into the 1960s as communities in the Santa Cruz Mountains modernized their water systems. Since their initial development, mountain towns had drawn their water from nearby springs and creeks via flumes which, when the County's population doubled between 1900 and 1940, became inadequate. Frequent droughts between 1912 and 1939 convinced San Lorenzo Valley leaders to form a water district to better control water and to serve the needs of valley residents. Although Scotts Valley refused to join the San Lorenzo Valley Water District when it was

established in 1941, they saw the need for their own district by the early 1960s. In 1961, SVWD was formed by a vote and merged multiple small water supply systems that pulled water from the Santa Margarita Groundwater Basin for domestic, commercial, and municipal purposes. In the mid-1960s, SVWD established a sewer system, tying it into a City of Santa Cruz treatment plant. The SVWD continued to expand and, as a result of drought, actively began to manage groundwater resources with the development of a water resources management plan (SLVWD 2023; Santa Cruz LAFCO 2021: p. 6; SVWD 2023; Brown 2011: pp. 185, 209–210, 241, 250)

Scotts Valley's commercial district, however, suffered from the construction of the Santa Cruz Highway, which impacted the town's financial wellbeing. In the early 1960s, Scotts Valley residents were further infuriated when the County's planning department approved plans for a mortuary and cemetery across from Santa's Village. In 1962, to prevent the cemetery's development, Scotts Valley community associations organized a campaign to undercut the County by incorporating as a city. In 1966, residents overwhelmingly approved of the plan. Despite their attempts to save Santa's Village and similar roadside attractions, the businesses could not survive after Santa Cruz Highway's construction. In addition to the amusement park, the Tree Circus (which had been renamed Lost World), Reed and Graham Concrete Plant, and Johnnies Produce Stand (a grocery) also closed. Although Scotts Valley's main thoroughfare was largely shuttered, real estate developers were attracted by the community's picturesque location between Santa Cruz and the Santa Clara Valley. In the late 1970s and 1980s, developers constructed residential subdivisions and transformed Scotts Valley into a bedroom community located between the City of Santa Cruz and Santa Clara County's urban centers. Technology companies, including Seagate Technology, Victor Technologies, and Netflix, found an early home in Scotts Valley. Between 1970 and 1990, Scotts Valley grew from having a population of just over 3,500 residents to over 8,600 people (Brown 20011: p. 171; Oppenheimer 2016; Biggest U.S. Cities 2023).

Between 2001 and 2004, many of the valley's newest employers—the technology firms—relocated to Silicon Valley and were replaced with businesses including Central Home Supply, Bay Photo Lab, Bell Helmet, and Zero Motorcycles. Scotts Valley has continued to grow steadily in the early twenty-first century and, in 2020, reached a population of over 12,200 residents. As of 2023, the valley's largest industries include healthcare services, manufacturing, and the technology sectors (Oppenheimer 2016; Biggest U.S. Cities 2023).

3.3 Development of 5297 Scotts Valley Drive

5297 Scotts Valley Drive (APN 022-031-13), which consists of the Business Complex (A) and an Outbuilding (B), was originally constructed in 1962. Archival research failed to indicate who designed, constructed, or originally owned the property, but historical newspaper sources suggest that a large number of occupants have conducted business at the property over time. The commercial Business Complex (A) opened with three individual suites addressed as 5297 Scotts Valley Drive, 5299 Scotts Valley Drive, and 5301 Scotts Valley Drive. The building's first occupants include Redmont Realty, which established an office at the property in 1962, and the Scotts Valley Property Owners Association, which opened their "Incorporation Campaign Office" at the property in 1963. Dr. Donald Earl Seapy (1931–2008) was the third tenant to move into a suite in the building when he established a medical clinic in the Business Complex (A). Seapy's practice was the first medical clinic to open in Scotts Valley (Santa Cruz Sentinel 1962: p. 19; Santa Cruz Sentinel 1963a: p.6; Santa Cruz Sentinel 1963b: p. 5; Santa Cruz Public Libraries 2023).

The Scotts Valley Incorporation Campaign Office likely closed after the City's successful incorporation in the mid-1960s. By 1968, Seapy had hired two additional practitioners and the needs of his clinic outgrew the single office suite. In 1969, Seapy did not renew the lease at 2957 Scotts Valley Drive and relocated his practice to 4663 Scotts

Valley Drive, where he established the (extant) Scotts Valley Medical Center. Photographer Norman Burns, owner of Scott's Valley Photography, assumed the suite's lease. Redmont Realty continued to operate from the property throughout the 1960s and 1970s (Santa Cruz Sentinel 1963b: p. 5; Santa Cruz Sentinel 1968: p. 4; Santa Cruz Public Libraries 2023; Santa Cruz Sentinel 1970: p. 2; Santa Cruz Sentinel 1976a: p. 31).

By 1976, David Ulric Stone and Iva Dell had purchased the property and obtained a building permit (alterations unknown). Shortly after the Stones' renovation, Burns's photography studio was replaced by "Scotts Valley 2 Way Shoppe," a communications equipment sales and services business. In 1978, Redmont Reality was rebranded as one of seven "Red Carpet Realty" offices but continued to conduct business from the property. The Stones gained a second building permit in 1978, also for unidentified alterations. By 1981, the Stones appear to have sold the property (APN 022-031-13) to the current owners, James Joseph and Rella S. Lee. In 1981, the Lees obtained a building permit (for unknown alterations). Within the same year, Attorney Judson T. Farley assumed a lease at the property and maintained occupancy for 8 years until, in 1989, he relinquished the suite to a new occupant, Coldwell Banker, Carl Connelly Realtors. The realty company maintained an office at the property until the early 2000s (Santa Cruz Sentinel 1976a: p. 47; 1976b: p. 11; 1978: p. 32; 1981a: p. 42; 1983: p. 25; 1996: p. 57; 1996: p. 57; 2004: p. 45).

Between 2000 and 2023, 5297 Scotts Valley Drive appears to have had a variety of tenants, including Transporter Auto Services, REES Construction, a contracting firm, and Bullseye Archery. The property continues to be owned by the Lee family; the sole tenant is the pet store Eloise and Annie (Google 2023; Parcel Quest 2023d).

3.3 Architectural Typology: One-Part Commercial Block

This building type originated in the mid-nineteenth century as an architectural staple across the rapidly expanding United States. One-part commercial block buildings were an affordable investment for developers building a speculative commercial district and easily satisfied the swelling demand for services. The one-block commercial block building type comprises a single-story structure with a flat roof that may be used as the cornerstone unit for a future larger, multistory structure. The utilitarian building type is typically located in urban and suburban settings, modestly ornamented, and has a primary elevation that faces the street (Longstreth 1987: p. 17; Kremer 2023).

Most wood-frame, one-part commercial blocks constructed during the nineteenth century were used as retail stores. One-part commercial blocks were also designed for banks, but these were generally of masonry construction and more embellished than their retail counterparts. Retail-oriented commercial block buildings evolved little in the twentieth century except for the inclusion of parapeted main elevations, which allow for affordable individualization, and large expansions of fixed glass windows on the main elevation. Grouped units became a ubiquitous feature along urban railroads, streetcar lines, and city roads (Longstreth 1987: p. 17; Kremer 2023).

By the 1920s, one-part commercial block buildings in suburban areas were designed with more ornamental flair, to be visually harmonious with their domestic surroundings. The popularization of automobiles and resulting traffic congestion also fostered the concept that low-density commercial development was preferable. The most pronounced transition occurred in the form of drive-in shopping centers, where most the building was set back from the street to provide spacious off-street parking. After World War II, emphasis was placed on the building's horizontal elements to accentuate a clean, uniform design. The one-story commercial block building style has evolved little since the mid-twentieth century (Longstreth 1987: p. 17; Kremer 2023).

Characteristics of one-story commercial block building properties include:

- Buildings one-story in height
- Emphasis on horizontal elements
- Large, fixed picture windows that face the street
- Sizable wall areas often used for advertising space and signage
- Mass-produced building materials

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4 Results of Identification and Evaluation Efforts

This section provides descriptions and evaluations of the property sited at 5297 Scotts Valley Drive (APN 022-031-13) under NRHP, CRHR, and Scotts Valley Historic Landmark Designation Criteria. No prehistoric resources have been identified (see Section 5.1, Management Recommendations). Two built environment resources have been identified on the property, the Business Complex (A) and Outbuilding (B). A physical description of each building and its development history is provided in the following. The complete DPR 523 form set for the complex is located in Appendix C.

