OPEN SPACE & CONSERVATION

The Scotts Valley **Open Space and Conservation Element** addresses the conservation and management of natural resources and open space areas. This includes the protection of sensitive plant and animal species, preservation and enhancement of Scotts Valley's creeks and watersheds, and balanced management of open space areas. It also includes measures to protect the City's cultural and historic resources and improve air quality and reduce greenhouse gas emissions.

OPEN SPACE & CONSERVATION ELEMENT

Introduction

California State law requires that a General Plan include both an Open Space and a Conservation Element. This General Plan combines these two elements into a single element that addresses the concerns and satisfies the legal requirements for both.

State-required topics that must be addressed in this element (where relevant) include conservation, development, and utilization of natural resources including forests, rivers and other waters, fisheries, plants and wildlife, minerals, and soils.

Federal and State regulations also require communities to address the production of greenhouse gas (GHG) emissions, air quality, and solid waste and to develop impact reduction strategies, all of which are addressed in this element.

Current Status

Recommended by Planning Commission to City Council – DATE

Accepted by City Council at Public Hearing – DATE

Background and Context

Six major categories of open space that are required to be addressed per State Law are listed below, followed by a description of existing conditions for each of the four categories applicable to Scotts Valley.

- Open Space for the Preservation of Natural Resources
- Open Space Used for the Managed Production of Resources
- Open Space for Outdoor Recreation and Scenic Resources
- Open Space for Public Health and Safety
- *Open Space in Support of the Mission of Military Installations*[1]
- *Open Space for the Protection of Native American Sacred Sites*[2]

Open Space for the Preservation of Natural Resources

Geology

The City of Scotts Valley is located in the south-central Santa Cruz Mountains, in the heart of the Central Coast ranges of California. This is a seismically active region that is influenced by numerous named and unnamed faults in the area. The City is underlain by bedrock of the Purisima Formation, which is comprised of sandstone, diatomaceous siltstone, and shale. As shown in Figure OSC-1: Liquefaction Susceptibility, portions of Scotts Valley have been mapped with a "moderate" and "high" liquefaction potential rating. Landslide hazards in the City are concentrated in the hillside areas in the nearby western and eastern boundaries of the City and include active (movement within the past 50 years), dormant (little movement within the past 50 years), and old (little movement within the past 100 years) landslides.

Several landslides have been mapped in the Planning Area and there are slopes which show evidence of past or potential landslide activity, as displayed in Figure OSC-2: Landslide Deposits.

While the City is not within any of Santa Cruz County's identified fault zone areas or 0.5-mile fault zone buffer areas, the City is within the seismically active Santa Cruz Mountains. Major

[1] There are no areas associated with military bases in Scotts Valley. Therefore, this category of open space is not applicable to Scotts Valley.

[2] There are no local tribal lands located in Scotts Valley. Therefore, this category of open space is not applicable to Scotts Valley. Protection measures related to the potential identification of Native America cultural sites are included in the Land Use Element of this General Plan.

named faults in the area include the Zayante Fault, San Andreas Fault, Butano Fault and Ben Lomond Fault. The Zayante Fault Zone is located approximately 1.5 miles north of the City of Scotts Valley, and is the closest major fault to the City. The Zayante Fault is tied into the San Andreas Fault system and is capable of producing earthquakes of magnitude 7.4 on the Richter scale. A relatively short fault (1.5 miles), the Bean Creek Fault is located along the lower portion of Bean Creek, but insufficient data exists to determine its activity.

Topography

Scotts Valley is typical of a mountain/alluvial environment. The alluvian valleys of Carbonera Creek and Camp Evers Creek form the historic and modern core of the urban area, which is bordered by mountains.

Open space areas include areas of extreme slopes and poor soils which are unable to support development. Outside of the relatively flat valley formed by Carbonera Creek and its tributaries, the Planning Area is characterized by the varying slopes of the Santa Cruz mountain ridges, foothills, and gulches. Slope steepness depends largely on the geology, elevation, and soils of an area.

As shown in Figure OSC-3: Slopes, most of the Scotts Valley uplands have steep hillsides, some of which are over 40% slope and are considered unsuitable for development. In these areas, existing access is poor. Safe, all-weather roads cannot be developed, soils may be unstable and/or highly erodible, and the slopes are often heavily wooded. In addition, steep slopes may require extensive cut and fill grading to establish buildable sites which can be prohibitively expensive.

Steep banks near the area's creeks are often evidence of the erosive force of floodwaters and may be hazardous. Limited areas of moderately steep slope (25%-40%) exist within the Planning Area and could be developed under certain circumstances, but some of them are surrounded by very steep areas and are inaccessible. Gentle slopes (0%-25%) are found on mountain ridges in the Granite Creek, Glenwood, and Carbonera Creek valley, lower Bean Creek Road, Whispering Pines, and La Cuesta Drive areas and in most of the Mount Hermon Road area. Most of these areas have experienced some degree of development. Gentle slopes which remain rural in character are located west of the City limits in the Bean Creek area.

Watersheds

As shown in Figure OSC-4: Watersheds, Scotts Valley lies entirely within the watershed of the San Lorenzo River, a major drainage basin of northern Santa Cruz County. Within the Planning Area, are parts of three watersheds of major creek tributaries to the San Lorenzo River, as well as, a small area which drains towards the river itself. The three creeks are Branciforte Creek, Bean Creek, and Carbonera Creek.

Most of the 7.4 square mile Carbonera Creek watershed is in the Scotts Valley Planning Area. Carbonera Creek is the major surface hydrological feature in the Planning Area. It generally runs northeast to southwest through the length of the City. Camp Evers tributary, about three quarters of a mile long, roughly parallels Mount Hermon Road, and the approximately one mile long west branch of Carbonera Creek drains the Glenwood Drive area. Less than 10% of the Branciforte Creek watershed lies in the Planning Area and approximately one third of the Bean Creek watershed forms the north portion of the Planning Area.

Groundwater

The Santa Margarita Groundwater Basin (SMGB)is a primary water supply source for Scotts Valley, San Lorenzo Valley, and Santa Cruz. It covers over 30 square miles in the Santa Cruz Mountains foothill, forming a triangular area that extends from Scotts Valley to the east, Boulder Creek to the northwest and Felton to the southwest.

The major water purveyors that directly rely on the supply from SMGB are Scotts Valley Water District (SVWD), San Lorenzo Valley Water District (SLVWD), and Mount Hermon Association (MHA). The SMGB is the sole supply source for 13 small water systems and over 1,100 private well users. In addition, the City of Santa Cruz derives a major portion of its supply from the San Lorenzo River watershed, that overlaps the basin.

The decline of groundwater levels in many parts of the basin occurred during 1985-2004, representing a loss in groundwater storage in SMGB by an estimated 28,000 acre-feet. The diminished groundwater storage reduced sustaining base flows to local streams that support fishery habitats. Due to the water use efficiency measures and other management efforts at local water agencies, the total extraction from the SMGB has decreased about 45% since 1997. Over the last 10 years, the demand and supply in the basin have been in balance.

SVWD has actively managed groundwater in the area since the early 1980s in an effort to increase water supply reliability and to protect local water supply sources. In 1983, SVWD instituted a Water Resources Management Plan to monitor and manage water resources, in 1994 the agency formally adopted a Groundwater Management Plan in accordance with AB3030, also known as the Groundwater Management Act under Water Code section 10750.

In 1995, SVWD, SLVWD, MHA, Lompico Water District (LCWD), City of Scotts Valley and County of Santa Cruz signed a Memorandum of Understanding forming the Santa Margarita Groundwater Basin Advisory Committee. The committee was actively involved in the cooperative groundwater management of the basin until its dissolution and substitution with Santa Margarita Groundwater Agency (SMGWA) in 2017.

The SMGWA is a Groundwater Sustainability Agency (GSA) that was formed as a Joint Powers Authority in June 2017. It has three member-agencies: SVWD, SLVWD and County of Santa Cruz and is governed by the Board of Directors comprised of two representatives from each member

agency, one representative from the City of Scotts Valley, the City of Santa Cruz, one from Mount Hermon Association and two private well owner representatives.

Additional information can be found in the Community Services & Facilities Element and on the following websites: www.svwd.org and www.smgwa.org.

Biological Resources

As shown in Figure OSC-5: Plant and Wildlife Habitat, there are three habitat communities in Scotts Valley: Riparian woodland, Ponderosa pine, and Zayante/Santa Cruz Sandhills. These habitats are discussed below, followed by a discussion of special-status plant and wildlife species and on-going habitat conservation plan efforts occurring in and around Scotts Valley.

Riparian Woodland Habitat

Riparian woodland is located along several area creeks, but regionally significant examples extend along Carbonero Creek between Disc Drive and Granite Creek Drive, and along Bean Creek between MacKenzie Creek and Mount Hermon Road. The riparian habitat relies on the year-round presence of fresh water and is often dominated by broadleaf deciduous trees such as box elder, sycamore, black cottonwood, big leaf maple, alder, and willow. The understory is lush, including poison oak, blackberry and an abundance of herbaceous growth and decaying vegetation. Wildlife use this habitat type extensively as a corridor for travel, breeding and feeding. Riparian habitats are rare and considered threatened throughout the state.

Ponderosa Pine Habitat

The Ponderosa pine habitat is a rare assemblage of vegetation limited to sandy, infertile Zayante soil formed over Santa Margarita sandstone. This habitat is located in the southwestern part of the Planning Area, on the slopes of Mount Hermon, and extends outside the Planning Area.

Due to its sandy soil, Ponderosa pine habitat drains very rapidly and does not retain enough water to support species such as redwood and Douglas fir which are common elsewhere. A substantial portion of the Ponderosa pine habitat in Santa Cruz County has been destroyed by development and quarrying activity.

Zayante/Santa Cruz Sandhills Habitat

As shown in Figure OSC-6: Santa Cruz Sandhills Habitat, the Santa Cruz sandhills are unique communities of plants and animals found only on outcrops of sandy soils derived from marine deposits in Santa Cruz County, central coastal California. They support diverse assemblages of plants that are uniquely adapted to the droughty, infertile soils, including four endemic plant species found nowhere else in the world. Also distinct, the sandhills fauna includes two endemic insects, isolated populations of two lizard species, and the last known population of the Santa Cruz kangaroo rat.

