

Draft Mitigated Negative Declaration

Al Shugart Dog Park

October 22, 2026



Prepared by

EMC Planning Group

DRAFT MITIGATED NEGATIVE DECLARATION

AL SHUGART DOG PARK

PREPARED FOR

City of Scotts Valley

Allison Pfefferkorn, Recreation Division Manager

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October 22, 2026

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DRAFT MITIGATED NEGATIVE DECLARATION

In Compliance with the California Environmental Quality Act (CEQA)

Project Name	Al Shugart Dog Park
Lead Agency	City of Scotts Valley
Project Proponent	Parks & Recreation Department, City of Scotts Valley
Project Location	400 Glenwood Drive, Scotts Valley (APN 023-241-11, -21 and -22)
Project Description	The project site is located on two partially-developed parcels (APNs 023-241-21 and -22) and one undeveloped parcel (023-241-11) at 400 Glenwood Drive in the City of Scotts Valley, Santa Cruz County. Improvements are proposed on approximately 5.64 acres of the property (“project site”). The project site consists of vacant open space and a small parking lot located in the southwest corner of the project site.

The City proposes to develop a dog park with additional park amenities. The project would include improvements such as pet-proof fencing and dog park entry corrals; landscaping and irrigation. Pathway lighting along the existing multi-use pathway connecting to the project site and security lighting at the restroom is proposed.

Park Amenities. Park-user amenities would include the following:

- 6,500 square-foot all-weather turf area;
- 9,000 square-foot area for small dogs;
- 28,000 square-foot area for large dogs;
- Prefabricated restroom structure with two single use ADA-compliant stalls;
- Park dedication monument;
- Walking paths;
- Benches, picnic areas, and seating areas;
- Metal shade features;
- Outdoor classroom;

- Bike racks;
- Drinking fountains; and
- Trash and recycling receptacles.

Water, Wastewater, and Stormwater Infrastructure. The proposed project would require water service for drinking fountains, the restroom, and landscaping, and would connect to existing municipal water service infrastructure near the project site. The proposed project would require lateral connections and routing to the City’s existing wastewater collection system, and would construct biotreatment planters for stormwater treatment and infiltration.

Parking. The proposed project would involve the repair of an existing parking lot on Glenwood Road and parking lot expansion, resulting in a total of up to 42 spaces.

Public Review Period

Begins – November 2, 2026
Ends – December 2, 2026

Written Comments To

Allison Pfefferkorn
Recreation Division Manager
Parks & Recreation Department
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

Proposed Findings

The City of Scotts Valley is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency City of Scotts Valley that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Air Quality

AQ-1 To reduce fugitive emissions from grading and construction activities, the following language shall be included in all grading and construction plans for each future individual project proposed within the project site prior to issuance of a grading permit for each project:

Dust control measures shall be employed to reduce visible dust leaving the area during construction. The following measures or equally effective substitute measures shall be used:

- a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;
- b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
- c. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;
- d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
- e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;
- f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
- g. Stop grading, and earth moving if winds exceed 15 miles per hour;
- h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
- i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance); and
- j. Limit the area under construction at any one time.

Biological Resources

BIO-1 Ohlone Tiger Beetle. To avoid impacts to Ohlone tiger beetle, the following measures shall be implemented:

- a. Grading or other construction-related activities shall be conducted outside of the adult activity season, which is generally mid-January through early-May, in areas underlain with Watsonville loam soils (as depicted on [Figure 7, Soils and Parcel Map](#)).
- b. If the project is delayed to January 2027 or beyond, the project site shall be re-surveyed for Ohlone tiger beetle and larval burrows to confirm absence.

BIO-2 Worker Environmental Awareness Training (WEAP). Before construction activities begin, a qualified, approved project biologist(s) shall conduct a worker environmental awareness training session for all construction personnel. At a minimum, the training shall include a description of protected biological resources, species descriptions and habitat requirements, and general measures being implemented to protect sensitive resources during construction. Informational handouts with photographs clearly illustrating species appearances shall be used in the training session.

Training topics shall include special-status species with potential to occur on the project work sites as determined by final site plan impact boundaries and results of focused surveys. Species discussed shall include California giant salamander, Ohlone tiger beetle, San Francisco dusky-footed woodrat, Cooper's hawk and other nesting birds and raptors, and roosting bats.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for California giant salamander under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals including California giant salamander. If a special-status species is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.

A letter report documenting that training occurred shall be prepared and submitted to the City of Scotts Valley.

BIO-3 California Giant Salamander. A qualified biologist shall conduct a preconstruction survey 48 hours prior to the start of disturbance activities within coyote brush scrub or riparian habitats. Surveys shall be conducted by a qualified biologist with experience surveying for California giant salamander. If project activities are stopped for greater than seven days, a follow-up preconstruction survey may be required within 48 hours prior to the

reinitiation of project activities. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the City of Scotts Valley prior to ground disturbance.