4.1 5297 Scotts Valley Drive

4.1.1 Property Description

The subject property, addressed as 5297 Scotts Valley Drive (APN 022-031-13), is bound by Scotts Valley Drive to the east, commercial business complexes to the north and south, and Grace Way to the west. The 3.26-acre rectangular subject parcel was developed in c. 1962 with two buildings, the Business Complex (A) and Outbuilding (B). A paved, striped parking lot, which is accessed via a paved, street-front driveway at the northeast corner of the property, wraps around the west, north, and east elevations of the Business Complex (A). A short wood barrier and .16-acre grass field are located west of the building complex (Exhibits 1 and 2; ParcelQuest 2023a).

Exhibit 1. Main (east) elevation of the Business Complex (A), facing southeast (Image_1509).

Exhibit 2. View of the grass field, Outbuilding (B), and rear (west) elevation of the Business Complex (A) from the west boundary of the property. View looking east (Image_1498).

Business Complex (A)

The Business Complex (A) is a one-story 2,048-square-foot rectangular building constructed on a raised concrete foundation. The one-story commercial block-type building has a street-facing, full-length boxed parapet that obscures a flat roofline clad in rolled asphalt material. The main (east) elevation features three identical wooden half-lite doors that access different office suites. The window lites are divided into diamond patterns by wood muntin while the lower half of the door is ornamented with four decorative triangular panels. Four large, fixed, rectangular picture windows dominate the main (east) elevation and flank each entrance. A concrete walkway and low, brick veneer ornamental wall run the length of the main (east) elevation, which is sheltered by a pent roof supported with five uniform square posts. The Business Complex (A) features board-and-batten cladding (Exhibit 2).

The north and south elevations feature three symmetrical sliding windows in aluminum frames. The rear (west) elevation has two symmetrically placed doors including an original half-lite wood door (north corner) and a wood-composite panel door (south corner). The rear (west) elevation also features five asymmetrical sliding windows, with both aluminum and vinyl frames, and a projecting, boxy receptacle that is centrally located on the rear (west) elevation. The rear entrances are sheltered by a cantilevered roof (Exhibit 2).

Exhibit 3. The Business Complex's main (east) and north elevations with the wrap-around driveway. View facing southwest (Image_1508).

Outbuilding (B)

The wood-framed Outbuilding (B) has a square footprint constructed on a mud sill and raised concrete foundation. The Outbuilding's flat roof slopes slightly to the rear (west) so rainwater drains into an exterior gutter system. The roof, which is clad in rolled asphalt shingles, extends on the east, north, and west elevations to create pronounced cantilevered eaves with wood fascia boards. The building's single entrance, located on the main (east) elevation, consists of a wood-composite panel door. The Outbuilding is clad in vertical wood, T1-11 plywood boards (Exhibit 3).

Exhibit 4. The main (east) elevation and entrance to the Outbuilding, view facing east. (Image_1498).

Identified Alterations

The following alterations to the Business Complex (A) and Outbuilding (B) were observed during archival research and the pedestrian survey. Unless otherwise indicated, the dates of the alterations are unknown.

Business Complex (A)

- Various original aluminum-framed windows have been replaced with vinyl-framed windows.
- Metal security screen placed over window on the rear (west) elevation.
- Parking lot appears to have been repaved and striped.
- 1976: Unknown alterations were made (Santa Cruz Sentinel 1976a: p. 47).
- 1978: Unknown alterations were made (Santa Cruz Sentinel 1978: p. 32).
- 1981: Unknown alterations were made (Santa Cruz Sentinel 1981a: p. 42).

Outbuilding (B)

- The Outbuilding appears to have been reroofed.
- The Outbuilding's door appears to have been replaced.

4.1.2 National Register of Historic Places/California Register of Historical Resources Statement of Significance

The significance evaluation was prepared by Dudek architectural historians who meet the Secretary of the Interior's Professional Qualification Standards for architectural history. The complete DPR 523 form set for this property is located in Appendix C.

The property located at 5297 Scotts Valley Drive (APN 022-031-13) does not meet any criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A and CRHR Criterion 1, the API lacks any direct and/or important association with events or themes that have made a significant contribution to the broad patterns of local, state, or national history. The area's commercial sector began to develop in earnest when Highway 17 was constructed through the community in c. 1925. Restaurants, shops, and roadside attractions developed along the highway and, as new businesses were established, the economy grew. Growth ended in c. 1955 when the new Santa Cruz Highway (State Route 17) was constructed east of the town's business district. The Santa Cruz Highway's development significantly impacted Scotts Valley's commercial development along its former main thoroughfare, Scotts Valley Drive. The API, constructed in 1962, is a representation of Scotts Valley's continued commercial activity in the mid-twentieth century. As such, the property legally cited as 5297 Scotts Valley Drive is recommended as not eligible under NRHP/CRHR Criterion A/1.

Under NRHP Criterion B and CRHR Criterion 2, the API lacks a significant association with the productive life of any person important in local, state, or national history. Archival research does not indicate that either of the API's identified owners, David and Iva Stone or James and Rella Lee, have made significant contributions to the area, state, or nation's history. While archival research also failed to yield information on many of the tenants who occupied the property over time, one of the API's first tenants, Dr. Donald E. Seapy, appears to have been an important person within the context of Scotts Valley history. In 1963, Seapy established the community's first medical office on the subject property and operated the business from the site until 1969. Despite being a significant person in Scotts Valley's history, Seapy only conducted business from the API for a short time before he relocated to 4663 Scotts Valley Drive and established the Scotts Valley Medical Center, which is still in operation today. As such, the property is not known to be directly associated with the place where a person has conducted their important work and is not eligible under NRHP/CRHR Criterion B/2.

Under NRHP Criterion C and CRHR Criterion 3, the API lacks distinctive characteristics of a type, period, or method of construction, is unlikely to represent the work of a master, and does not possess high artistic value. Research

did not reveal the architect or builder of this property, but due to the utilitarian style of the building, it is unlikely that it would be associated with the work of a master architect. The utilitarian office-type building, which is composed of ubiquitous and prefabricated materials, is not emblematic of a type, period, or method of construction nor does it possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, there is no evidence to suggest that the property located at 5927 Scotts Valley Drive has the potential to yield information important to prehistory or history. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

4.1.3 City of Scotts Valley Historical Resources Statement of Significance

Under local designation rCiterion 1, the property lacks a significant association with persons, eras, or events that have contributed to Scotts Valley, California, or the nation's history in a distinctive way. The API was developed after Scotts Valley's initial period of economic growth, and archival research has failed to associate the property with any other theme significant to local, regional, or national history. Archival research indicates that a person of local historical importance, Dr. Donald E. Seapy, conducted his medical practice from the property for a number of years. In 1963, Seapy moved to Scotts Valley and opened the community's first medical center. Seapy grew his practice at the API and hired two new practitioners. By 1969, the needs of the clinic had outgrown the API and, to continue to meet the needs of the community, Seapy chose to relocate his practice. Seapy relocated to 4663 Scotts Valley Road and established the Scotts Valley Medical Center, which continues to serve the community today.

Under local designation Criterion 2, the API lacks an identifiable association with a distinctive work or important vestige. The buildings located at 5297 Scotts Valley Drive, the Business Complex (A) and Outbuilding (B), are of the ubiquitous one-story commercial block building type and is composed of utilitarian building materials. The API's architectural style lacks historical value, design, or a method of construction that suggests it may have been constructed by a notable architect, engineer, builder, artist, or craftsman. Archival research also failed to indicate that a master craftsman was involved with the development of the property. The API, which is not a distinctive work, has not yielded information of value about history or culture and is unlikely to provide future generations an example of the physical surroundings in which past generations have lived and worked.

Under local designation Criterion 3, the property located at 2957 Scotts Valley Drive does not exemplify or reflect special elements or characteristics of the community of Scotts Valley, the State of California, or the nation's cultural, social, economic, political, aesthetic, engineEJg, or architectural history. Archival evidence does not indicate that the subject property exemplifies characteristics of Scotts Valley's cultural or social heritage. The Business Complex (A) has been occupied by private enterprises since its development in c. 1962 and has never been used as a community gathEJg place or played a role in the City's social and cultural development.

Economically, the area's commercial sector developed in 1925 when Highway 17 was constructed through the community. Roadside and tourist attractions developed alongside the transportation network and thrived until the mid-1950s, when the Santa Cruz Highway was constructed east of the town's business district. The road's

establishment significantly impacted the town's economy and altered the characteristic tourist industry. 2957 Scotts Valley Drive, established in c. 1962, is not associated with the town's economic development and is representative of Scotts Valley's continued commercial activity in the mid-twentieth century. In 1963, the Scotts Valley Incorporation Campaign Office was established at the property. Although the organization played a role in the incorporation of Scotts Valley as a city, archival research does not indicate that the subject property played a role in the City's incorporation. It does not appear that the City's boundaries were drawn at the incorporation office and the vote occurred elsewhere. As such, 2957 Scotts Valley Drive does not reflect the political development of Scotts Valley.