The endemic sandhills communities and species are naturally rare, due to their limited geographic range (Santa Cruz County) and narrow habitat specificity (inland sand outcrops). Habitat destruction due to sand quarrying, urban development, and agriculture has reduced and fragmented habitat. As a result, three sandhills plants (Santa Cruz wallflower, Ben Lomond spineflower, and Santa Cruz cypress) and two sandhills animals (Mount Hermon June beetle and Zayante band-winged grasshopper) have been listed as federally endangered. Several other endemic and locally unique plants and animals in the sandhills are also very rare and the two sandhills plant communities — maritime coast range ponderosa pine forest and northern maritime chaparral — are listed as sensitive communities in the California Natural Diversity Database. Ongoing habitat conversion, fragmentation, degradation, and genetic contamination threaten the persistence of these unique species and communities.

Plants and Animals

Several special-status invertebrate species are known from the Scotts Valley area, including Opler's longhorn moth (*Adela oplerella*), the Ohlone tiger beetle (*Cicindela ohlone*), Mount Hermon June beetle (*Polyphylla barbata*), and the Zayante band-winged grasshopper (*Trimerotropis infantilis*).

Raptors that may nest or forage in mixed conifer forest and grasslands in the project area include Cooper's hawk (Accipiter cooperii), sharp-shinned hawk (Accipiter striatus), red-shouldered hawk (Buteo lineatus), red-tailed hawk (Buteo jamaicensis), white-tailed kite (Elanus leucurus), American kestrel (Falco sparverius), and Northern harrier (Circus cyaneus). These species are protected under California Fish & Game Code Section 3503.5.

A number of special-status songbirds and passerines (relatively smaller perching birds) occur or have the potential to occur in the mixed conifer forest and grassland habitats and include, among others: loggerhead shrike (Lanius ludovicianus), Vaux's swift (Chaetura vauxi), and the purple martin (Progne subis).

A number of bat species are common to the Planning Area including the pallid bat *(Antrozous pallidus*), the Townsend's Pacific big-eared bat (*Corynorhinus townsendii townsendii), and the* Western mastiff bat (*Eumops perotis californicus*). The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) is often found on the steeper slopes in the mixed conifer vegetation where it builds nests at the base of large trees.

Conservation Areas

There are three designated conservation areas within the Planning Area that are managed to preserve their habitat and plant and animal species: the Santa Cruz Sandhills, Glenwood Preserve, and Polo Ranch.

Santa Cruz Sandhills

The *Sandhills Conservation and Management Plan: A Strategy for Preserving Native Biodiversity in the Santa Cruz Sandhills* (2004) provides a comprehensive strategy for the maintenance of native biodiversity in the Santa Cruz Sandhills.

Where Santa Cruz Sandhill habitat is located on private land, development is restricted according the guidelines as described in the *Interim-Programmatic Habitat Conservation Plan (IPHCP) for the Endangered Mount Hermon June Beetle and Ben Lomond Spineflower* (2011).

Within the City limits, these areas are located in three IPHCP "Project Units", namely the Scotts Valley East Unit (3.2 acres), Scotts Valley West Unit (109 acres) and the Whispering Pines Unit (242 acres within the City and 131 additional units in Santa Cruz County [373 acres total]). While these areas are largely built out, any new development is limited to small, residential projects and must adhere to the following requirements: (1) Require a County or City discretionary or building permit that involves ground disturbance; (2) Be residential in nature; (3) Be within 1 of 10 identified "Project Units;" (4) Be located within a parcel that is less than or equal to 1.5 acres; (5) involve no more than 15,000 square feet of development activity and associated ground disturbance on a single parcel; and (6) incorporate the minimization measures described in Section 5.2 of the IPHCP.

Glenwood Open Space Preserve

The 160-acre Glenwood Preserve is located on the east and west sides of Glenwood Drive. The Preserve was dedicated to the City of Scotts Valley as a condition of approval for the development of 49 single-family residences on Deerfield Drive.

The two federally listed species that occur in the Preserve are the primary focus of this Plan. The southeast corner of the Preserve is one of 15 currently known locations of the endangered Ohlone tiger beetle (*Cicindela ohlone*) (USFWS 2001, DFG 2002). The grassland in the Preserve also supports the endangered Scotts Valley spineflower (*Chorizanthe robusta var. hartwegii*) and is part of designated critical habitat for the species (USFWS 2002).

Several additional special status species are known to occur within the Preserve. The Opler's longhorn moth (*Adela oplerella*), a Federal Species of Concern, has been observed in the southeastern portion of the Preserve. Mount Diablo cottonweed (*Micropus amphibolus*), included on the California Native Society's ("CNPS") List 3, and Gray's clover (*Trifolium grayi*), considered a CNPS species of local concern, have both been observed in grassland throughout the Preserve.

The *Habitat Conservation Plan and Long-Term Management Plan for the Glenwood Preserve* (approved December 2017) describes the long-term management and monitoring of these species while providing very limited passive recreation use (trails).

Polo Ranch

Approved in August 2009, a 40-lot subdivision located at the former Santa's Village park site called "Polo Ranch" provides approximately 100 acres of open space lands. The open space includes:

- Natural areas that will remain undeveloped
- A fenced area for protected plant habitat (e.g., Scotts Valley Spineflower) not open to the public
- A private tot-lot park, open to the public
- Trails that start at a tot-lot park and lead to an earthen path near the southern end of the property.

The homeowner association owns the open space. A land trust is the easement holder for the fenced protected habitat, which is managed by an open space manager.

Open Space Used for the Managed Production of Resources

Forest lands/timberland production lands, mineral deposits and subsurface aquifers are natural resources of significance located within the Planning Area. Additionally, water quality and conservation concerns are directly related to open space areas of the City and Planning Area.

Forest Lands

There are no parcels designated for timberland production with the City limits. However, within the Planning Area, two parcels are designated by County of Santa Cruz zoning for potential timberland production (APNs: 056-281-03 and 056-281-12), east of State Highway 17 and south of Lodato Park. These two parcels have County General Plan land use designations of Rural Mountain (R-M) and Rural Residential (R-R), both residential designations.

Mineral Deposits

The “Surface Mining and Reclamation Act” of 1975 required the State geologist to designate mineral resources of regional or statewide significance. The Act also required cities to include the designations in their General Plans, if applicable. There are no identified mineral resource zones with the City limits; however, an area of significant mineral depositions has been identified outside the City limits, within the southwest portion of the Planning Area. Known as the Hanson or Kaiser Quarry, Santa Margarita Sandstone was extracted to produce sand for construction. The 200 acres quarry ceased operation in 2003. All former mineral processing facilities have been removed and disturbed areas have been reclaimed as open space with a native species vegetation similar to naturally occurring habitats in the surrounding area. As such, no mineral extraction activities presently occur within the City limits or Planning Area.

Flood Prone Areas

As shown in Figure OSC-7: Flood Hazards, flood prone areas along Carbonera Creek have been identified on the Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEMA). The primary areas are Zone A, where floods are predicted to occur once every 100 years, and Zone B, where floods are predicted to occur every 100 to 500 years. Development in Zone A must be constructed outside or above the 100-year flood zone. Although the flood area is not designated open space on the City's Land Use Map, the area remains open space for drainage and riparian corridor protection (SVGP, 1994).

Water Quality

Scotts Valley and the Planning Area derive potable water entirely from local aquifers. The Planning Area is underlain by several geologic formations which form a groundwater basin. Groundwater recharge is a vital component of natural resource protection. The Santa Margarita Sandstone, the shallowest aquifer unit in the Scotts Valley area, has the highest recharge capability of the several geological formations underlying the Planning Area.

Urban runoff is a major factor that can impact water quality in urbanized communities like Scotts Valley. When stormwater flows over impervious surfaces, it can carry non-point source pollutants like oil, grease, solvents, and petroleum products from roadways and parking lots into creeks and other water bodies into which the stormwater is eventually discharged.

In 2009, the City prepared and approved a Storm Water Management Plan that describes best management practices and adopted a Stormwater and Urban Runoff Pollution Control Ordinance (Ordinance No. 184) which establishes regulations regarding the protection of water quality.

Open Space for Outdoor Recreation and Scenic Resources

Open space conservation is important to conserve scenic, cultural, and historic resources.

Recreational Resources

A discussion regarding City and regional parks and recreational programs can be found in the Community Services and Facilities element.

There are several major physical characteristics of the Scotts Valley community which affect the provision of open space and recreation areas. These include the steep wooded hills which surround and enclose the valley floor, Carbonero Creek and its tributaries which flow the length of the community, and State Highway 17, which bisects the community.

The surrounding hills, creeks and associated tributaries form the foundation of natural resources in the Planning Area. They function as essential elements of the environmental system and are major visual resources for the community. The hills play an important role in the identity of the community, providing visual diversity, as well as a unifying form for an

otherwise random urban pattern. Access to the hills is limited and poorly defined and is generally not available for development due to steep slopes.

Lack of access and development within the riparian corridor limit recreational use of Carbonero Creek unless provisions for trail easements and access can be made. The creek and its tributaries do not function as a significant recreational resource.

State Highway 17 is a constraint to open space and recreational development within the community. It forms a physical and visual barrier between the east and west parts of the community.

Glenwood Open Space Preserve

One of the most significant publicly-accessible open space recreation areas in the City is the Glenwood Preserve. This 166-acre property located north of Siltanen Community Park is owned by the City of Scotts Valley, and the Land Trust of Santa Cruz County holds a Conservation Easement. This preserve consists of grasslands, riparian forests and wetlands, and is home to several rare species including the Ohlone tiger beetle and the Scotts Valley spineflower. In December 2017, the Scotts Valley City Council approved the Land Trust's management plan for the preserve, which will enable the construction of trails outside of sensitive areas.

Scenic Resources

Areas of the City and Planning Area offering scenic value are significant open space features. The generally flat valleys along Carbonera Creek, its west branch tributaries, and the Camp Evers tributary form a pocket in the Santa Cruz mountains within which most of the local urbanization has occurred. Hillsides immediately adjacent to these valleys have offered spectacular views for residential development in areas including: Tabor Drive, Montevalle, Granite Creek, Navarra Drive and Whispering Pines. Forested ridgetops, which have remained largely undeveloped and have not been logged, are an attractive focal point for many scenic views. State Highway 17, which climbs from Santa Cruz on the south into the valley, offers outstanding vistas of the area. Scenic winding roads through steep redwood forested canyons border the Planning Area on Granite Creek Road, Vine Hill Road, and Bean Creek Road.