If a California giant salamander is observed the California Department of Fish and Wildlife will be notified via email. Any individuals found shall be removed by the biologist and relocated to a similar habitat situated outside of the work area but within close proximity.

- BIO-4 Roosting Bats. Within 14 days prior to tree removal, vegetation clearance, grading, or the initiation of any construction activity in the coyote brush scrub and riparian habitats, a qualified wildlife biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in buildings and trees within 50 feet of the construction footprint, and surrounding structures situated within 50 feet of disturbance activities by the project.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted to the City of Scotts Valley where it will be kept on file, and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided to the City of Scotts Valley prior to ground disturbance activities and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g., one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of

exclusion structures shall be provided to the California Department of Fish and Wildlife prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

- BIO-5 Nesting Birds and Raptors. To avoid impacts to Cooper's hawk and other nesting birds during the nesting season (January 15 through September 15), all construction activities will be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for raptors), then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project grading and construction activities.

Two surveys for active bird nests shall occur within 14 days prior to start of ground disturbance, with the second survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Scotts Valley and no further mitigation is required.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction will be established. The buffer will be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist will conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist will monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman will have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, construction may proceed and the biologist will submit a report to the City of Scotts Valley.

BIO-6 Riparian Setback. To minimize potential impacts to riparian woodlands and wildlife movement, disturbance within a 15-foot riparian setback from the edge of riparian vegetation and a setback of 30-feet from the centerline of the two unnamed drainages shall be avoided where feasible. This includes:

- No development activities (grading, construction, or vegetation removal) shall occur within the 30-foot and 15-foot setbacks.
- Best Management Practices (BMPs) shall be implemented to prevent erosion, runoff, and sedimentation into the riparian setback and two un-named drainages.
- Fencing shall be temporarily placed at the outside edge of the setback area and shall remain in place until construction is complete.
- Weekly inspections shall be conducted by a qualified biologist or biological monitor to ensure adherence to the setback requirement and to confirm fencing is intact, with corrective measures taken as needed.

BIO-7 Sensitive Natural Communities – Needle Grass and Ashy Ryegrass. Prior to the start of construction, the project applicant shall retain a qualified biologist to delineate and remap the boundaries of the needle grass and ashy ryegrass sensitive natural communities within and adjacent to the impact area. If the plant communities can be avoided, protective fencing (e.g., high-visibility construction fencing) shall be installed along the boundaries to establish environmentally sensitive buffer areas. No ground disturbance, grading, or equipment staging shall occur within the fenced environmentally sensitive area.

If avoidance of sensitive natural communities is not feasible, the applicant shall prepare and implement a restoration and/or compensatory mitigation plan, in consultation with the California Department of Fish and Wildlife, to ensure no net loss of sensitive natural community functions or values. The plan may include measures such as replanting with locally appropriate native species, habitat restoration, or off-site conservation at a minimum 1:1 ratio.

Cultural Resources

CR-1 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, “In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within 50 meters (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery

and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.”

- CR-2 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, “In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Santa Cruz County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Geology and Soils

- GS-1 The following language shall be included on all construction documents: “If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Scotts Valley Public Works Department.”

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DRAFT INITIAL STUDY

AL SHUGART DOG PARK

PREPARED FOR

City of Scotts Valley

Allison Pfefferkorn, Recreation Division Manager

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A. BACKGROUND

Project Title	Al Shugart Dog Park
Lead Agency Contact Person and Phone Number	Allison Pfefferkorn, Recreation Division Manager Parks & Recreation Department City of Scotts Valley (831) 438-3251
Date Prepared	October 22, 2026
Study Prepared by	EMC Planning Group Inc. 601 Abrego Street Monterey, CA 93940
Project Location	400 Glenwood Drive, Scotts Valley (APN 023-241-11, -21 and -22)
Project Sponsor Name and Address	Allison Pfefferkorn Recreation Division Manager Parks & Recreation Department City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066
General Plan Designation	Public/Quasi-Public
Zoning	Public/Quasi-Public (P)

Setting

The project site is located on two partially-developed parcels (APNs 023-241-21 and -22) and one undeveloped parcel (023-241-11) at 400 Glenwood Drive in the City of Scotts Valley, Santa Cruz County. Improvements are proposed on approximately 5.64 acres of the property (“project site”). The project site consists of vacant open space and a small parking lot located in the southwest corner of the project site.

The project site is bordered by a multi-use bicycle and pedestrian pathway, a residential neighborhood, and Glenwood Opens Space Preserve to the north; a residential neighborhood and water district well site to the south; Siltanen Community Park to the east; and the existing parking lot, Glenwood Drive, a residential neighborhood, and Scotts Valley High School parking lot to the west. The site has the land use designation of “Public/Quasi-Public” in the *Scotts Valley General Plan* (“General Plan”) (City of Scotts Valley 2023) and is zoned “Public/Quasi-Public (P)” (City of Scotts Valley 2020).