The buildings located at 2957 Scotts Valley Drive lack distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. The utilitarian office-type building, which is composed of ubiquitous and prefabricated materials, is not emblematic of Scotts Valley's aesthetic, engineering, or architectural history. Consequently, the subject property is recommended as not eligible under local criterion 3.

4.1.4 Integrity Discussion

Because the buildings at 2957 Scotts Valley Drive lack sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, and the Scotts Valley local register, an integrity analysis was considered immaterial. The evaluations found that neither of the buildings possess historical significance, and therefore no analysis of their physical integrity is required.

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5 Conclusions

5.1 Summary of Findings and Management Recommendations

As a result of the archival research, field survey, and property significance evaluations completed for this Project, Dudek found that the property at 5297 Scotts Valley Drive is not eligible for listing in the NRHP, CRHR, or as a Scotts Valley Historic Landmark due to a lack of significance. As such, neither the Business Complex (A) nor Outbuilding (B) are considered historical resources under CEQA and they each have been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or Scotts Valley Historic Landmark Designation Criteria through survey evaluation). No additional management recommendations have been identified for the built environment resources.

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Appendix A
Qualifications

Erin Jones, MA

ARCHITECTURAL HISTORIAN

EJ (Erin) Jones (*E-Jay (AIR-in) JO-nes; They/Them*) is a cultural resource manager with 2 years' experience specializing in Washington, Oregon, and California. Jones is an expert researcher and is adept at context writing and the evaluation of historic properties. She has experience authoring California Environmental Quality Act (CEQA) compliance documents, National Historic Preservation Act (NHPA) Section 106 compliance reports, Historic Resource Evaluation Reports (HRERs), Cultural Resources Inventory and Evaluation Reports (CRIERs), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTRs), Historical Resources Inventory and Evaluation Reports (HRIERs), and Historic American Building Survey (HABS)–level documentation. Jones meets the Secretary of the Interior's Professional Qualification Standards for architectural history.

Education

California State University, Sacramento
MA, Public History with Distinguished Honors, Spring 2021

University of Oregon
BA, History and Political Science, Fall 2017

Dudek Project Experience

Education

Chapman University Specific Plan Update Project, Chapman University, Orange, California. Dudek was retained by Chapman University to complete an update to their Specific Plan. As part of this project, Dudek prepared a BEIER, performed an intensive-level survey for specific campus buildings over 45 years of age, conducted a records searches, and completed extensive archival research. Dudek also recorded and evaluated multiple campus buildings for historical significance in consideration of potential impacts to historical resources under CEQA. Surveyed five buildings on campus over 45 years of age, contributed to the technical report, and prepared DPR 523 series forms for multiple campus buildings. (2022)

CRIER for the Yuba College Buildings 1300 & 1500 Demolition Project, Yuba Community College District, Yuba County, California. Served as the architectural historian, main researcher, and coauthor of the CRIER for the Yuba College Building 1300 & 1500 Demolition Project. The Yuba Community College District retained Dudek to complete the report in support of the proposed demolition of the existing 1300 Collins Hall and 1500 Osuna Hall residential buildings on the Yuba College campus. The report included a California Historical Resources Information System (CHRIS) records search covering the Yuba College campus plus a 0.25-mile buffer; archival and building development research for the building located within the project site; evaluation of Buildings 1300 and 1500 for the NRHP, CRHR, CHL, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and California Public Resources Code (CPRC) Sections 5024 and 5024.5 for state-owned resources. (2021)

Master Plan, CSUMB, Seaside, California. Dudek was retained by California State University, Monterey Bay (CSUMB), to complete a BEIER in support of the proposed Master Plan. This study involved archival research, survey, recordation, and evaluation of 11 campus buildings more than 45 years old that are proposed for demolition/substantial alteration as part of the proposed "Near-Term Projects." Coauthored portions of the report, including the historic context statements and construction history, and associated DPR 523 forms set. (2021)

CRTR for the California State University, Fresno, Affordable Student Housing Project, Fresno, California. Served as an architectural historian and coauthor of the CRTR for the California State University, Fresno, Affordable Student Housing Project. The proposed Fresno Affordable Student Housing Project was limited to a 0.8-acre redevelopment area in the southcentral portion of the Fresno State campus. This study involved the review of CHRIS records; the development of archaeological and built environment study areas; a pedestrian survey of the project area by a qualified archeologist and a qualified architectural historian; building development research, archival research, and the development of an appropriate historic context for the project area; recordation and evaluation of the University Courtyard residential complex for NRHP, CRHR, CHL, and City of Fresno historic resource eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and CPRC Sections 5024, 5024.5, and 15064.5(a)(2)-(3). (2021)

Phase I HRTR, Building 7045, Devereux Gymnasium, West Campus, UCSB, Santa Barbara, California. Acted as an architectural historian, researcher, and coauthor of the HRTR for Phase I: Building 7045, Devereux Gymnasium on the west campus of the University of California, Santa Barbara (UCSB). Dudek was retained by UCSB and federally funded by the National Endowment for the Humanities, making it subject to federal review under Section 106 of the 1966 NHPA (16 USC 470f) and the regulations found at 36 CFR Part 800, and pursuant to the National Programmatic Agreement (NPA) among the National Endowment for the Arts (NEA), National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation (ACHP). The project is also subject to review under CEQA and CPRC Sections 5024 and 5024.5 for state-owned resources. The HRTR included a CHRIS records search of the proposed project area and a 1-mile radius; the identification of previously recorded historic properties in the vicinity of the project area; an intensive-level survey; archival and building development research; an evaluation of the building for the NRHP, CRHR, CHL, and Santa Barbara County local eligibility criteria and integrity requirements; and an assessment of effects to historic properties. (2021)

Development

Cultural Resources Assessment HRC Project Area Expansion, County of San Benito, California. Dudek was retained to complete an extended Phase I Cultural Resources Assessment for a 98-acre expansion to the Hollister Research Campus (HRC) Project area. The purpose of this report is to determine if the proposed project, located in the County of San Benito, California, would impact historical resources pursuant to CEQA. Dudek completed the initial phase I cultural resources assessment for the original 234-acre HRC Project in November 2021 and found no significant resources within the original HRC Project area. In this report, Dudek expands the assessment to the contiguous 98-acre parcel, located south of the original HRC Project area. This report is therefore supplemental to the November 2021 report and addresses only the 98 acres added to the original HRC Project area. Completed a historical significance evaluation of one residential/agricultural property located within the project area. (2022)

Built Environment Assessment of Buildings to be Demolished – WLC Project, City of Moreno Valley, Riverside County, California. Served as the architectural historian for the World Logistics Center (WLC) Specific Plan Project that was approved by the City of Moreno Valley in 2020. The overall project site is located on 2,610 acres in the Rancho Belago area at the eastern end of Moreno Valley, south of State Route (SR) 60, east of Redlands Boulevard, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area. As part of the approved project, a number of existing rural residential buildings (i.e., residences, barns, and utilitarian or ancillary agricultural structures) are proposed to be demolished prior to mass grading. Two parcels contain buildings that were formally evaluated under NRHP, CRHR, and other criteria to determine if the proposed demolition will impact resources considered significant. Evaluated the buildings to determine if they were historical resources and if the demolition of these buildings could result in a significant impact under applicable federal, state, and local regulations and policies. None of the buildings on these properties were found to be significant under any applicable criteria. (2022)

Fallin E. Steffen, MPS

ARCHITECTURAL HISTORIAN

Fallin Steffen (*FAL-in STEF-in; she/her*) is an Architectural Historian with 6 years' experience in historic preservation, architectural conservation, and cultural resource management in the Monterey Bay Area and Northern California. Ms. Steffen's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance- and intensive-level surveys, preparation of resource-appropriate and city-wide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Additionally, Ms. Steffen was appointed as a Commissioner to the Santa Cruz City Historic Preservation Commission assisting Santa Cruz City Staff with design review and conformance with the Secretary of the Interior Standards for proposed residential, commercial, and municipal projects involving historic properties. Ms. Steffen meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced with interdisciplinary projects spanning private and public development, transportation, and water infrastructure, and maintains experience forming educational sessions about the identification of and best practices for the preservation of historic resources.