Figure OSC-8: Viewsheds and Scenic Corridors identifies prominent forested ridges, scenic road corridors along a portion of Highway 17 and several redwood canyon riparian areas, and vistas (largely from higher vantage points toward the ridges, or toward the broad sweep of the valley below). Prominent ridges parallel State Highway 17 on the east and Scotts Valley Drive on the west, surround the City limits north and west on Glenwood Drive, and follow the Bean Creek/Zayante divide in the southwest part of the City. While the mapped road corridors largely remain scenic because of dense vegetation or absence of development, the areas visible from Highway 17, Scotts Valley Drive, and Mount Hermon Road should all be considered important. These latter areas are visually accessible to nearly everyone in the Planning Area

and therefore make up much of Scotts Valley's visual image. In the City's Planning Area, Highway 17, Graham Hill Road, and Mount Hermon Road are designated by the County as scenic and worthy of viewshed protection.

Cultural Resources

The City Hall, site located on Civic Center Drive, exemplifies the City's rich cultural heritage, as it contains both the historic Scott House and a 10,000-year-old archaeological deposit. Archaeological sites, dating from prerecorded history, are known to exist based on survey records of the regional site survey at Sonoma State University, from a ground reconnaissance of 95% of the City done in 1977 for the City's wastewater facilities plan and reports which have been prepared since this time though the environmental review process for proposed projects.

As illustrated in Figure OSC-9: Cultural Resource Areas, there are two zones of primary concern, the high and moderate sensitivity zones. The low sensitivity zones are generally found in the upland portions of the Planning Area away from fresh water sources, while the high and moderate zones are found in the more level areas which historically provided better access to fresh water sources. Because the Planning Area is rich in archaeological resources, most of it is defined as being of high to moderate archaeological sensitivity. To protect undisturbed site from vandalism, precise locations remain confidential except to professionals and property owners.

Historic Resources

In March 1987, the City adopted a Historic Landmark Preservation Ordinance. The purpose of the ordinance is to protect, enhance, perpetuate uses, improvements, buildings, and other structures of historic, architectural, artistic, cultural, engineering, aesthetic, political, social, and other significance, located within the City limits. The ordinance also established the Cultural Resource Preservation Commission whose function is to establish criteria, review, and comment on historical significance on all activity within the City. One of the duties of the Commission is to maintain a local register of historic properties.

In 1990, the City, in cooperation of the Scotts Valley Historical Society (SVHS), completed a survey of all potential historic structures within the City limits. The purpose of the study was to provide the City with specific information to identify which buildings and/or properties may be historically significant. The survey identified two historic structures; the Scott House (described below) and the Polo Barn, which, due to its deteriorating condition, was demolished in June 2014.

Scott House

Built in 1853 by Hiram D. Scott, the Valley's namesake, this Greek revival farmhouse was originally located along Scotts Valley Drive east of its present location at the Scotts Valley Civic Center. The Scott house was originally a very symmetrical, New England style, Greek Revival house with an attached ell. Being from Maine, Scott constructed a home that had the comfort

and conveniences of the wooden structures of his New England homeland. The mortice and tenon style of construction used in the house was abandoned in the East coast in 1840. The corner pilasters and open pedimented gable exemplify typical Greek Revival details. Native California redwood is the dominant wood used in the house's construction. Mr. Scott may have borrowed the floor plan and detailing from the popular builder's guide and house pattern books of the day. The original house consisted of a parlor, parlor bedroom, second bedroom, dining room, kitchen, and attic.

The Scott House was moved in 1936 from its location along the old Santa Cruz County Road, near where MacDorsa Drive is today, to its present site west one hundred yards up the hill. The widening of the Santa Cruz-Los Gatos highway, later called California Highway 17 and now Scotts Valley Drive, necessitated this move.

Owned by the City of Scotts Valley, the house is on the National Register of Historic Places, being an example of early 1850's architecture and its association with the Scott family.

Additional information regarding the history of Scotts Valley and the historic structures survey can be found at http://history.scottsvalleychamber.com/index.html

Open Space for Public Health and Safety

The conservation of open space areas within the context of public health and safety includes air quality, climate change, and the reduction of greenhouse gas (GHG) emissions.

Air Quality

The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

Air in Scotts Valley is typically maritime in origin, as it moves over the land from the Pacific Ocean. Summers are warm and dry, while winters are mild and experience periods of rains. The northwesterly winds vary during the day, increasing throughout the hours of daylight. Subsidence inversions, which occurs during the summer and autumn under the influence of the North Pacific summertime high pressure area, can cause air pollutants to become trapped due to decreased vertical movement and poor ventilation. Wintertime inversions, which are shallower and occur with nighttime cooling, may also tend to trap some pollutants, as well as create dense surface fog. However, midday heating usually initiates vertical air currents and improves air quality. In addition, stead winds throughout the year provide generally good horizontal ventilation.

The Monterey Bay Air Resources District (MBARD) has the primary responsibility for ensuring that all state and federal ambient air quality standards are achieved and maintained within the basin. The MBARD responsibility with the California Air Resources Board (CARB) for ensuring that State and national ambient air quality standards are met within Santa Cruz County and the NCCAB. State law assigns local air districts the primary responsibility for controlling air pollution from stationary sources (i.e., non-moving, fixed-site sources, such as industrial facilities), while the CARB controls mobile sources (e.g. cars and construction equipment). The MBARD is responsible for regulating air pollution, permitting and inspecting stationary sources, monitoring air quality, and air quality planning activities.

The NCCAB is considered in attainment for most air pollutants, which means that the basin meets most state and national standards. However, the NCCAB is in non-attainment for ozone (O_3) and course particulate matter (PM_{10}). Vehicles are a significant source of these pollutants, both directly by combustion and indirectly by the interaction of combustion byproducts with one another with ultraviolet (UV) light.

Sensitive receptors include those segments of the population that are most susceptible to poor air quality, such as children, seniors, athletes and people with cardiovascular and chronic respiratory diseases, as well as sensitive land uses, such as schools, parks, and residential communities. Air quality problems intensify when sources of air pollutants and sensitive receptors are located near one another. Since schools, parks, and residential areas are located throughout the City, the consideration of sensitive receptors is an important aspect of the General Plan.

Additional information can be found at: www.mbard.org.

Climate Change and Greenhouse Gas Reduction

Climate change affects all communities in California, particularly regarding water supply, flooding, air pollution, heat waves, and sea level rise. Unless adequately anticipated and mitigated, the effects of climate change would impact Scotts Valley's economy, public safety, and overall quality of life.

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Gases that absorb and re-emit infrared radiation in the atmosphere are called GHGs. GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO_2), methane (CH_4), nitrous oxides (N_2O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6) (CEQA Guidelines § 15364.5). Water vapor is excluded from the list of GHGs because it is

short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. GHGs have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to climate change. Climate change is by definition a cumulative impact, because it occurs worldwide. Although emissions of one single project do not cause climate change, GHG emissions from multiple projects (past, present and future) throughout the world could result in a cumulative impact with respect to climate change.

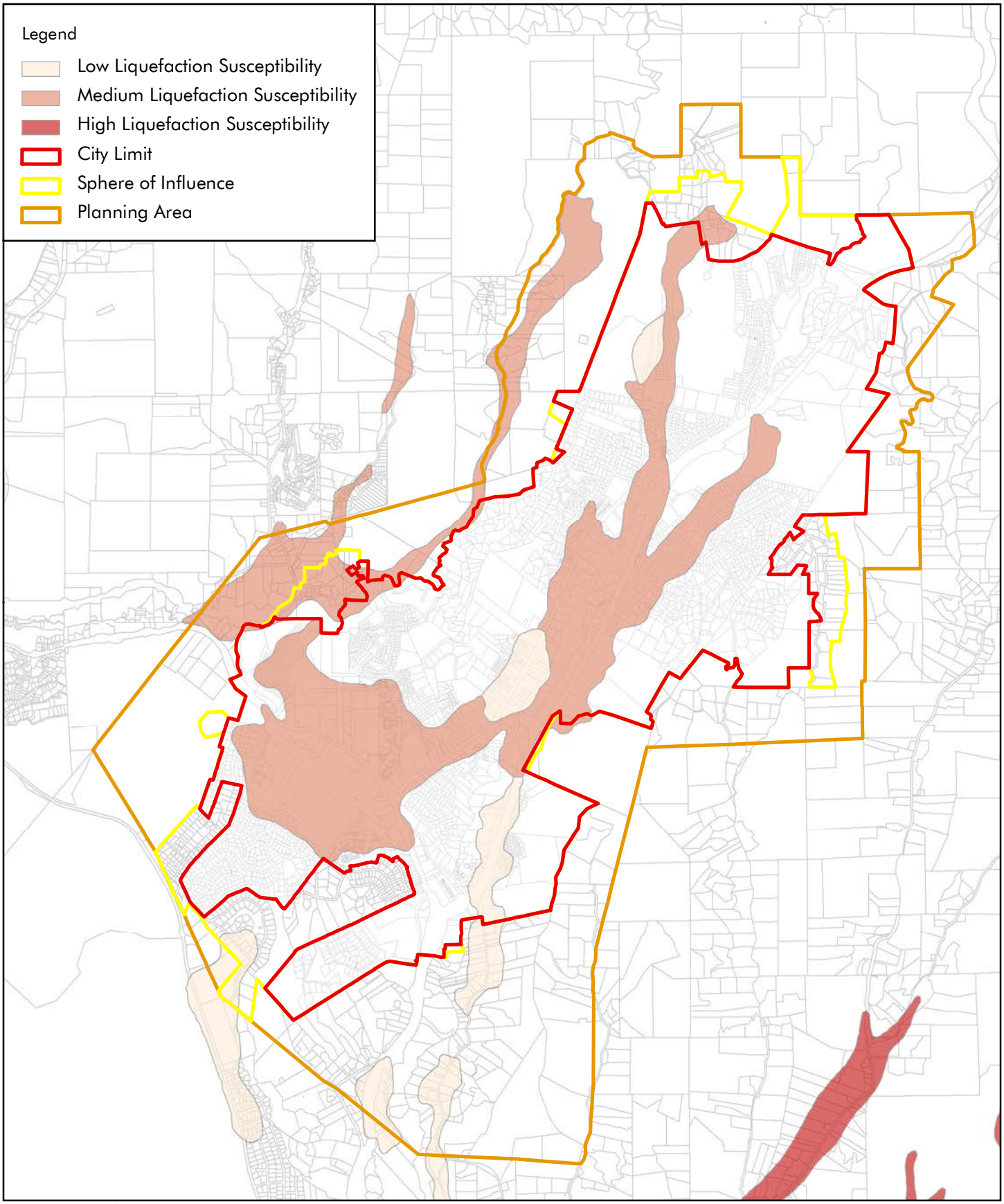
The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° C cooler (CalEPA, 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

Additional information can be found at: https://ww2.arb.ca.gov/.