Figure 1, [Location Map](#), identifies the project site’s regional location. Figure 2, [Aerial Photograph](#), illustrates the uses on, and surrounding, the project site. Figure 3, [Site Photographs](#), provides a visual of the project site from a pedestrian’s viewpoint.

Description of Project

Al Shugart Park has been partially developed (parking lot and trail) on land donated to the City of Scotts Valley (“City”) by Al Shugart, and is intended to be a dog park with park amenities and named in his honor (City of Scotts Valley 2024). In 2008, a conceptual design for the seven-acre site was created, outlining a phased development plan. The original plan consisted of four phases. To date, only the initial phase—establishing access between Siltanen Park and Glenwood Drive, including the construction of a pedestrian bridge—has been completed. The City has updated the original design of the park while maintaining the integrity of the 2008 park concept, and will complete the development of the park (City of Scotts Valley 2009).

Physical Improvements

The City proposes to develop a dog park with additional park amenities. The project would include improvements such as pet-proof fencing and dog park entry corrals; landscaping and irrigation. Minimal pathway lighting along the existing multi-use pathway connecting to the project site and security lighting at the restroom is proposed. [Figure 4, Site Plan](#), provides an illustration of the project’s site plan. Proposed materials can be found in [Appendix A](#). Further details of project components and park amenities are described below.

Park Amenities. Park-user amenities would include the following:

- 6,500 square-foot all-weather turf area;
- 9,000 square-foot area for small dogs;
- 28,000 square-foot area for large dogs;
- Prefabricated restroom structure with two single use ADA-compliant stalls;
- Park dedication monument;
- Walking paths;
- Benches, picnic areas, and seating areas;
- Metal shade features;
- Outdoor classroom;
- Bike racks;
- Drinking fountains; and
- Trash and recycling receptacles.

Water, Wastewater, and Stormwater Infrastructure. The proposed project would require water service for drinking fountains, the restroom, and landscaping, and would connect to existing municipal water service infrastructure near the project site. The proposed project would require lateral connections and routing to the City's existing wastewater collection system, and would construct biotreatment planters for stormwater treatment and infiltration.

Parking. The proposed project would involve the repair of an existing parking lot on Glenwood Road and parking lot expansion, resulting in a total of up to 42 spaces.

Construction Phasing

Construction phasing details are unknown. It is anticipated the parking lot repair and expansion would be completed as a future phase.

Hours of Operation

Hours of operation of the dog park is anticipated to be sunrise to sunset. Visitors accessing nearby parks and recreational uses could use the restroom, parking lot, and existing multi-use pathway after closure of the dog park.

Tree Removal

The proposed project does not include tree removal.