Education

Tulane University,
New Orleans, LA
Masters of Preservation Studies, 2015

University of California,
Santa Cruz, CA
B.A. History of Art & Visual Culture, 2010

Dudek Project Experience

Education

Washington Middle School Multi-purpose Room project, Cloverdale, California. Served as architectural historian and co-author of the Historical Resources Evaluation Report for the Washington Middle School Multi-purpose Room Project to renovate and modernize the existing Washington Middle School Multi-purpose room on the Washington Middle School campus in Cloverdale, California. The Cloverdale Unified School District retained Dudek to complete the report in support of the proposed project. The report included the review of an existing CHRIS records search covering the campus; archival and building development research for the campus buildings located within the project site; evaluation of the Washington Middle School Campus for NRHP, CRHR, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA. Ms. Steffen's role in the preparation of the study included the required exterior survey of the Washington Middle School campus, extensive archival research, the co-authoring of the historic context covering the development of the campus overtime, and the preparation of a significance evaluation and accompanying DPR forms. (April 2021)

Yuba College Building 800 Modernization Project, Yuba County, California. Served as architectural historian and co-author of the Historical Resources Evaluation Report for the Yuba College Building 800 Modernization Project to renovate and modernize the existing 800 Life and Physical Science Building on the Yuba College campus. The Yuba Community College District retained Dudek to complete the report in support of the proposed project. The report included a CHRIS records search covering the Yuba College campus plus a 0.25-mile buffer; archival and

building development research for the building located within the project site; evaluation of Building 800 for the NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources. Ms. Steffen's role in the preparation of the study included the required exterior survey of Building 800, extensive archival research, the co-authoring of the historic context covering the development of the Yuba College campuses overtime, and the preparation of a significance evaluation and accompanying DPR forms. (February 2021)

University of California, Berkeley Clark Kerr Campus Beach Volleyball Complex and Partial Building 21 Demolition Project, Berkeley, California. The two-part, University of California, Berkeley Clark Kerr Campus Beach Volleyball Complex and Partial Building 21 Demolition Project incorporates both the conversion of the CKC recreational softball field into a recreational and Intercollegiate Athletic (IA) beach volleyball facility and the partial demolition of CKC Building 21 to meet obligations under the CKC neighborhood covenants limiting new campus development. The proposed project is located within the historic property boundary of the National Register of Historic Places (NRHP) District No. 82000962 State Asylum for the Deaf, Dumb, and Blind (also known as California Schools for the Deaf and Blind), listed in 1982. The cultural resources study included a records search of the proposed project site plus a 0.25-mile radius; a pedestrian survey of the project site; a review of relevant documentation pertaining to the district; and an assessment of impacts to historical resources in compliance with CEQA and PRC Sections 5024 and 5024.5 for state-owned resources. Ms. Steffen served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included the required exterior survey of the district, review of relevant documentation, and an assessment of impacts to historical resources. (April 2020–Present)

California State University (CSU), Fresno, Central Utility Plant Modernization Project, Fresno, California. The CSU Fresno Central Utility Plant Modernization Project is intended to renovate and modernize the existing Central Utility Plant. The cultural resources study included the review of a CHRIS records search completed by Dudek in 2018 covering the project area; the development of a Built Environment Study Area; archival and building development research for buildings located within the project site; evaluation of buildings for NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and PRC Sections 5024 and 5024.5 for state-owned resources. Ms. Steffen served as architectural historian and co-author of the cultural resources study and conducted the required exterior survey of campus buildings over 45 years of age scheduled for substantial alteration as part of the proposed project. (November 2020–Present)

CSU Chico, Master Plan EIR, Chico, California. The CSU Chico Master Plan is intended to update the most recent master planning document for CSU Chico from 2005 to promote student life experience. Additionally, the new master plan will provide for the CSU Chico College of Agriculture to provide leadership, basic and applied research opportunities, and a positive work environment for employees and students. The cultural resources study included a records search of the proposed project site plus a 0.5-mile radius; a pedestrian survey of the project site; archival and building development research for buildings located within the project site; evaluation of buildings for the NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and PRC Sections 5024 and 5024.5 for state-owned resources. Ms. Steffen served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (February 2020)

Monte Kim, Ph.D.

SENIOR ARCHITECTURAL HISTORIAN

Monte Kim (*he/him*) is a senior architectural historian and historic built environment resource specialist with over 20 years of professional experience in all phases of regulatory compliance under Section 106 and Section 110 of the National Historic Preservation Act (NHPA), Section 4(f) of the Department of Transportation Act, National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). He has experience in the inventory and evaluation of resources within the historic built environment, as well as the assessment of effects on historic properties and historical resources and has authored or co-authored nominations for the National Register of Historic Places (NRHP) and has overseen the documentation of historic properties in accordance with the standards required for the Historic American Building Survey (HABS), the Historic American Engineering Record (HAER), and the Historic American Landscape Survey (HALS). He has also developed and implemented resource-specific mitigation measures, treatment plans, protection plans, and interpretive plans for large, transportation-related projects, including the California High-Speed Rail Project. Additionally, he has experience consulting with State Historic Preservation Officers and developing programmatic agreements and memorandum of agreement documents for government agencies. Mr. Kim meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Education

University of California, Santa Barbara Ph.D., History, 2005

California State University, Sacramento MA, Public History, 1999

University of California, Santa Cruz BA, History, 1996

Professional Affiliations

California Preservation Foundation

Vernacular Architecture Forum

Transportation Research Board

Dudek Project Experience

The Riverview Development Project, Santa Clarita, Los Angeles County, California. Dudek architectural historians conducted the fieldwork and authored a Built Environment Inventory and Evaluation Report (BEIER) for the Riverview Development Project. The project proposed to construct a mixed-use development consisting of 318 single-family units and 69,692 square feet of commercial space on a 35.4-acre site that was used for a rodeo and auto race track. The BEIER found that none of the extant buildings and structures within the study area were eligible for the NRHP, the California Register of Historical Resources (CRHR), or local designation in the city of Santa Clarita. The property was also evaluated in accordance with 14 Cal. Code of Regulations (CCR) § 15064.5(a)(2-3) using the criteria outlined in Public Resource Code (PRC) § 5024.1 and determined that none of the resources in the study area were historical resources for the purposes of CEQA. Mr. Kim provided quality assurance/quality control for this project. (2023).

Vista Old Taylor Project, TTLC Management Inc., Vista, California. Dudek was retained by TTLC Management Inc. to prepare a Built Environment Inventory and Evaluation Report for a proposed residential development project. This work involved the recordation and evaluation of two single-family residential properties constructed in the 1940s and 1950s. Mr. Kim provided quality assurance/quality control for this report (2023).

Carson Gateway Specific Plan Built Environment Inventory and Evaluation Report, Carson, California. Dudek was retained to prepare a Built Environment Inventory and Evaluation Report for five buildings constructed int eh 1960s

as automobile service stations and sales lots in Carson, California for a proposed redevelopment. Mr. Kim provided quality assurance/quality control for this report (2023).

14940 Proctor Avenue Built Environment Inventory and Evaluation Report, City of Industry, California. Dudek was retained to prepare a Built Environment Inventory and Evaluation Report for a food processing and industrial manufacturing building constructed in 1962 in the City of Industry for a proposed redevelopment. Mr. Kim provided quality assurance/quality control for this report (2023).

Previous Project Experience

California High-Speed Rail Project Environmental Impact Report/Environmental Impact Statement (EIR/EIS). Mr. Kim served as a lead planner for the California High-Speed Rail Authority and was responsible for reviewing the cultural resources, parks and recreation, and Section 4(f) chapters for the EIR/EIS prepared for six of the eight regional sections of the California High-Speed Rail Project. Additionally, he reviewed the supporting cultural resources technical reports (inventory, evaluation, and finding of effect reports), built environment treatment plans, as well as contributed to the drafting of four memorandum of agreement documents between the California High-Speed Rail Authority, California State Historic Preservation Officer, and the Surface Transportation Board, provided technical guidance to the Authority's regional consultants, and engaged with the State Historic Preservation Officer to obtain concurrences under Section 106 and Section 4(f). (2015-2022)

Historic District Plan for the Old Sacramento Historic District, Sacramento, California. Mr. Kim authored a management plan for the historic district that included information on the predominant architectural styles that characterize the district during the period between 1849 and 1870, as well as a summary of the city's existing design standards applicable to the district and an outline for unifying the design review process (2015).

Elk Grove Citywide Historic Resources Survey and Evaluation Report, Elk Grove, California. Mr. Kim served as the lead architectural historian responsible for overseeing the inventory, historical research, and evaluations for this city-wide update of historic resources. Additionally, Mr. Kim authored an inventory and evaluation technical report for the survey and presented the findings to the Elk Grove Historic Preservation Committee (2015).

Better Market Street Project Historic Resources Evaluation Report, San Francisco, California. Mr. Kim coordinated with the San Francisco Planning Department as an architectural historian and co-author of a technical report that evaluated a two-mile segment of Market Street for potential listing in the National Register of Historic Places as a designated urban landscape associated with the work of noted landscape architect Lawrence Halprin and Modernist architects Mario Ciampi and John Carl Warnecke (2014).