California's Climate Change Policy and Local Communities

The effects of climate change and pollution pose great risks for Californians, including more frequent and more intense forest fires, more air pollution, deadly heat waves, a significant reduction in snowpack and state water supplies, sea level rise and erosion along California's long coastline, and billions of dollars in damage to our agricultural, tourism, recreation, and other industries. These impacts have the potential to be hugely disruptive to how local governments operate.

Executive Order S-03-05 established greenhouse gas (GHG) emissions reduction targets for the state. Subsequently, AB 32 (2006) established a comprehensive program to achieve quantifiable, cost–effective reductions of greenhouse gases on a scheduled basis. Additional legislation supported AB 32, including SB 375 (2008), which aligned land use and transportation with environmental goals locally through Sustainable Community Strategies (SCS), and Executive Order B-30-15, which establishes 40 % below 1990 levels by 2030 as an intermediate target towards the 2050 goals. The 2014 revised AB 32 scoping plan highlights the importance of local government in reducing emissions to achieve long–term statewide goals. To achieve California's 2050 emissions goal of 80% below 1990 levels, emissions must decline several times faster than the rate needed to reach the 2020 emissions limit. The scoping plan, per SB 32 and SB 197, was revised again and adopted in December 2017.



Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

Liquefaction Susceptibility

Figure x-x

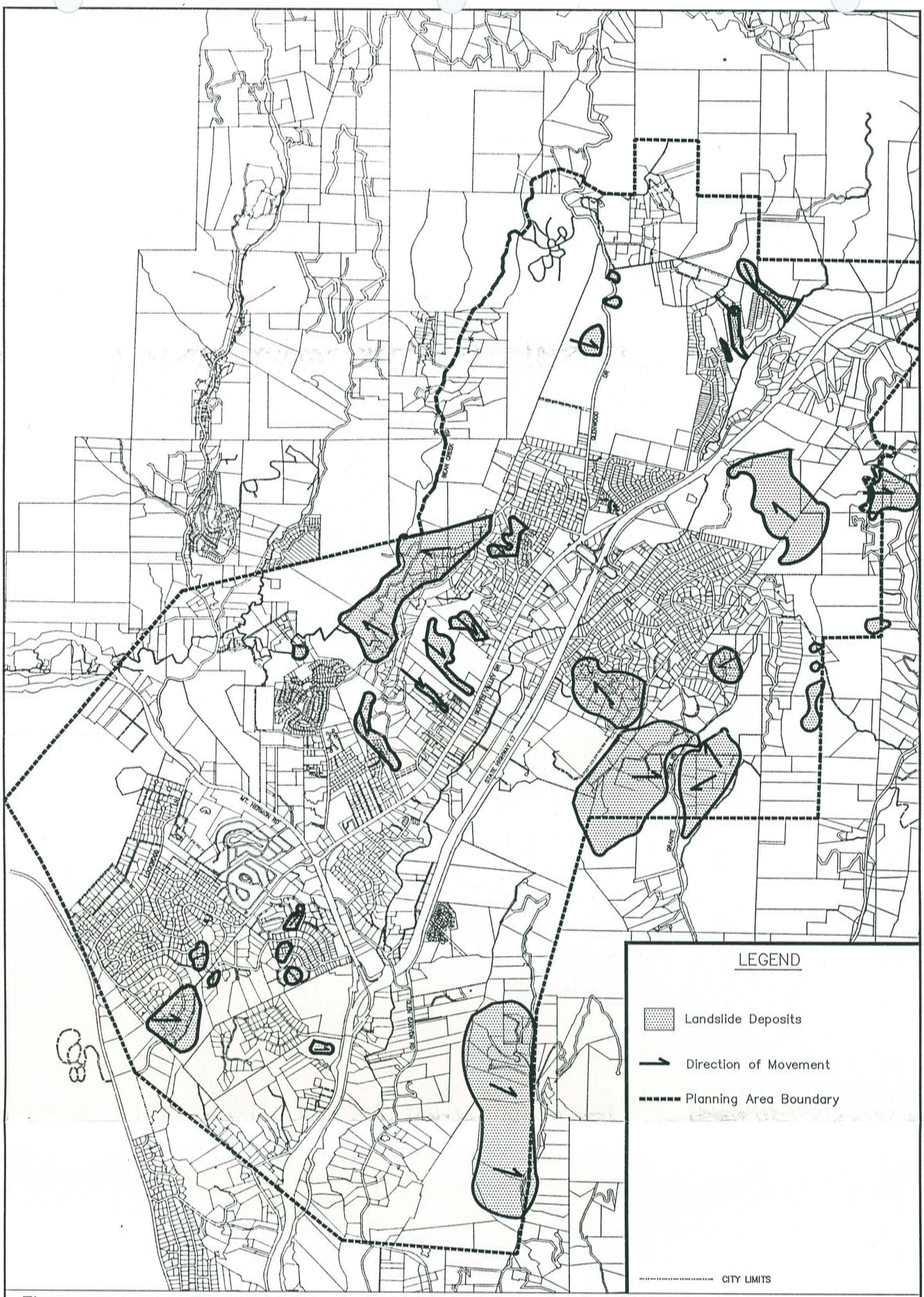


Figure:
S-4

City of Scotts Valley
General Plan
Landslide Deposits

DISCLAIMER

THIS MAP WAS DEVELOPED PRIMARILY FOR THE GENERAL PLAN. THE CITY IS NEITHER LIABLE NOR RESPONSIBLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSES.