Other Public Agencies Whose Approval is Required

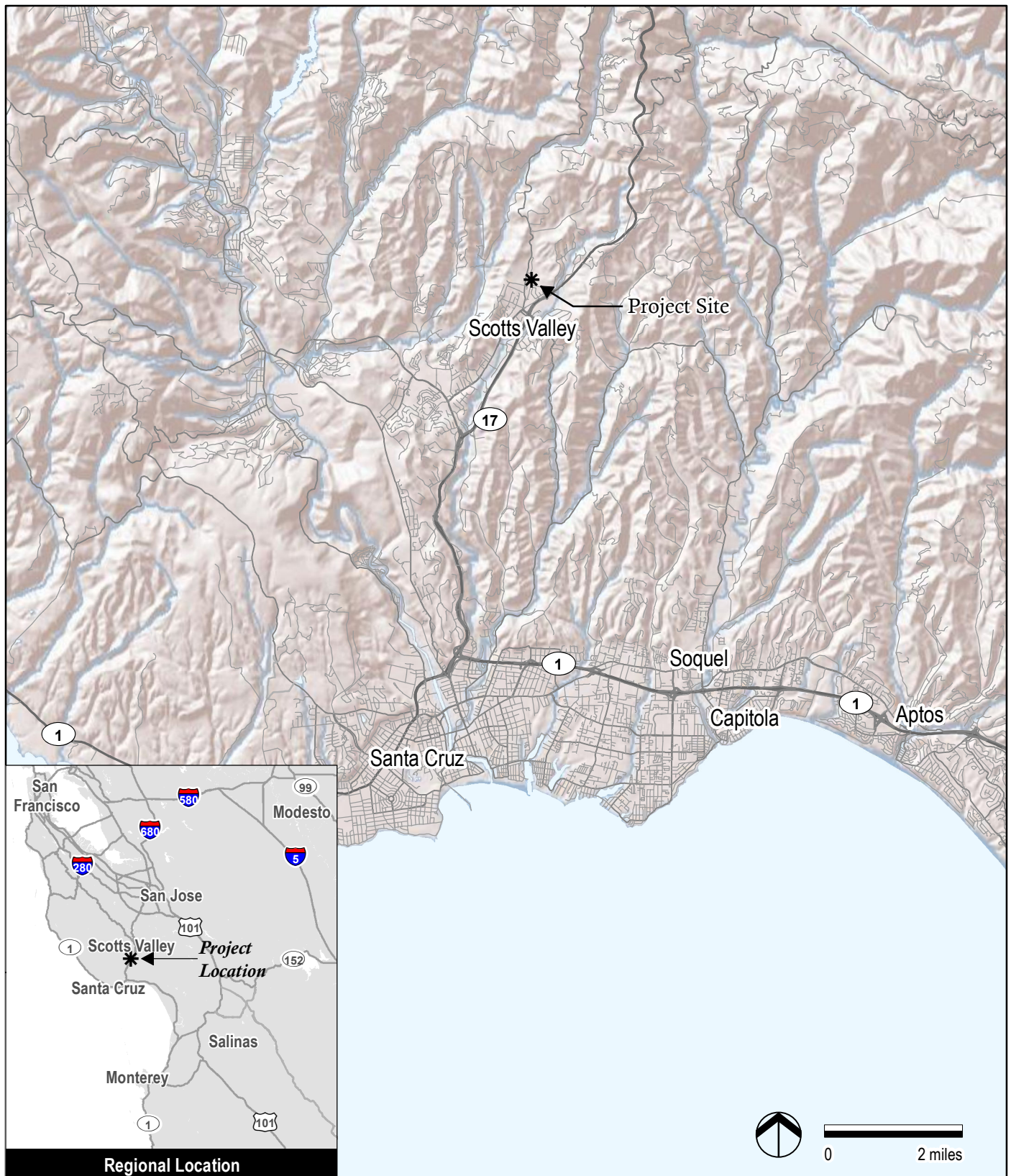
- California Department of Fish and Wildlife;
- U.S. Fish and Wildlife Service;
- U.S. Army Corps of Engineers; and
- Regional Water Quality Control Board.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City sent out letters offering tribal consultation to California Native American tribes identified by the California Native American Heritage Commission on December 22, 2025. No responses were received.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public

Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

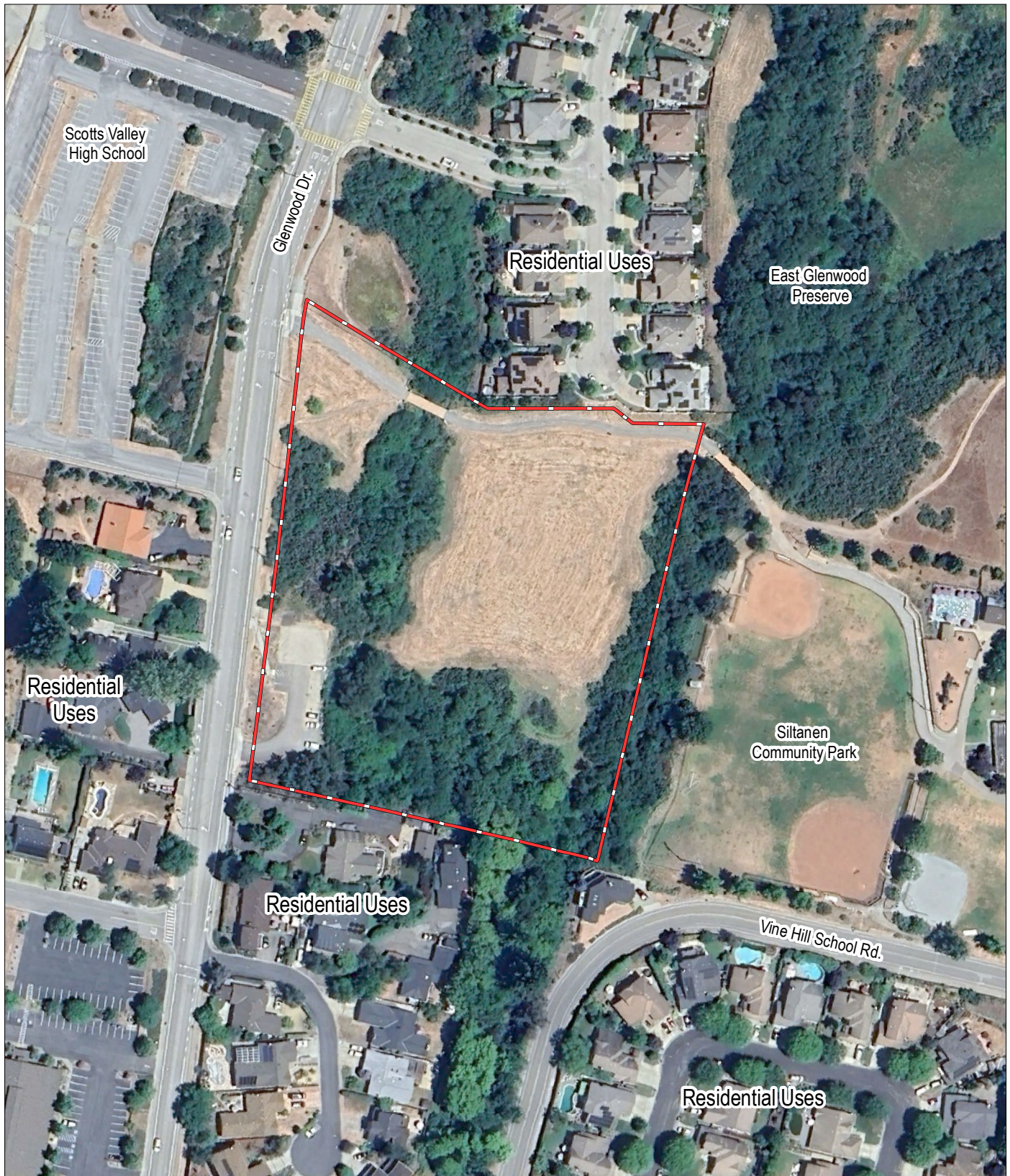


Source: ESRI 2014

Figure 1
Location Map

Al Shugart Dog Park Initial Study

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0 150 feet



Project Site

Source: ESRI 2025, Google Earth 2025

Figure 2

Aerial Photograph

Al Shugart Dog Park Initial Study



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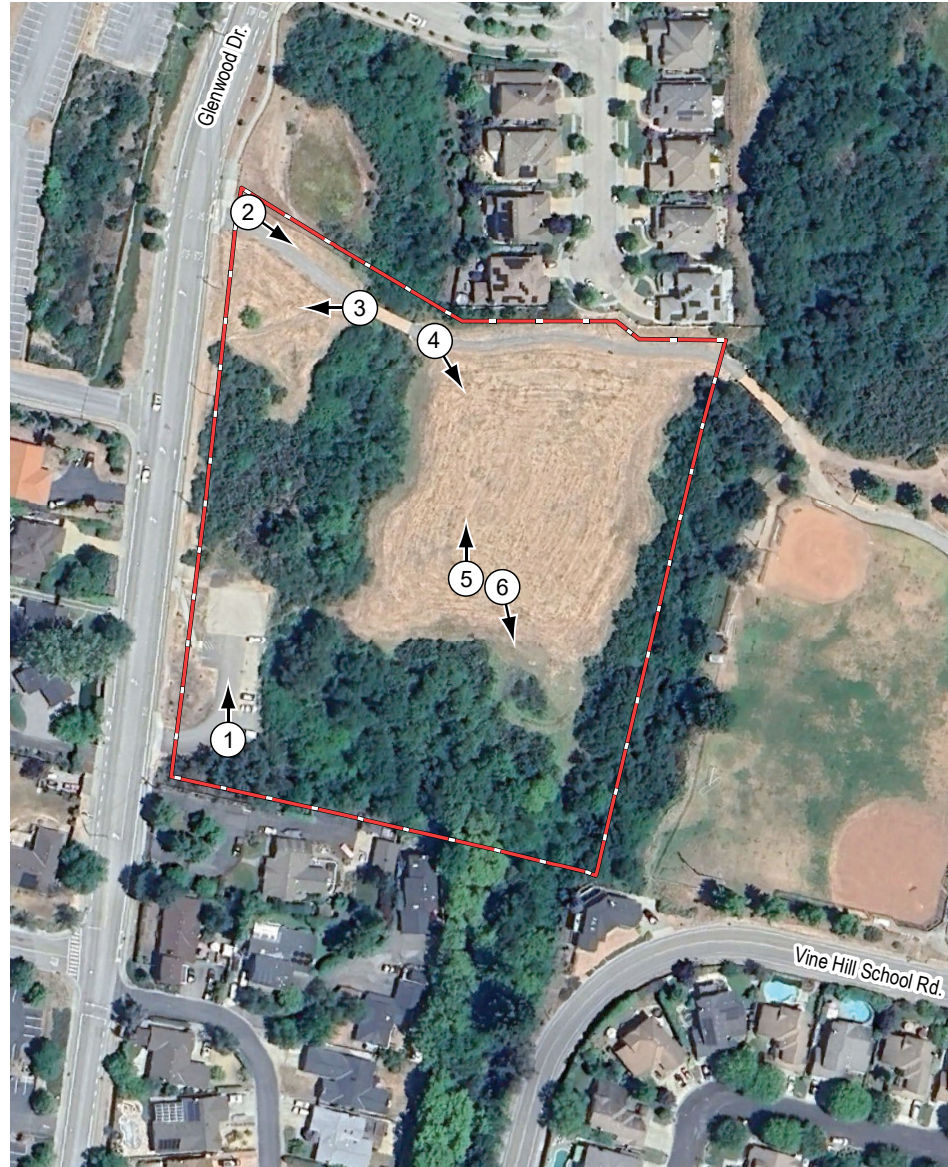
① From the existing parking lot on Glenwood Drive facing north.