Feather River CEQA/NEPA Compliance, Sutter Butte Flood Control Agency, Butte and Sutter Counties, California. The purpose of this project was to assist the Sutter Butte Flood Control Agency (SBFCA) through the Section 106 compliance and permitting process with ACOE to help facilitate construction improvements along a 40-mile segment of the Feather River Levee in Sutter and Butte Counties. As a project architectural historian, Mr. Kim assisted in the recordation, evaluation, and documentation of historic built environment resources located in the project APE in consultation with ACOE and SHPO in compliance with the Programmatic Agreement (PA) for this specific project. The survey work resulted in the identification of 99 historic-era resources within the APE, which required evaluation under NRHP Criteria. Of the resources inventoried, 17 resources were found to be eligible for the NRHP. Two of these resources are linear water conveyance/flood control structures; the Feather River Levee and the Sutter-Butte Canal. (2012–2015).

Appendix B

Interested Party Correspondence

From:	Erin Jones
To:	debbie.muth@sbcglobal.net
Cc:	Fallin Steffen
Subject:	Scotts Valley Water District Grace Way Well Project
Date:	Thursday, July 6, 2023 3:53:00 PM
Attachments:	Scotts Valley Historical Society_IPL.pdf

Hello Ms. Muth,

I am reaching out today on behalf of Dudek and the Scotts Valley Water District to provide you with some information about the 15045 Scotts Valley Water District Grace Way Well Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and Location Map for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

EJ
Erin Jones, MA (They/Them)
Architectural Historian
ejones@dudek.com
1810 13th Street, Sacramento, Ca 95811

DUDEK
725 FRONT STREET, SUITE 400
SANTA CRUZ, CALIFORNIA 95060
T 831.600.1400 F 831.600.1401

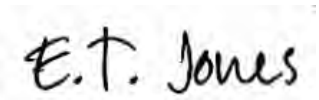
Debbie Muth, President
Scotts Valley Historical Society
1 Civic Center Drive
Scotts Valley, CA 95066

Subject: Scotts Valley Water District Grace Way Well Project

Dear Ms. Muth,

Dudek has been retained by The Scotts Valley Water District (SVWD) to complete a Built Environment Resources Inventory And Evaluation Report for the Scotts Valley Water District Grace Way Well Project (Proposed Project). The proposed Project is located within the City of Scotts Valley, which is situated in northern Santa Cruz County. The Project site encompasses one 0.33-acre parcel located at 5297 Scotts Valley Drive (Assessor's Parcel Number [APN] 022-031-13; Project site). The Project site is bounded by Grace Way to the northwest, Scotts Valley Drive to the southeast, and Service Commercial land uses to the northeast and southwest (see the enclosed Figure 1: Project Location). SVWD proposes to construct and operate one new groundwater extraction well on the SVWD-owned property comprising the Project site. The well would be 1,000 feet deep into the Lompico and Butano aquifers of the Santa Margarita Groundwater Basin. The primary purpose of the Project is to meet SVWD customer water demand. The Project would include demolishing the existing buildings on the Project site but retaining the existing asphalt parking lot and driveway. Proposed construction includes one groundwater well, a concrete block building for pump controls; utility connections for raw water, stormwater, sewer, and electrical service, and associated site improvements.

As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.
Sincerely,



Erin T. Jones
Architectural Historian, Dudek
916.247.7918 // ejones@dudek.com

Att.: *Figure 1, Project Location*
cc: *John Schlagheck, Catherine Wade, and Fallin Steffen, Dudek*

SOURCE: ESRI 2023, County of Santa Cruz 2022

DUDEK

0 250 500 Feet

FIGURE 1

Project Location

Grace Way Well Project

Appendix C
DPR 523 Form Set

State of California ◆ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial _____
NRHP Status Code 6Z

Other listings _____
Review Code Reviewer Date

 *Resource Name or #: (Assigned by recorder) 5297 Scotts Valley Drive
P1. Other Identifier: 5299 Scotts Valley Drive; 5301 Scotts Valley Drive

*P2.Location: ☐ Not for Publication ■ Unrestricted *a. County Santa Cruz
and P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Felton Quadrangle Date 2018 T 10S; R 1W; of Sec 18; Mount Diablo B.M.
c. Address 5297 Scotts Valley Drive City Scotts Valley Zip 95062
d. UTM: (Give more than one for large and/or linear resources) Zone: 10S; 587895.00 m E; 4101701.00 m N
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number (APN) 022-031-13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property, addressed as 5297 Scotts Valley Drive (APN 022-031-13), is bound by Scotts Valley Drive to the east, commercial business complexes to the north and south, and Grace Way to the west (Photograph 1). See Continuation Sheet

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building; HP4. Ancillary building
*P4.Resources Present: ■ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: Photograph 1. Overview of Main (east) elevation of the Business Complex (A), facing southeast (Dudek 2023).
*P6. Date Constructed/Age and Source: ■ Historic ☐Prehistoric ☐ Both 1962 (Santa Cruz Sentinel 1962: p. 19).

P5a. Photograph 1.

*P7. Owner and Address:
Clifford and Lise Bixler
91 County Estates Drive,
Santa Cruz, California 95062
*P8. Recorded by:
John Schlagheck, Dudek
725 Front Street, Ste. 400
Santa Cruz, California, 95060
*P9. Date Recorded: 7/7/2023.
*P10. Survey Type: (Describe)
Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources or enter "none.") Jones, E., and Steffen, F. 2023. Built Environment Inventory and Evaluation Report. Prepared for the Scotts Valley Water District. Scotts Valley, California: Dudek. July 2023.

*Attachments: ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 5297 Scotts Valley Drive *NRHP Status Code 6Z

B1. Historic Name: None.
B2. Common Name: None.
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: One-Block Commercial Building type
*B6. Construction History: (Construction date, alterations, and date of alterations)
5297 Scotts Valley Drive was developed in 1962 as a multi-suite commercial business (See Continuation Sheet)
*B7. Moved? ■ No ☐Yes ☐Unknown Date: N/A Original Location: N/A
*B8. Related Features: N/A
B9a. Architect Unknown b. Builder: Unknown
*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property, located at 5297 Scotts Valley Drive, does not meet any of the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR), either individually or as part of an existing or potential historic district. The property was evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code and found not to be a historical resource for the purposes of CEQA. (See Continuation Sheet)

B11. Additional Resource Attributes: None.
*B12. References: See Continuation Sheet
B13. Remarks: None
*B14. Evaluator: EJ (Erin) Jones, MA, Dudek
*Date of Evaluation: 7/26/2023

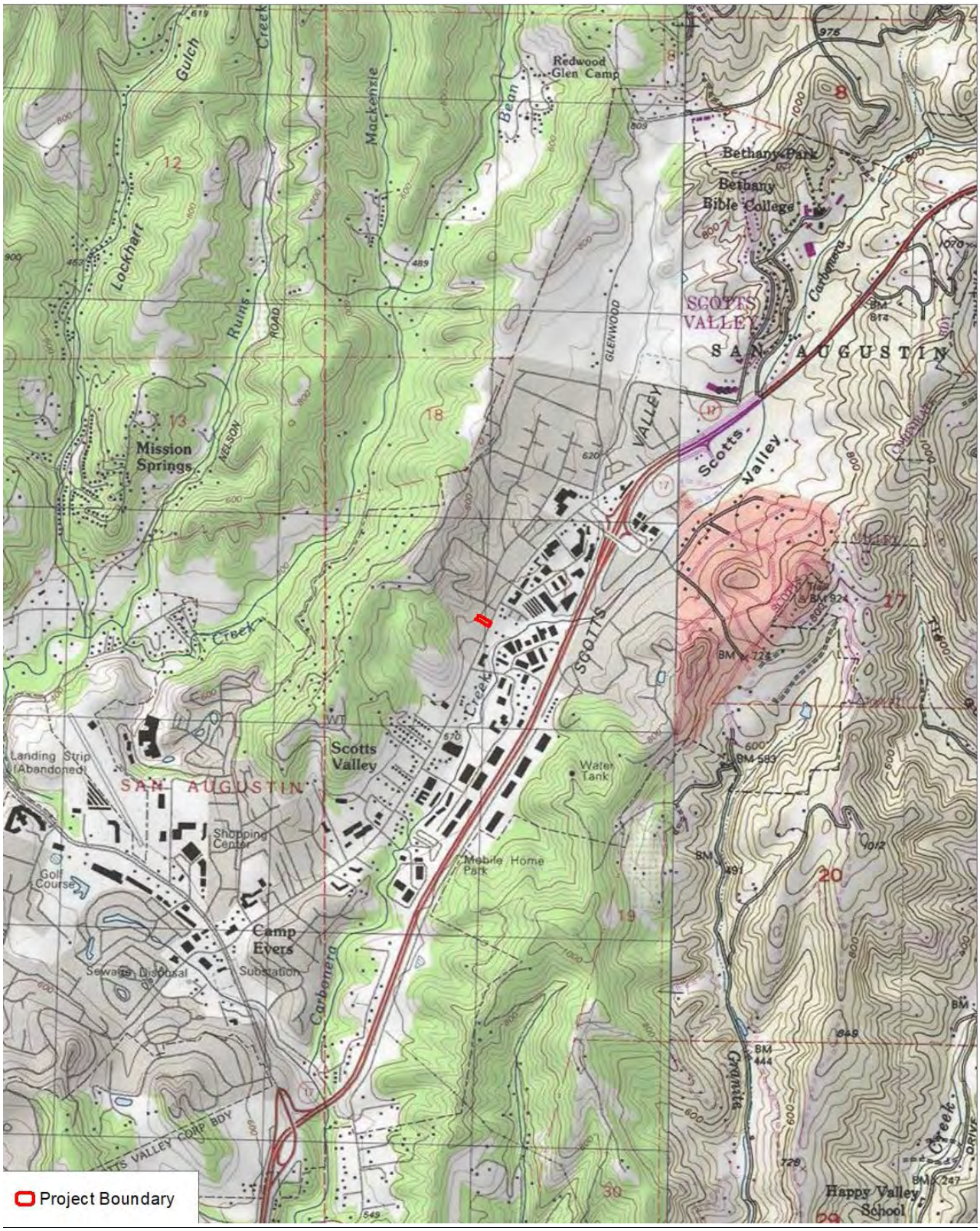
(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #_____
HRI # _____
Trinomial_____