BASE MAP: LYNX Technologies

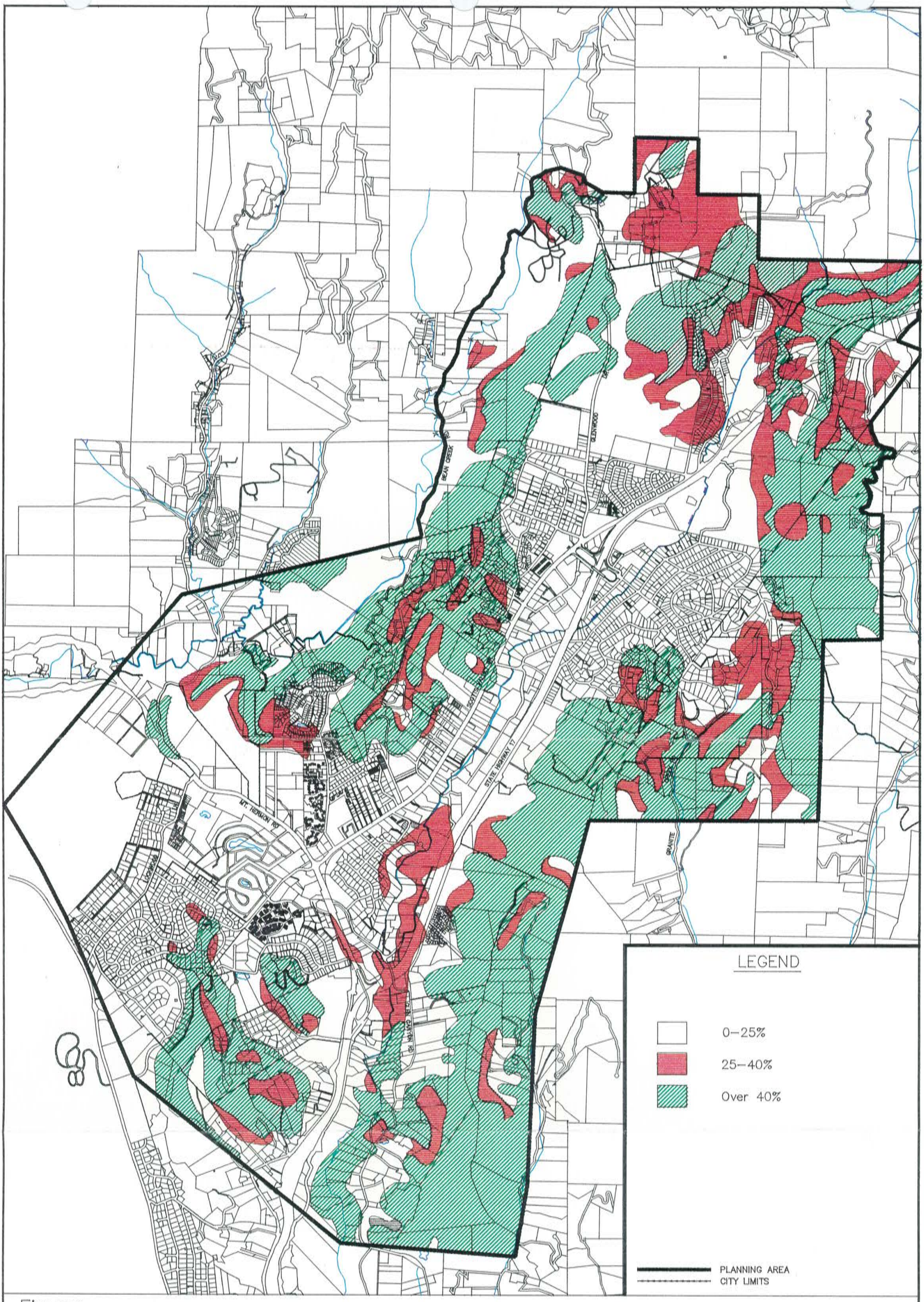


Figure:
OS–7

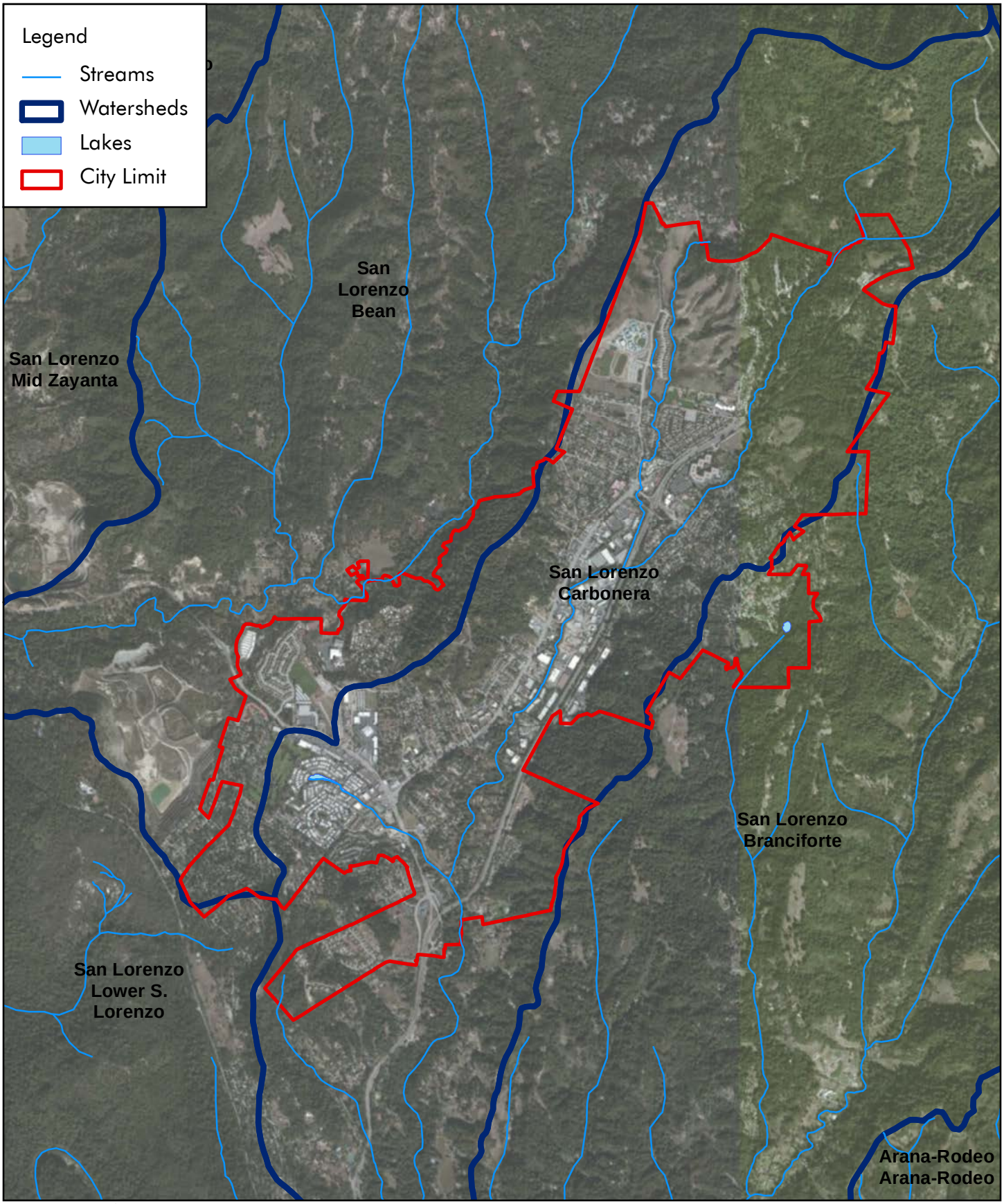
City of Scotts Valley
General Plan
Slopes

DISCLAIMER

THIS MAP WAS DEVELOPED PRIMARILY FOR THE GENERAL PLAN. THE CITY IS NEITHER LIABLE NOR RESPONSIBLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSES.