② From the northwestern corner of the project site facing east.



③ From the northwestern corner of the project site facing west.



Project Site

Source: Google Earth 2025
Photographs: EMC Planning Group 2025



④ From the northern portion of the project site facing south.



⑤ From the center of the project site facing north.



⑥ From the center of the project site facing south.

Figure 3
Site Photographs

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Source: Verde Design 2026

Figure 4
Site Plan

This side intentionally left blank.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture and Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology/Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use/Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Allison Pfefferkorn, Recreation Division Manager

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Comments:

- a. Scenic vistas are views from a public place that is expansive and considered locally important. The City identifies the following scenic road corridors: Bean Creek Road, Glen Canyon Road, Lockwood Lane, Vine Hill Road, a portion of State Route 17 at the southern end of Scotts Valley, and a portion of Glenwood Drive terminating at Meadow View Drive, north of the project site. The nearest scenic road corridor is Glenwood Drive, located approximately 280 feet north of the project site (City of Scotts Valley 2023).

The City identifies scenic resources including hillsides, creeks and tributaries, redwood canyon riparian areas, and forested ridgetops (City of Scotts Valley 2023). The project site is not within a designated scenic viewshed or scenic road corridor in the *Scotts Valley General Plan*; however, the project site has views of the Glenwood Open Space Preserve to the northeast and prominent ridges to the west. Two intermittent creeks are located within the project site and converge south of the dog park. The proposed project would introduce new development within the views of these water features near the project site.

Construction of the proposed project would result in a change to the existing partially-developed views of the site and may obstruct some existing views of the Glenwood Open Space Preserve and prominent ridges from the project site. However, the proposed uses for the site are consistent with the uses permitted in the “Public/Quasi-Public (P)” Zoning District.

Therefore, impacts on scenic vistas associated with implementation of the proposed project would be less than significant.

- b. There are no state-designated scenic highways near the project site. The nearest state-designated scenic highway is State Route 9, which is officially designated in Monte Sereno located approximately 11.4 miles northeast of the site (California Department of Transportation 2025). Therefore, implementation of the project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
- c. The project site is located within an urbanized area and consists of vacant land, a parking lot, and a multi-use bicycle and pedestrian pathway. The project site is surrounded by residential and open space uses and is located in a mostly-developed region of north Scotts Valley.

Amenities of the proposed project include a restroom structure, metal shade features, and landscaping, which would introduce new development of greater density and height compared to the current conditions of the project site. The height of the restroom would be approximately 11 to 14 feet, and the height of the shade features would be approximately 10 to 12 feet. This would change the existing visual character or quality of public views of the site and its surroundings. However, the maximum height for the restroom and shade structures would meet the 35-foot height restrictions of the “Public/Quasi-Public (P)” Zoning District. Additionally, the proposed uses are consistent with the General Plan land use designation for the site (“Public/Quasi-Public”); therefore, the City has anticipated such uses for the project. The proposed project is consistent with General Plan Policy OSC-2.5 Natural Setting Integration, which requires new development be integrated into the natural setting.

Policy OSC-2.5, Natural Setting Integration. Protect visual resources by requiring that new development be integrated into the natural setting.

The proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts would be less than significant.

- d. The project site consists of vacant land, a parking lot, and a multi-use bicycle and pedestrian pathway. Implementation of the proposed project would introduce new sources of light to the project site associated with security lighting for the pathway and restroom. This minimal security lighting would not adversely affect nighttime views in the area.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Comments:

The proposed project would develop vacant land into a dog park, and repair and expand an existing parking lot.

- a. According to the California Department of Conservation's Important Farmland Finder tool, the project site is designated as Urban and Built-Up Land. The proposed project consists of a dog park which is consistent with the site's zoning and land use designation for the site. Therefore, the project would not convert Prime Farmland to non-agricultural use.

- b. The project site is zoned “Public/Quasi-Public (P)”. Chapter 17.30.020(A) of the City Code of Ordinances specifies facilities and structures owned by a city government which is used for recreational purposes is a permitted use within this zoning district. Therefore, proposed project would not conflict with existing zoning for agricultural use.

The project parcel is not enrolled in a Williamson Act contract, and therefore, would not conflict with the Williamson Act contract.

- c-d. The project site is designated in the General Plan and zoned for public/quasi-public uses; recreational uses have previously been planned for the site. The project site and vicinity do not contain any forest land or lands zoned for forest land or timberland production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); or result in the loss of forest land or conversion of forest land to non-forest use.