 *Resource Name or # (Assigned by recorder) 5297 Scotts Valley Drive
*Map Name: Felton Quadrangle *Scale: 1:24,000 *Date of map: 2018



*P3a. Description (Continued):

The 3.26-acre rectangular subject parcel was developed in c. 1962 with two buildings, the Business Complex (A) and Outbuilding (B). A paved, striped parking lot, which is accessed via a paved, street-front driveway at the northeast corner of the property, wraps around the west, north, and east elevations of the Business Complex (A). A short wood barrier and .16-acre grass field are located west of the building complex (Photographs 1 and 2; Parcel Quest 2023a).

Photograph 2. View of the grass field, Outbuilding (B), and rear (west) elevation of the Business Complex (A) from the west boundary of the property. View looking east (Dudek 2023).

*P3a. Description (Continued):

Business Complex (A)

The Business Complex (A) is a one-story 2,048-square-foot rectangular building constructed on a raised concrete foundation. The one-story commercial block-type building has a street-facing, full-length boxed parapet that obscures a flat roofline clad in rolled asphalt material. The main (east) elevation features three identical wooden half-lite doors that access different office suites. The window lites are divided into diamond patterns by wood muntin while the lower half of the door is ornamented with four decorative triangular panels. Four large, fixed, rectangular picture windows dominate the main (east) elevation and flank each entrance. A concrete walkway and low, brick veneer ornamental wall run the length of the main (east) elevation, which is sheltered by a pent roof supported with five uniform square posts. The Business Complex (A) features board-and-batten cladding (Photograph 2).

The north and south elevations feature three symmetrical sliding windows in aluminum frames. The rear (west) elevation has two symmetrically placed doors including an original half-lite wood door (north corner) and a wood-composite panel door (south corner). The rear (west) elevation also features five asymmetrical sliding windows, with both aluminum and vinyl frames, and a projecting, boxy receptacle that is centrally located on the rear (west) elevation. The rear entrances are sheltered by a cantilevered roof (Photograph 2).

Alterations to the Business Complex (A) were observed during archival research and the pedestrian survey. At unknown times, various original aluminum-framed windows have been replaced with vinyl-framed windows, a metal security screen placed over window on the rear (west) elevation, and the parking lot appears to have been repaved and striped. In 1976, 1978, and 1981, unknown alterations were made (Santa Cruz Sentinel 1976a: p. 47; Santa Cruz Sentinel 1978: p. 32; Santa Cruz Sentinel 1981a: p. 42).

Photograph 3. The Business Complex's main (east) and north elevations with the wrap-around driveway. View facing southwest (Dudek 2023).

*P3a. Description (Continued):

Outbuilding (B)

The wood-framed Outbuilding (B) has a square footprint constructed on a mud sill and raised concrete foundation. The Outbuilding's flat roof slopes slightly to the rear (west) so rainwater drains into an exterior gutter system. The roof, which is clad in rolled asphalt shingles, extends on the east, north, and west elevations to create pronounced cantilevered eaves with wood fascia boards. The building's single entrance, located on the main (east) elevation, consists of a wood-composite panel door. The Outbuilding is clad in vertical wood, T1-11 plywood boards (Photograph 3).

The following alterations to Outbuilding (B) were observed during archival research and the pedestrian survey. At unknown times, the Outbuilding (B) appears to have been reroofed and door appears to have been replaced.

Photograph 4. The main (east) elevation and entrance to the Outbuilding, view facing east (Dudek 2023).

*B10. Significance (Continued):

Historic Context

The following historic context addresses relevant themes concerning the history of the Project site. It begins with a condensed discussion of the Spanish, Mexican, and early American periods, and a historical overview of the County before and after the development of the Scotts Valley area. The context concludes with a history of the property and subject property. For a complete historic context of present-day Santa Cruz County, the Spanish and Mexican periods, and the start of the American period, please review "The Scotts Valley Water District Grace Way Well Project, Scotts Valley, California" (Jones et al: p. 25-28).

Spanish Period (1769–1822), Mexican (1822-1848), American Period (1848-1900)

The earliest known European exploration of the Monterey Bay was a Spanish envoy mission led by Sebastián Vizcaíno in 1602. Despite being mapped as an advantageous berth for Spanish shipping efforts, the Monterey Bay area did not become the epicenter of Spanish settlement in Alta (upper) California until 1791. On August 28, 1791, Father Fermín Lasuén, Corporal Luis Peralta, and five soldiers established Mission Santa Cruz as the twelfth mission in the California Mission system (Chapman 1920: pp. 293–294; Hoover et al. 2002: pp. 225–226, 448; Lehmann 2000: pp. 3–4).

In the Mexican era, after New Spain (Mexico and the California territory) won independence from Spain in 1821, the Mexican legislative body in California over 150,000 acres of land in present-day Santa Cruz County were granted to Mexican citizens in an attempt to discourage foreign occupation. In 1841, Alta California Governor Juan Bautista Alvarado granted Rancho San Agustin, a 4,437-acre property that encompassed present-day Scotts Valley, to Juan Jose Crisostomo Majors (born Joseph L. Majors) (Hoover 2002: p. 455).

In 1848, shortly after the discovery of gold in northern California, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, ushering California into its American period. As the Gold Rush picked up steam, a massive influx of gold seekers steadily flooded California's rural counties, including Santa Cruz County. By the early 1850s, Majors sold Rancho San Augustin to Hiram Daniel Scott. Scott, a native of Maine, relocated his large family, including his father, stepmother, and nine siblings, to the rancho. The name "Scotts Valley" was first used in reference to region in an 1852 Nevada Journal newspaper article (Nevada County, California). The family established a large residential farmstead (0.78 miles south of the API). As the gold fields dried up and new arrivals relocated to the County, insightful entrepreneurs saw the arrival of opportunity-seeking laborers as a means to harvest the abundant natural resources found throughout the area. The lumber, lime, cement, fishing, tanning, and leisure industries formed the economic foundation of the County (Laffey 1990; Nevada Journal 1852: p 1; Hoover 2002: p. 455; Lehmann 2000: p. 7).

In the 1860s, the completion of the railroads allowed for greater mobility to the area from the inland counties of California, by both residents and tourists alike. As the port altogether declined due to lack of use and the ease of transport by train, the natural beauty of the County presented savvy entrepreneurs with emerging opportunities. By 1893, Harper's Weekly acknowledged the County as a beach destination, promoting beachside institutions like the Neptune Baths built in 1884 by Captain C.F. Miller, and giving the coastal destinations like Camp Capitola the push needed to become national tourist destinations. The economic transition away from the early industries of the County towards tourism during this period helped to alleviate the strain placed on the forests in the north of the County, which had experienced widespread deforestation as a result of early logging and lime-production activities in that area. Few old-growth redwood specimens remained in the forests of the Santa Cruz Mountains, and as it became clear that these

*B10. Significance (Continued):

trees were capable of drawing crowds on their own, their conservation became a dual effort to both save the trees and simultaneously promote the County as a one-stop tourism destination. A tourist to the County could visit the ocean and the big trees in 1 day by taking the train (Lehmann 2000: pp.14, 25–26).