0 500 1000 3000
FEET

BASE MAP: LYNX Technologies

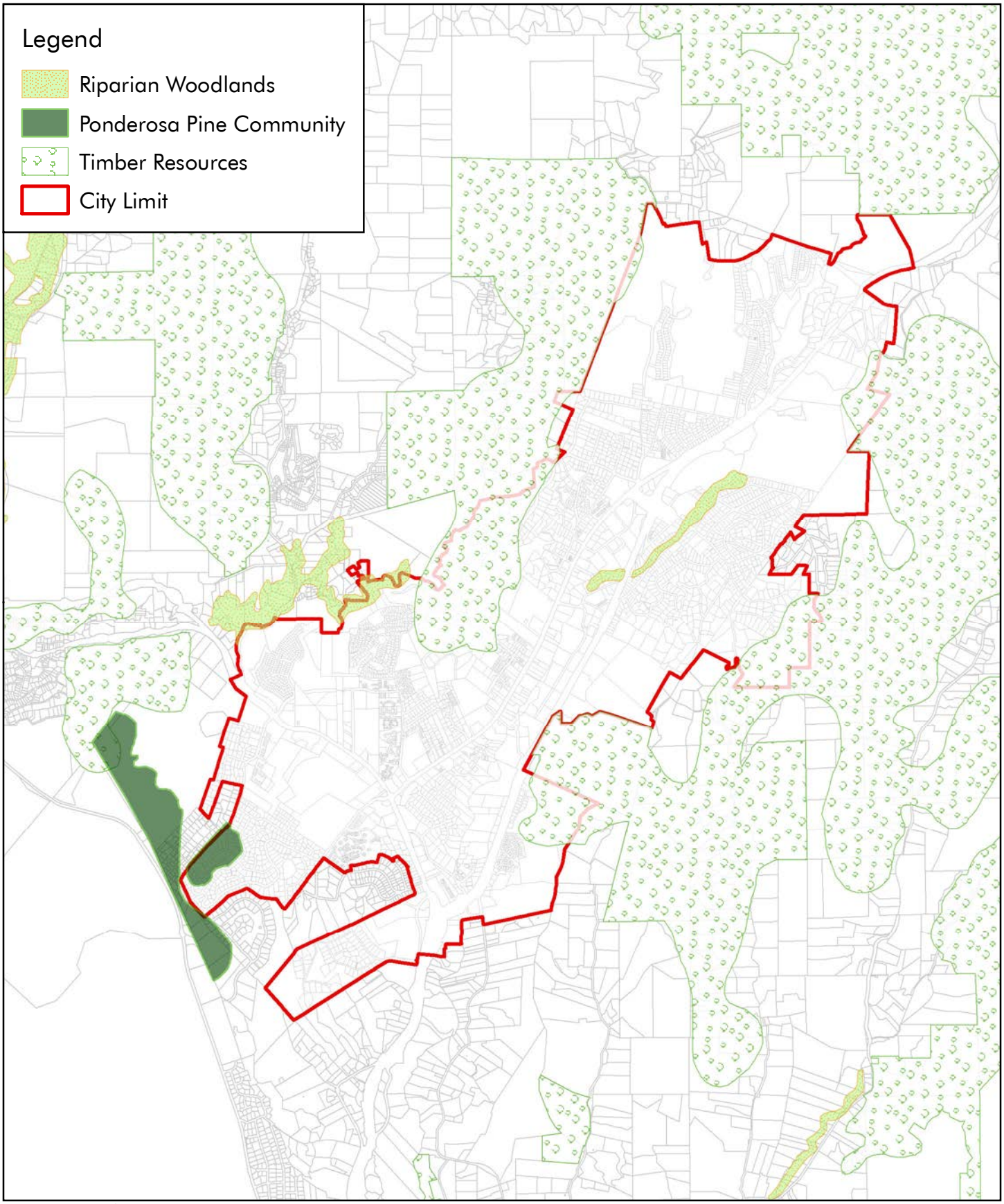


Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

Watersheds

Figure x-x

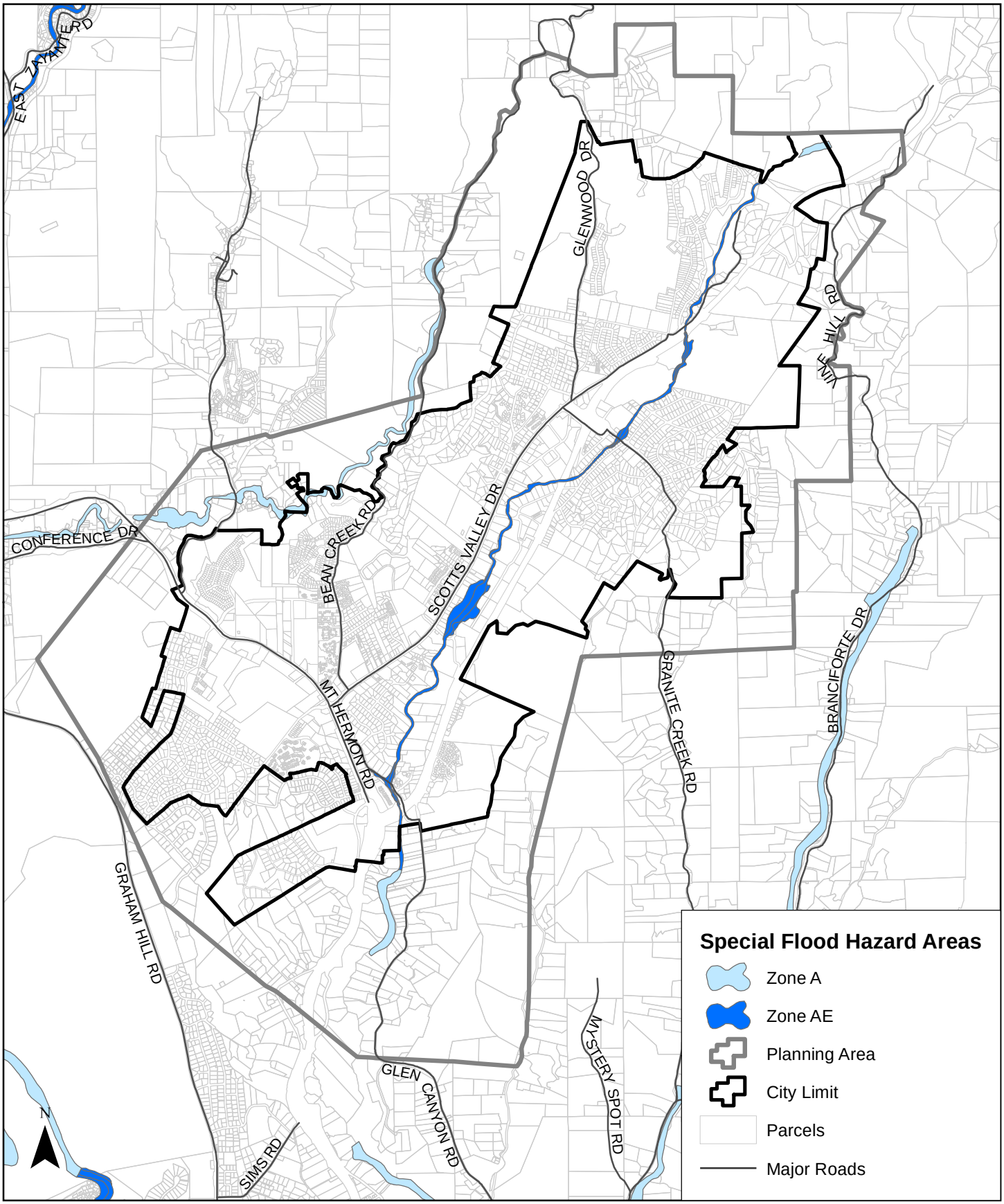


Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

Plant and Wildlife Habitat

Figure x-x

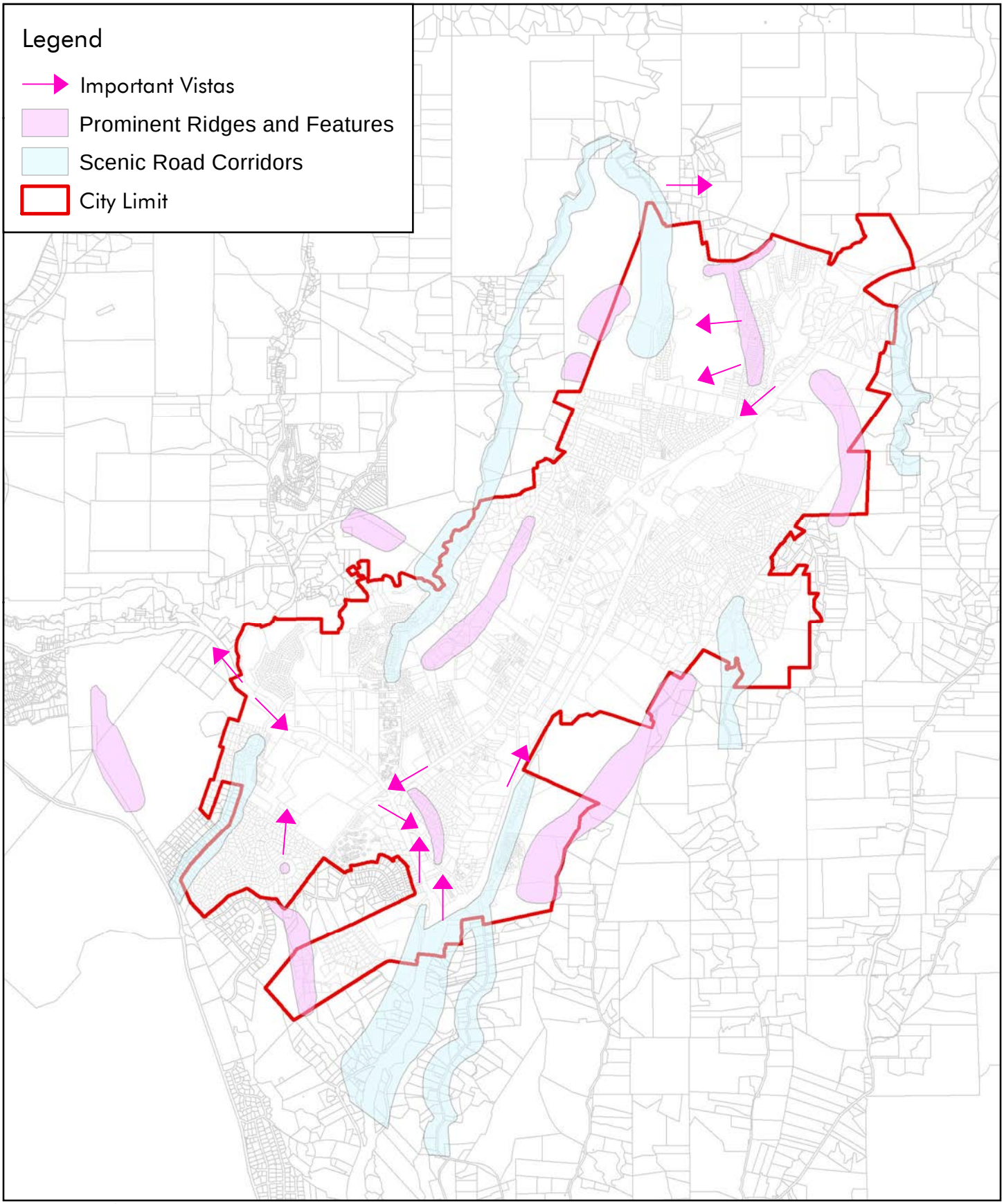


Source: City of Scotts Valley (2013); FEMA SFHA (2013)

Scotts Valley General Plan Update

Flood Hazards

Figure x-x

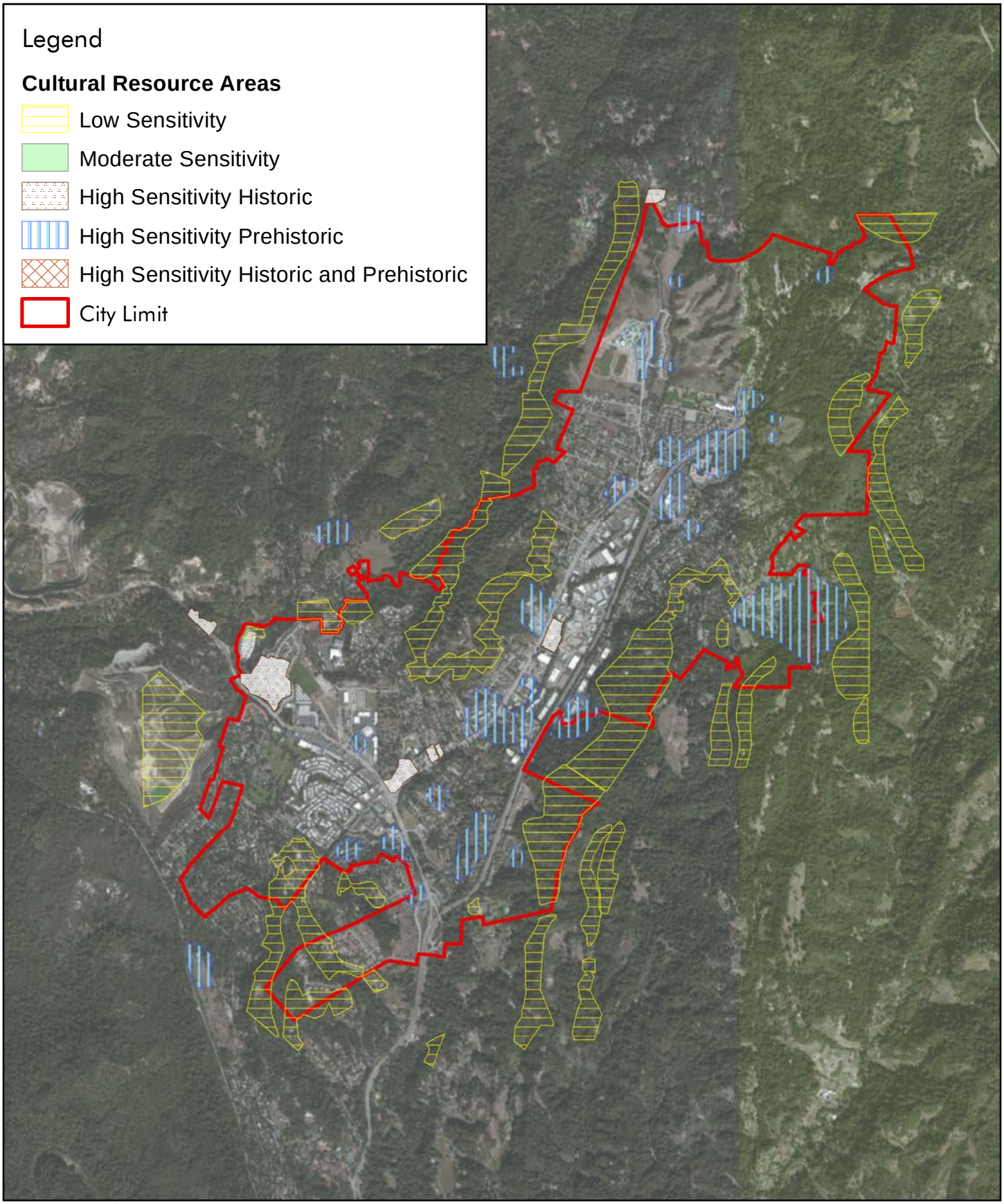


Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

Viewsheds and Scenic Corridors

Figure x-x



Source: City of Scotts Valley (2013)

Scotts Valley General Plan Update

Cultural Resource Areas

Figure x-x

Goals, Policies & Actions

Goals, policies, and actions included below are derived from one of three formats: original from the 1994 General Plan (as identified with parentheses indicating original 1994 numbering); revised from the 1994 General Plan (as identified with parentheses indication original 1994 numbering followed by "revised"); or, as new goals, policies, and actions proposed for the 2035 General Plan.