- e. The project site is surrounded by residential, open space, and educational land uses and development of this site with recreational uses would be consistent with the zoning and General Plan land use designation of the site. There are no forest lands in the project site or in the vicinity of the project site. Therefore, implementation of the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☐	☒

Comments:

The project site is within the North Central Coast Air Basin (“air basin”), which is under the jurisdiction of the Monterey Bay Air Resources District (“air district”). This section is based primarily on the air district’s *CEQA Air Quality Guidelines* (2008) (“air district CEQA guidelines”) guidance, the air district’s *2012 – 2015 Air Quality Management Plan* (2017) (“air quality management plan”), and the results of emissions modeling using the California Emission Estimation Model (“CalEEMod”) version 2022.1. For modeling purposes, data inputs to the model take into account the type and size of existing and proposed uses utilizing CalEEMod default land uses based on the size metrics provided by the applicant. The descriptions of the model default land use categories and subtypes used are found in the User’s Guide for CalEEMod version 2022.1. CalEEMod results are included in [Appendix B](#).

- a. The air district’s 2012-2015 Air Quality Management Plan was prepared to manage criteria air emissions in the air basin for which the air basin was previously in non-attainment with state standards. As of 2023, the air basin achieved attainment with all state ambient air quality standards (David Frisbey, Planning Manager, Monterey Bay Air Resources District, personal communication with consultant, December 19, 2025). Consequently, the air quality management plan is no longer applicable. The project would, therefore, not conflict with or obstruct implementation of an applicable air quality plan.

- b. The six most common and widespread air pollutants of concern, or “criteria pollutants”, are ground-level ozone, nitrogen dioxide, particulate matter, carbon monoxide, sulfur dioxide, and lead. In addition, reactive organic gases (ROG) also referred to as volatile organic compounds (VOC) are a key contributor to the criteria air pollutants because they react with other substances to form ground-level ozone. Health effects of from prolonged exposures to criteria air pollutants include asthma, bronchitis, chest pain, coughing, and heart diseases.

The air district has primary responsibility for managing air quality in the air basin to attain and maintain national and state ambient air quality standards. State standards are promulgated by the California Air Resources Board as mandated by the California Clean Air Act. The air district has developed criteria pollutant emissions thresholds, which are used to determine whether or not a proposed project would violate an air quality standard or contribute to an existing violation during operations and/or construction. Based on the air district CEQA guidelines, a project would have a significant air quality impact if it would:

- Emit 137 pounds per day or more of an ozone precursor air pollutant (volatile organic compounds or nitrogen oxides);
- Directly emit 550 pounds per day or more of carbon monoxide;
- Generate traffic that significantly affects levels of service (result in a significant localized source of emission of carbon monoxide);
- Emit 82 pounds per day or more of suspended particulate matter on-site, which is equivalent to general construction activity over an area of at least 8.1 acres per day, or grading/excavation over an area of at least 2.2 acres per day; or
- Emit 82 pounds per day or more of suspended particulate matter from vehicle travel on unpaved roads.

Construction Emissions

Construction activities are temporary sources of criteria air emission that occur over the limited project construction period. Construction emissions have the potential to impact local air quality and/or pose localized health risks. Localized health risks are discussed under question “c” of this section. Construction emissions include equipment exhaust and fugitive dust emissions generated during grading activities, and ozone precursor emissions generated during the application of architectural coatings and asphalt paving material.

The air district CEQA guidelines report that construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders that temporarily emit ozone precursors such as VOC or oxides of nitrogen (NO_x), are accommodated in the emission inventories of state- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone thresholds.

The air district CEQA guidelines Table 5-2, Construction Activity with Potentially Significant Impacts, identifies the level of construction activity that could result in significant temporary fugitive dust impacts, in the form of suspended particulate matter (PM₁₀) if not mitigated. Construction activities with grading and excavation that disturb more than 2.2 acres per day and construction activities with minimal earthmoving that disturb more than 8.1 acres per day are assumed to generate more than 82 pounds of particulate matter per day, which would exceed the threshold of significance.

The project site topography is flat and consists of vacant open space and a small parking lot. Construction activities are anticipated to require minimal earthmoving across approximately 3.22 acres of the project site. Substantial grading and excavation would not be needed. Construction activities would fall below the screening threshold of less than 8.1 acres per day of minimal earthmoving. Therefore, the project would have a less-than-significant impact from fugitive dust emission.

To confirm this determination, construction PM₁₀ emissions were modeled in CalEEMod. The results are included in [Appendix B, Table 1, Construction Criteria Air Pollutant Emissions](#) and reported here in [Table 1, Construction PM₁₀ Emissions](#). The model results confirm that construction PM₁₀ emissions would not exceed the air district threshold of significance.