Historical Overview of Scotts Valley

The valley land around the Scott's farmstead, where they raised over 200 horses and cultivated grain, attracted industrious settlers. A French-Canadian trapper named Francisco Lajeunesse opened the County's first tannery (southeast of the API) in the valley in 1856. In the late 1850s, miners established sand (silica) and granite mining claims in the area and, shortly after, lumbermen flocked to the thickly wooded hills. As industrialists traveled to the valley, Scott saw an opportunity to profit from the region's growing industrial sector. In 1858, Scott, Charles McKiernan, and F.A. Hihn incorporated the Santa Cruz Turnpike Company and constructed a stagecoach road (near the general alignment of Scotts Valley Drive) from Santa Cruz, through Scotts Valley, over the summit of the Santa Cruz Mountains, and into Los Gatos. At first, one stagecoach ran per week, and the road was primarily used to transport commercial goods and freight. But as the region's tourism industry grew, additional stagecoaches were added to the line and an increased number of travelers visited Scotts Valley. As the area's beauty, rich agricultural land, and plentiful natural resources attracted settlers between the mid- and late nineteenth century, Scott's Valley was developed with dairies, farms, lumber operations, and sand and gravel quarries (Koch 1973: p. 34; Laffey 1990).

While many flocked to the area to exploit its natural resources, the redwoods and Santa Cruz Mountains also attracted nature seekers. In the 1880s, early settler D.M. Lock rented his second residence on Bean Creek to campers from nearby cities. By 1887, several resorts and campgrounds had opened along the creek. Scotts Valley also became home to religious retreats, and, by the turn of the century, several religious groups had established properties with conference grounds in the area. The original State Highway 17 (now Scotts Valley Drive), which ran between Santa Cruz and Santa Clara Valley, was constructed through the area in the 1920s along the route of the old stage road. The increased automobile traffic nurtured commercial and residential development and the rise of roadside attractions. In the mid-1920s, Edward N. Evers established Camp Evers at the intersection of Highway 17 and Mt. Hermon Road (approximately 1.3 miles from the Subject Property). Camp Evers consisted of a rest stop with a small store, gas pumps, a dance hall, and tents for guests to camp overnight. The Beverly Gardens opened in the early 1930s and featured a small collection of exotic birds and animals, a restaurant, and cabins. Additional roadside attractions established in Scotts Valley during the mid- to late twentieth century included Axel Erlandson's "The Tree Circus," which featured trees bent into unusual shapes (knots, hearts, zigzags) and life-sized painted dinosaurs. The largest attraction was the year-round "Santa's Village," a Christmas-themed amusement park. From the late nineteenth to mid-twentieth century, Scotts Valley's small economy depended on a variety of diverse businesses including agriculture, the lumber and mining industries, and the roadside entertainment and restaurants that lined Highway 17. In the late 1950s, the Santa Cruz Highway (modern State Route 17) was constructed east of the community, bypassing the town's commercial thoroughfare (Brown 2011: pp. 91, 171; Scotts Valley Chamber of Commerce 2023; Laffey 1990).

Although the pattern of community growth was altered by the construction of the Santa Cruz Highway, development continued into the 1960s as communities in the Santa Cruz Mountains modernized their water systems. Since their initial development, mountain towns had drawn their water from nearby springs and creeks via flumes which, when the County's population doubled between 1900 and 1940, became inadequate. Frequent droughts between 1912 and 1939 convinced San Lorenzo Valley leaders to form a water district to better control water and to serve the needs of

*B10. Significance (Continued):

valley residents. Although Scotts Valley refused to join the San Lorenzo Valley Water District when it was established in 1941, they saw the need for their own district by the early 1960s. In 1961, SVWD was formed by a vote and merged multiple small water supply systems that pulled water from the Santa Margarita Groundwater Basin for domestic, commercial, and municipal purposes. In the mid-1960s, SVWD established a sewer system, tying it into a City of Santa Cruz treatment plant. The SVWD continued to expand and, as a result of drought, actively began to manage groundwater resources with the development of a water resources management plan (SLVWD 2023; Santa Cruz LAFCO 2021: p. 6; SVWD 2023; Brown 2011: pp. 185, 209–210, 241, 250)

Scotts Valley's commercial district, however, suffered from the construction of the Santa Cruz Highway, which impacted the town's financial wellbeing. In the early 1960s, Scotts Valley residents were further infuriated when the County's planning department approved plans for a mortuary and cemetery across from Santa's Village. In 1962, to prevent the cemetery's development, Scotts Valley community associations organized a campaign to undercut the County by incorporating as a city. In 1966, residents overwhelmingly approved of the plan. Despite their attempts to save Santa's Village and similar roadside attractions, the businesses could not survive after Santa Cruz Highway's construction. In addition to the amusement park, the Tree Circus (which had been renamed Lost World), Reed and Graham Concrete Plant, and Johnnies Produce Stand (a grocery) also closed. Although Scotts Valley's main thoroughfare was largely shuttered, real estate developers were attracted by the community's picturesque location between Santa Cruz and the Santa Clara Valley. In the late 1970s and 1980s, developers constructed residential subdivisions and transformed Scotts Valley into a bedroom community located between the City of Santa Cruz and Santa Clara County's urban centers. Technology companies, including Seagate Technology, Victor Technologies, and Netflix, found an early home in Scotts Valley. Between 1970 and 1990, Scotts Valley grew from having a population of just over 3,500 residents to over 8,600 people (Brown 20011: p. 171; Oppenheimer 2016; Biggest U.S. Cities 2023).

Between 2001 and 2004, many of the valley's newest employers—the technology firms—relocated to Silicon Valley and were replaced with businesses including Central Home Supply, Bay Photo Lab, Bell Helmet, and Zero Motorcycles. Scotts Valley has continued to grow steadily in the early twenty-first century and, in 2020, reached a population of over 12,200 residents. As of 2023, the valley's largest industries include healthcare services, manufacturing, and the technology sectors (Oppenheimer 2016; Biggest U.S. Cities 2023).

Development of 5297 Scotts Valley Drive

5297 Scotts Valley Drive (APN 022-031-13), which consists of the Business Complex (A) and an Outbuilding (B), was originally constructed in 1962. Archival research failed to indicate who designed, constructed, or originally owned the property, but historical newspaper sources suggest that a large number of occupants have conducted business at the property over time. The commercial Business Complex (A) opened with three individual suites addressed as 5297 Scotts Valley Drive, 5299 Scotts Valley Drive, and 5301 Scotts Valley Drive. The building's first occupants include Redmont Realty, which established an office at the property in 1962, and the Scotts Valley Property Owners Association, which opened their "Incorporation Campaign Office" at the property in 1963. Dr. Donald Earl Seapy (1931–2008) was the third tenant to move into a suite in the building when he established a medical clinic in the Business Complex (A). Seapy's practice was the first medical clinic to open in Scotts Valley (Santa Cruz Sentinel 1962: p. 19; Santa Cruz Sentinel 1963a: p.6; Santa Cruz Sentinel 1963b: p. 5; Santa Cruz Public Libraries 2023).

*B10. Significance (Continued):

The Scotts Valley Incorporation Campaign Office likely closed after the City's successful incorporation in the mid-1960s. By 1968, Seapy had hired two additional practitioners and the needs of his clinic outgrew the single office suite. In 1969, Seapy did not renew the lease at 2957 Scotts Valley Drive and relocated his practice to 4663 Scotts Valley Drive, where he established the (extant) Scotts Valley Medical Center. Photographer Norman Burns, owner of Scott's Valley Photography, assumed the suite's lease. Redmont Realty continued to operate from the property throughout the 1960s and 1970s (Santa Cruz Sentinel 1963b: p. 5; Santa Cruz Sentinel 1968: p. 4; Santa Cruz Public Libraries 2023; Santa Cruz Sentinel 1970: p. 2; Santa Cruz Sentinel 1976a: p. 31).

By 1976, David Ulric Stone and Iva Dell had purchased the property and obtained a building permit (alterations unknown). Shortly after the Stones' renovation, Burns's photography studio was replaced by "Scotts Valley 2 Way Shoppe," a communications equipment sales and services business. In 1978, Redmont Reality was rebranded as one of seven "Red Carpet Realty" offices but continued to conduct business from the property. The Stones gained a second building permit in 1978, also for unidentified alterations. By 1981, the Stones appear to have sold the property (APN 022-031-13) to the current owners, James Joseph and Rella S. Lee. In 1981, the Lees obtained a building permit (for unknown alterations). Within the same year, Attorney Judson T. Farley assumed a lease at the property and maintained occupancy for 8 years until, in 1989, he relinquished the suite to a new occupant, Coldwell Banker, Carl Connelly Realtors. The realty company maintained an office at the property until the early 2000s (Santa Cruz Sentinel 1976a: p. 47; 1976b: p. 11; 1978: p. 32; 1981a: p. 42; 1983: p. 25; 1996: p. 57; 1996: p. 57; 2004: p. 45).