Goal OSC-1 To protect and conserve Scotts Valley's natural resources. (OSG-316, revised)

Policies

Region

Policy OSC-1.1 **Regional Collaboration – Biological Resources**
Continue to participate in regional, state, and federal programs that protect biological resources in Scotts Valley and the region.

Policy OSC-1.2 **Regional Collaboration – Stormwater**
Continue to partner with and support federal, state, and local agencies in regional planning and management initiatives to promote and enhance water quality in Scotts Valley and the region. Participate in efforts to reduce stormwater and urban runoff impacts to water quality, restoration efforts, and regional mitigation, monitoring, and public education programs.

Policy OSC-1.3 **Regional Sandhills Habitat Conservation Plan**
Continue to collaborate with the County of Santa Cruz and the U.S. Fish & Wildlife Service to maintain the habitat conservation plan (HCP) for the Sandhills Habitat area.

Policy OSC-1.4 **Hanson Quarry Restoration**
Work in coordination with Santa Cruz County and the Scotts Valley Water District (?) to plan and implement any future remediation and/or reuse options for the Hanson Quarry.

City

Policy OSC-1.5 **Glenwood Open Space Preserve**
Continue to collaborate with the Land Trust of Santa Cruz County to maintain the management plan for the Glenwood Open Space Preserve and seek opportunities (e.g. grants) to expand the amount of publicly accessible trails within the Preserve.

Policy OSC-1.6 **Natural Diversity**
Promote the protection and preservation of native species, habitat, and vegetation types and overall natural diversity in Scotts Valley.

Policy OSC-1.7 **Environmentally Sensitive Areas**
Preserve, protect, and, where appropriate, expand environmentally sensitive areas in Scotts Valley. (OSO-324, revised)

Policy OSC-1.8 **Riparian Corridors**
Riparian corridors shall be maintained and protected consistent with federal, State and local regulations. Require landscaping for new developments along creeks or in wetlands to be native riparian plant species. (OSA-323, revised)

Policy OSC-1.9 **Creek Protection**
Maintain creek beds, riparian corridors, water courses, and associate vegetation in their natural state to assist in groundwater percolation and prevent erosion and downstream sedimentation.

Policy OSC-1.10 **Creek and Wetland Setbacks**
Require setbacks and implementation of standards and guidelines for development and improvements within the City and adjacent to creeks and wetlands as set forth in the City's Stormwater Management Program.

Policy OSC-1.11 **Creek Restoration**
Where opportunities exist and are feasible associated with new Public Works Department or private development, restore culverted or buried channels to their natural state.

Policy OSC-1.12 **Wetland Protection**
Protect and restore the biological productivity and quality of wetlands, where feasible.

Project

Policy OSC-1.13 Slope Exceeding 25%

No building permit for new construction shall be issued for building envelopes whose average slope, as defined by the slope formula in the City's Municipal Code, exceeds 25%, unless an engineering study finds that no danger to life or property exists in development. Exceptions may be made for reconstruction due to declared or natural disasters. (OSA-413)

Policy OSC-1.14 Native Plant Communities

New development proposed in, or adjacent to, areas containing native plant communities shall be carefully planned and provide for their conservation and maintenance.

Policy OSC-1.15 Project Biological Resources Impacts

The City's environmental review process shall be used to determine potential impacts to biological resources of project proposals. Ensure that new development avoids, minimizes, and/or mitigates impacts to biological resources and sensitive habitat.

Policy OSC-1.16 Biological Survey

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

Policy OSC-1.17 Wetland Habitat

Require new development to protect and preserve wetland habitats that meet one of the following conditions: 1) Wetlands that contribute to the habitat quality and value of undeveloped lands established or expected to be established in perpetuity for conservation purposes; 2) Wetlands contiguous to riparian or stream corridors or other permanently protect lands; 3) Wetlands located within or contiguous to other high value natural areas.

Policy OSC-1.18 Wetland Study

Require the submittal of a detailed biological study for new development where an initial site inventory indicates the presence or potential for wetland species or indicators. The study shall contain a delineation of all wetland areas on the project site based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.

Actions

Action OSC-1.1 **Invasive Species**
Manage or eliminate invasive species from City-owned property and open space on a regular basis, as deemed necessary to maintain the viability of native plant species.

Action OSC-1.2 **Santa Cruz Sandhills HCP**
Work with relevant agencies to finalize and implement an HCP for the Sandhills area habitat in the Planning Area. In the interim, continue to support use of the Interim Programmatic Habitat Conservation Plan (IPHCP) as mitigation for loss of sandhills habitat in conjunction with new development.

Goal OSC-2 To preserve and protect existing viewsheds and scenic open spaces and corridors. (OSG-360)

Policies

City

Policy OSC-2.1 **Dedication of Open Space and Conservation Easements**
Encourage the dedication of property as open space and/or conservation easements to provide increased public access to scenic corridors and open spaces. Encourage that as part of new development, areas over 40% slope as defined by the City's Municipal Code are dedicated as open space scenic easements. The open space designation shall be recorded in the Office of the County Recorder. (OSA-364 and OSP-369, revised)

Policy OSC-2.2 **Ridgeline Protection**
Predominant ridgelines shall be protected to allow clear view from streets and roads. Scenic easements associated with new development shall be established to protect the ridgelines. (OSP-374)

Project

Policy OSC-2.3 **Natural Setting Integration**
Protect the visual resources of Scotts Valley by requiring that new development avoid impacts to prominent ridges and scenic corridors as shown in Figure OSC-8: Viewsheds and Scenic Corridors.

Policy OSC-2.4 **Natural Setting Integration**
Protect visual resources by requiring that new development be integrated into the natural setting.

Policy OSC-2.5 **Landscape Screening**
Landscaping, using drought-tolerant and native plants, should be used as part of new development to integrate the man-made environment into the natural backdrop and to screen or soften the visual impact. (OSA-389, revised)

Policy OSC-2.6 **Infill Development**
Encourage infill development on vacant land within existing developed areas. Where infill is not feasible, new development should occur adjacent to existing urban areas where services are available or can be easily extended. (OSP-382, revised)

Policy OSC-2.7 **Clustering Development**
Where appropriate, encourage clustering new development to minimize disturbance of natural features and resources and maximize preservation of open space. (OSP-383, revised)

Policy OSC-2.8 **Site Planning**
Give attention to compatibility of site planning and design with the overall scenic quality of Scotts Valley, especially through siting of development and street improvements, and landscaping and sign control restrictions. (OSA-387, revised)

Policy OSC-2.9 **Quality Design**
Encourage high-quality site design, landscaping, architecture, and sign design that complements the City's small-town character and valley setting.

Policy OSC-2.10 **Street and Open Space Planning**
Where feasible, projects shall locate streets and open space, and not private yards, along waterways, ridges, or scenic vistas. (OSA-390)

Policy OSC-2.11 **Protect and Enhance Natural Environment**
Site planning for new development in the City should be designed to protect and enhance the natural environment.

Actions

Action OSC-2.1 TBD

Goal OSC-3 To preserve surface and groundwater supplies in the Planning Area.

Policies

Region

Policy OSC-3.1 **Regional Collaboration – Stormwater**
Continue to partner with and support federal, state, and local agencies in regional planning and management initiatives to promote and enhance water quality in Scotts Valley and the region. Participate in efforts to reduce stormwater and urban runoff impacts to water quality, restoration efforts, and regional mitigation, monitoring, and public education programs.

Policy OSC-3.2 **Water Use Efficiency**
Continue to partner with and support water districts in the Planning Area to develop and implement water use efficiency programs.

Policy OSC-3.3 **Public Outreach on Water Resources**
Continue to partner with water districts in the Planning Area, local non-profits, and other environmental organizations to educate the public about water resources, planning and management topics.

City

Policy OSC-3.4 **Storm Drainage System**
Seek to maintain a storm drainage system which provides optimal flood protection and maximum groundwater recharge. (OSP-337, revised)

Policy OSC-3.5 **Drainage Channels**
As part of the permit process, require the dedication of easements for natural drainage channels, where appropriate. (OSP-338, revised)

Policy OSC-3.6 **Project Surface and Groundwater Supplies**
Maintain regulatory measures to protect streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces. (OSO-350, revised)

Policy OSC-3.7 **Development Impact to Groundwater Resources**
As part of the environmental review process, and in cooperation with the applicable water districts, require developers to evaluate the impact to local water resources. Where deemed appropriate, mitigation may take the form of construction of recharge improvements. (OSA-343, revised)

Policy OSC-3.8 **Non-Point Source Pollution**
Minimize, avoid, or eliminate non-point source pollution by controlling stormwater runoff, polluted dry weather runoff, and other pollution, in compliance with Scotts Valley's National Pollutant Discharge Elimination System (NPDES) Permit and Stormwater Management Plan.

Policy OSC-3.9 **Best Management Practices – Stormwater**
Require all new development, public and private, to meet or exceed state stormwater requirements and incorporate best management practices to treat, infiltrate, or filter stormwater runoff and reduce pollutants discharged into the storm drain system during construction and post-construction, to the maximum extent practicable.

Policy OSC-3.10 **Landscaping and Re-Vegetation**
Require landscaping and re-vegetation of graded or disturbed areas for new development.

Policy OSC-3.11 **Native Plants – Landscaping**
Encourage the use of drought-tolerant native plants in landscaping to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation; and conform with Stormwater Pollution Prevention Plans.

Policy OSC-3.12 **City Property Water Quality Maintenance**
Design, construct, and maintain City properties in a manner that maximizes water quality protection through: 1) Designing new and renovated landscaped and paved areas that suit site conditions, protect water quality, and support sustainable maintenance; 2) Using drought-tolerant native and non-invasive plant species; 3) Incorporating Low Impact Development design techniques; 4) Practicing the principles of integrated pest management; and, 5) Selecting and using fertilizers that minimize negative impacts on soil organisms and aquatic environments.

Policy OSC-3.13 **Water Use**
Encourage efficient water use methods such as the use of low-flow plumbing fixtures and water-wise landscaping in new and existing residences and businesses.

Project

Policy OSC-3.14 **Drainage Plans**
Require new development to protect water infiltration, purification, and retentive functions of natural systems that exist on the site. Drainage plans shall be designed to complement and utilize existing drainage patterns and systems, providing drainage for the developed area in a non-erosive manner.

Policy OSC-3.15 **Impervious Surfaces**
New development shall minimize the amount of impervious surfaces and shall be prohibited from having post-project peak stormwater runoff discharge rates exceeding the estimated pre-project rate. (OSP-345, revised)

Policy OSC-3.16 **Prevent Contaminant Settling**
Utilize natural features supplemented by engineering designs to prevent contaminants from settling over recharge areas while allowing percolation of non-contaminated water into the aquifer.

Policy OSC-3.17 **Project Water Quality Impacts**
Use the environmental review process to determine potential water quality impacts of new development.

Policy OSC-3.18 **Water Quality Best Management Practices**
Require new development to implement best management practices that reduce water quality impacts associated with the construction and operation of the project.

Actions

Action OSC-3.1 **Native Plant List**
Develop a recommended drought-tolerant native plant list for landscaping in Scotts Valley.

Action OSC-3.2 **Stormwater Infrastructure**
Maintain a priority list and timeline for public stormwater drainage infrastructure improvements in Scotts Valley.

Action OSC-3.3 **Funding for Stormwater Management**
Identify funding sources to upgrade inadequate stormwater facilities in the City.

Action OSC-3.4 **Stormwater Management Program**
Update the City's Stormwater Management Program as necessary to be consistent with State requirements.

Action OSC-3.5 **Water Conservation Ordinance**
Amend the City's Municipal Code to adopt a Water Use Efficiency Ordinance.

Goal OSC-4 To protect and conserve the Planning Area's significant historical and archaeological resources. (OSG-401, revised)

Policies

City

Policy OSC-4.1 **Maintain Historical and Archaeological Resource Inventory**
Continue to cooperate with appropriate organizations and professionals to maintain information on the location and significance of historical and archaeological resources. (OSP-403, revised)

Policy OSC-4.2 **Restore Historic Structures**
Encourage public and private efforts to restore designated historic structures and to continue their use as an integral part of the community. (OSP-406)

Policy OSC-4.3 **Protect and Enhance Historic Structures**
Protect and enhance designated historic structures through the environmental, permit, and design review processes. (OSA-407)

Policy OSC-4.4 **Historic Preservation Grants**
Apply and/or encourage private parties to apply for historic preservation and restoration grants for historically designed structures. (OSA-408)

Project

Policy OSC-4.5 **Protect Archaeological Resources**
Use the City's environmental review process to determine potential impacts to archaeological resources of project proposals. The City's archaeological sensitivity zone map shall be used, along with other appropriate data, to evaluate whether archaeological resources are threatened by new development.

Policy OSC-4.6 **Development on Historic Sites**
All new development located on a parcel(s) containing an existing or former historic structure shall require a historical archaeological field reconnaissance and report prior to project consideration by the decision-making body. (OSA-405)

Policy OSC-4.7 **Historic Structure Destruction**
Prohibit the destruction of designated historical resources without a prior public hearing and consideration given to preservation alternatives (OSP-409, revised).

Actions

Action OSC-4.1 **Update Historic Structures Survey**
Commission an update to the Evaluation of Potential Historic Structures in the City of Scotts Valley (Laffey, 1990). The updated survey should re-asses previously identified historic structures and identify any additional structures which may be considered historic since the 1990 survey.

Action OSC-4.2 **Financial Assistance and Incentives**
Participate in financial assistance programs, such as low-interest loans and property tax reduction programs that encourage maintenance and restoration of historic properties.

Action OSC-4.3 **Archaeological Resource Preservation Standards**
Maintain standards concerning when and how to conduct archaeological surveys and the preferred method of preserving artifacts.

Action OSC-4.4 **Educational Programs**
Foster public awareness and appreciation of cultural resources by sponsoring educational programs, helping to display artifacts that illuminate past cultures, and encouraging private development to include historical and archaeological displays where feasible and appropriate.

Action OSC-4.5 **Partnering for Preservation**
Partner with agencies, non-profit organizations, and citizens groups to help identify, preserve, rehabilitate and maintain cultural resources.

Action OSC-4.6 **City-Owned Historic Structures**
Preserve and, as resources permit, rehabilitate City-owned historic structures by seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse.

Goal OSC-5 To integrate air quality, land use and transportation planning and promote the increased use of renewable energy sources to reduce the emission of criteria pollutants and greenhouse gases from mobile sources; and to promote building techniques that increase energy efficiency.

Policies

Region

Policy OSC-5.1 **Maintain and Improve Air Quality**
Cooperate with regional agencies – including the Monterey Bay Air Resources Board (MBARD), the Santa Cruz County Regional Transportation Commission (SCCRTC), and the Association of Monterey Bay Area Governments (AMGAG) in developing and implementing air quality management plans. (OSP-355, revised)

Policy OSC-5.2 **State and Regional Collaboration**
Participate in regional, state, and federal efforts addressing renewable energy sources, energy efficiency, greenhouse gas emissions, and reduced consumption of natural resources.

Policy OSC-5.3 **Renewable Energy Research and Education**
Support State and federal legislation promoting research and education on renewable energy and other technologies.

City

Policy OSC-5.4 Renewable Energy Strategies
Encourage the implementation of energy strategies to increase the local use and production of renewable energy.

Policy OSC-5.5 On-Site Energy Generation
Encourage on-site energy generation in Scotts Valley, including wind and solar, provided that significant adverse environmental impacts associate with such facilities can be mitigated.

Policy OSC-5.6 Reduce Automobile Pollution
Promote the implementation of circulation system improvements that can reduce local consumption of fossil fuels.

Policy OSC-5.7 Concentration of Higher-Density Land Uses
Concentrate commercial, mixed-use, and high density residential development along transit corridors, at major intersections, and near activity centers that can be served efficiently by public transit and alternative transportation modes.

Policy OSC-5.8 Exposure to Hazardous Air Pollutant Emissions
Minimize exposure of the public to hazardous air pollutant emissions, particulates and noxious odors from highways, major arterial roadways, industrial, manufacturing, and processing facilities.

Policy OSC-5.9 Reduction in GHG Emissions
Encourage reduction in greenhouse gas emissions, including alternatives to use of gas-powered vehicles. Such alternatives include public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle- and pedestrian-friendly development design.

Policy OSC-5.10 Reduced Vehicle Miles Traveled
Encourage development of transit-oriented and infill development and encourage a mix of uses that foster walking and alternative transportation; and thereby reduce vehicle miles traveled.

Policy OSC-5.11 Low-emissions City Vehicles
Purchase City vehicles with fuel efficient or alternative fuel systems including hybrid, compressed natural gas (CNG), and bio-diesel.

Policy OSC-5.12 **Cost-Benefit Considerations**
Ensure that greenhouse gas reduction strategies optimize benefits relative to costs. Prior to adopting any greenhouse gas reduction strategy, considering the cost of implementation to the City and the private sector.

Policy OSC-5.13 **Reusable Goods**
Encourage the use of reusable, returnable, recyclable, and repairable good through incentives, educational displays and activities, and City purchasing policies and practices.

Policy OSC-5.14 **Support for Energy Efficiency**
Continue to support organizations that promote energy efficiency and offer assistance to residents and businesses that wish to increase their energy efficiency.

Project

Policy OSC-5.15 **Maintain Air Quality Standards**
Implement conditions on new industrial and commercial development appropriate to maintain federal and state ambient air quality standards. (OSP-358)

Policy OSC-5.16 **Sensitive Uses Adjacent Toxic Air Contaminants**
Ensure that new development with sensitive uses located adjacent to toxic air contaminant (TAC) sources minimize potential health risks by incorporating design features with consideration of site and building orientation, location of trees, and incorporation of ventilation and filtration to less any potential health risks. If deemed necessary, the City shall require the preparation of a health risk assessment.

Policy OSC-5.17 **Air Quality Design Considerations**
Encourage new development that protect and improve air quality and minimize direct and indirect air pollutant emissions by reducing vehicle trips (e.g. projects with access to transit and projects that provide walking and bicycling amenities).

Policy OSC-5.18 **Photovoltaic Panels**
Encourage the installation of photovoltaic panels on new homes and businesses.

Policy OSC-5.19 **Solar Heaters**
Encourage the use of solar water and pool heaters.

Policy OSC-5.20 Passive Solar Design
Encourage passive solar design in new development, in which window placement and building materials help to collect and maintain solar heat in the winter and reflect solar heat in the summer.

Policy OSC-5.21 Energy-Efficient Design Features
Encourage new development to incorporate energy-efficient design features for HVAC, lighting systems, and insulation that exceed Title 24 standards.

Policy OSC-5.22 High-efficiency Residential Appliances
Require that new construction and major remodeling residential projects use high-efficiency or zero-waste fixtures.

Policy OSC-5.23 Demolition Material Recycling
Encourage recycling of building demolition materials.

Policy OSC-5.24 VMT Reduction
Provide bikeways, pedestrian paths, and transit turn-outs/stops as requirements of new development applications, as applicable.

Policy OSC-5.25 Transit Facilities
Where appropriate, encourage the construction of transit facilities as part of new development.

Policy OSC-5.26 Minimize Construction Pollution
Require builders to use appropriate techniques to minimize pollution from construction activities.

Policy OSC-5.27 Wood-Burning Fireplace Alternatives
Prohibit wood-burning fireplaces in new and significantly renovated residential projects.

Policy OSC-5.28 Grey water Collection
Support grey water collection and reuse within residential and business closed water systems (toilets) and support further study of appropriate use of grey water within landscaped areas.

Policy OSC-5.29 City Project Design
Ensure that all City-sponsored new development serves as models of energy efficient building design.

Actions

Action OSC-5.1 **Consistency with Other Directives**
Monitor federal, state, and regional policies and directives relating to climate change, and adjust City policies and programs as appropriate to maintain consistency.

Action OSC-5.2 **Green Building Regulations**
Update the City's green-building regulations as necessary to be consistent with state regulations.

Action OSC-5.3 **Consumption/Waste Reduction**
Encourage the reduction of waste and consumption from household and business activities in Scotts Valley through public outreach and education activities.

Policy OSC-5.30 **Public Outreach – Energy Efficiency**
Participate in the efforts of other regional, state, and federal agencies to provide outreach to residents, businesses, and property owners on programs, incentives, and regulations to increase energy efficiency.