Between 2000 and 2023, 5297 Scotts Valley Drive appears to have had a variety of tenants, including Transporter Auto Services, REES Construction, a contracting firm, and Bullseye Archery. The property continues to be owned by the Lee family; the sole tenant is the pet store Eloise and Annie (Google 2023; Parcel Quest 2023d).

Architectural Typology: One-Part Commercial Block

This building type originated in the mid-nineteenth century as an architectural staple across the rapidly expanding United States. One-part commercial block buildings were an affordable investment for developers building a speculative commercial district and easily satisfied the swelling demand for services. The one-block commercial block building type comprises a single-story structure with a flat roof that may be used as the cornerstone unit for a future larger, multistory structure. The utilitarian building type is typically located in urban and suburban settings, modestly ornamented, and has a primary elevation that faces the street (Longstreth 1987: p. 17; Kremer 2023).

Most wood-frame, one-part commercial blocks constructed during the nineteenth century were used as retail stores. One-part commercial blocks were also designed for banks, but these were generally of masonry construction and more embellished than their retail counterparts. Retail-oriented commercial block buildings evolved little in the twentieth century except for the inclusion of parapeted main elevations, which allow for affordable individualization, and large expansions of fixed glass windows on the main elevation. Grouped units became a ubiquitous feature along urban railroads, streetcar lines, and city roads (Longstreth 1987: p. 17; Kremer 2023).

By the 1920s, one-part commercial block buildings in suburban areas were designed with more ornamental flair, to be visually harmonious with their domestic surroundings. The popularization of automobiles and resulting traffic congestion also fostered the concept that low-density commercial development was preferable. The most pronounced

*B10. Significance (Continued):

transition occurred in the form of drive-in shopping centers, where most the building was set back from the street to provide spacious off-street parking. After World War II, emphasis was placed on the building's horizontal elements to accentuate a clean, uniform design. The one-story commercial block building style has evolved little since the mid-twentieth century (Longstreth 1987: p. 17; Kremer 2023).

Characteristics of one-story commercial block building properties include:

- Buildings one-story in height
- Emphasis on horizontal elements
- Large, fixed picture windows that face the street
- Sizable wall areas often used for advertising space and signage
- Mass-produced building materials

Significance Evaluation

National Register of Historic Places/California Register of Historical Resources Statement of Significance

The property located at 5297 Scotts Valley Drive (APN 022-031-13) does not meet any criteria for listing in the NRHP, CRHR, or City of Scotts Valley Register of Historic Places.

Under NRHP Criterion A and CRHR Criterion 1, the API lacks any direct and/or important association with events or themes that have made a significant contribution to the broad patterns of local, state, or national history. The area's commercial sector began to develop in earnest when Highway 17 was constructed through the community in c. 1925. Restaurants, shops, and roadside attractions developed along the highway and, as new businesses were established, the economy grew. Growth ended in c. 1955 when the new Santa Cruz Highway (State Route 17) was constructed east of the town's business district. The Santa Cruz Highway's development significantly impacted Scotts Valley's commercial development along its former main thoroughfare, Scotts Valley Drive. The API, constructed in 1962, is a representation of Scotts Valley's continued commercial activity in the mid-twentieth century. As such, the property legally cited as 5297 Scotts Valley Drive is recommended as not eligible under NRHP/CRHR Criterion A/1.

Under NRHP Criterion B and CRHR Criterion 2, the API lacks a significant association with the productive life of any person important in local, state, or national history. Archival research does not indicate that either of the API's identified owners, David and Iva Stone or James and Rella Lee, have made significant contributions to the area, state, or nation's history. While archival research also failed to yield information on many of the tenants who occupied the property over time, one of the API's first tenants, Dr. Donald E. Seapy, appears to have been an important person within the context of Scotts Valley history. In 1963, Seapy established the community's first medical office on the subject property and operated the business from the site until 1969. Despite being a significant person in Scotts Valley's history, Seapy only conducted business from the API for a short time before he relocated to 4663 Scotts Valley Drive and established the

Scotts Valley Medical Center, which is still in operation today. As such, the property is not known to be directly associated with the place where a person has conducted their important work and is not eligible under NRHP/CRHR Criterion B/2.

*B10. Significance (Continued):

Under NRHP Criterion C and CRHR Criterion 3, the API lacks distinctive characteristics of a type, period, or method of construction, is unlikely to represent the work of a master, and does not possess high artistic value. Research did not reveal the architect or builder of this property, but due to the utilitarian style of the building, it is unlikely that it would be associated with the work of a master architect. The utilitarian office-type building, which is composed of ubiquitous and prefabricated materials, is not emblematic of a type, period, or method of construction nor does it possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

There is no evidence to suggest that the property located at 5927 Scotts Valley Drive has the potential to yield information important to prehistory or history. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

City of Scotts Valley Historical Resources Statement of Significance

Under local designation criterion 1, the property lacks a significant association with persons, eras, or events that have contributed to Scotts Valley, California, or the nation's history in a distinctive way. The API was developed after Scotts Valley's initial period of economic growth, and archival research has failed to associate the property with any other theme significant to local, regional, or national history. Archival research indicates that a person of local historical importance, Dr. Donald E. Seapy, conducted his medical practice from the property for a number of years. In 1963, Seapy moved to Scotts Valley and opened the community's first medical center. Seapy grew his practice at the API and hired two new practitioners. By 1969, the needs of the clinic had outgrown the API and, to continue to meet the needs of the community, Seapy chose to relocate his practice. Seapy relocated to 4663 Scotts Valley Road and established the Scotts Valley Medical Center, which continues to serve the community today.

Under local designation criterion 2, the API lacks an identifiable association with a distinctive work or important vestige. The buildings located at 5297 Scotts Valley Drive, the Business Complex (A) and Outbuilding (B), are of the ubiquitous one-story commercial block building type and is composed of utilitarian building materials. The API's architectural style lacks historical value, design, or a method of construction that suggests it may have been constructed by a notable architect, engineer, builder, artist, or craftsman. Archival research also failed to indicate that a master craftsman was involved with the development of the property. The API, which is not a distinctive work, has not yielded information of value about history or culture and is unlikely to provide future generations an example of the physical surroundings in which past generations have lived and worked.

Under local designation criterion 3, the property located at 2957 Scotts Valley Drive does not exemplify or reflect special elements or characteristics of the community of Scotts Valley, the State of California, or the nation's cultural, social, economic, political, aesthetic, engineering, or architectural history. Archival evidence does not indicate that the subject property exemplifies characteristics of Scotts Valley's cultural or social heritage. The Business Complex (A) has been occupied by private enterprises since its development in c. 1962 and has never been used as a community gathering place or played a role in the City's social and cultural development.

Economically, the area's commercial sector developed in 1925 when Highway 17 was constructed through the community. Roadside and tourist attractions developed alongside the transportation network and thrived until the mid-1950s, when the Santa Cruz Highway was constructed east of the town's business district. The road's establishment significantly

*B10. Significance (Continued):

impacted the town's economy and altered the characteristic tourist industry. 2957 Scotts Valley Drive, established in c. 1962, is not associated with the town's economic development and is representative of Scotts Valley's continued commercial activity in the mid-twentieth century. In 1963, the Scotts Valley Incorporation Campaign Office was established at the property. Although the organization played a role in the incorporation of Scotts Valley as a city, archival research does not indicate that the subject property played a role in the City's incorporation. It does not appear that the City's boundaries were drawn at the incorporation office and the vote occurred elsewhere. As such, 2957 Scotts Valley Drive does not reflect the political development of Scotts Valley.

The buildings located at 2957 Scotts Valley Drive lack distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. The utilitarian office-type building, which is composed of ubiquitous and prefabricated materials, is not emblematic of Scotts Valley's aesthetic, engineering, or architectural history. Consequently, the subject property is recommended as not eligible under local criterion 3.

Integrity Evaluation

Because the buildings at 2957 Scotts Valley Drive lack sufficient significance to meet any of the criteria for listing in the NRHP, CRHR, and the Scotts Valley local register, an integrity analysis was considered immaterial. Since the evaluations found that neither of the buildings possess historical significance, and therefore no analysis of their physical integrity is required.

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