Table 1 Construction PM₁₀ Emissions

Emission	Suspended Particulate Matter (PM ₁₀) ¹
Project Construction Emissions	6.4
Air District Threshold	82
Exceeds Threshold?	No

SOURCE: EMC Planning Group 2025

NOTE: ¹ Average daily maximum values used, expressed in pounds per day.

Operational Emissions

The proposed project would result in new sources of operational mobile source emissions from vehicles and energy source emissions from electricity use. Emissions modeling was undertaken to quantify criteria air pollutant emissions volumes. A comparison of the model results with the air district thresholds is shown in [Table 2, Operational Criteria Air Pollutant Emissions](#). Detailed CalEEMod emissions modeling results are presented in [Appendix B](#).

Table 2 Operational Criteria Air Pollutant Emissions

	Volatile Organic Compounds (VOC) ¹	Nitrogen Oxides (NO _x)	Suspended Particulate Matter (PM ₁₀)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)
Operational Emissions	0.06	0.01	7.7	0.10	< 0.005
Air District Threshold	137	137	82	550	150
Exceeds Thresholds?	No	No	No	No	No

SOURCE: EMC Planning Group 2025

NOTES: Average daily maximum values used, expressed in pounds per day.

¹ Volatile Organic Compounds (VOC) and Reactive Organic Gases (ROG) are precursors to ozone, and are summed in the CalEEMod output under the header ROG.

The model results show that operational emissions would not exceed the criteria air pollutant emissions thresholds. Therefore, the proposed project would have less-than-significant operational criteria air pollutant emissions impacts.

- c. **Sensitive Receptors.** According to the air district CEQA guidelines, a sensitive receptor is generally defined as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; health care facilities such as hospitals or retirement and nursing homes; long term care hospitals, hospices, prisons, and dormitories or similar live-in housing (Monterey Bay Unified Air Pollution Control District 2008, p. 6-6). The sensitive receptors nearest to the project site are residential homes and neighborhoods located approximately 20 feet north of the project site.

Toxic Air Contaminant Emissions

Toxic air contaminants (TACs) associated with constructing and operating land development projects are of concern with regards to exposing sensitive receptors to substantial pollutant concentrations. TACs emissions can create localized health risks to sensitive receptors and are evaluated for both the construction and operational phases of the project as described below.

Construction Toxic Air Contaminant Emissions. Project construction activities would generate temporary and limited localized emissions of fugitive dust and diesel equipment exhaust. Construction of the proposed project has the potential to expose sensitive receptors (residential homes north of the project site) to localized health risks associated with TAC emissions from construction equipment exhaust. TACs are pollutants that above specific concentrations and durations of exposure can result in an increase in mortality or serious illness. Possible health effects can include cancer, birth defects, neurological damage, damage to the body's natural defense system, and diseases that may lead to death. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuels combustion, and commercial operations (e.g., dry cleaners). Diesel exhaust is the predominant TAC in urban air and is estimated to

represent about two-thirds of the cancer risk from TACs. Diesel particulate matter is a primary TAC of concern contained in diesel exhaust (California Air Resources Board 2026a). The primary community risk impact issues associated with construction exhaust emissions are cancer risk (diesel particulate matter exposures) and exposure to PM_{2.5} (Ibid.).

Diesel-powered engines used in construction are subject to control under regulations adopted by both the California Air Resources Board and U.S. Environmental Protection Agency (U.S. EPA). U.S. EPA promulgated new emission standards for off-road engines in 1998, with the California Air Resources Board adopting parallel standards in 2000. In 2004, Tier 4 emission standards were adopted and were phased in for new engines between 2011 and 2014. In 2007, the California Air Resources Board adopted an off-road equipment regulation to accelerate reductions of NO_x and diesel PM from existing off-road engines. Beginning in 2012 and through 2023, the off-road regulation requires operators of older equipment to either install abatement devices, upgrade to Tier 3 and eventually Tier 4 engines, or to retire older equipment. Beginning in 2023, all diesel-powered vehicles operating in California, with a gross vehicle weight rating over 14,000 lbs., must have a 2010 or newer engine and emission system (California Air Resources Board 2026b). Heavy duty diesel-fueled vehicles must also comply with California Code of Regulations Title 13 Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, to limit engine idling to no more than five minutes in order to reduce public exposure to diesel particulate matter and other air contaminants (California Air Resources Board 2026c).

Scotts Valley General Plan Environmental Impact Report included as the Environmental Review chapter of the General Plan, states that implementation of General Plan Policies SN-4.18 through SN-4.21 would ensure that construction emissions associated with implementation of the General Plan would be less than significant (City of Scotts Valley 2023, p CSF-32 and ER-35). Of these four policies, Policy SN-4.18 and SN-4.21 address construction TACs. Implementation of these two policies, referenced below, would ensure that health risks from potential exposures to construction TAC emissions would be less than significant.

Policy SN-4.18, Minimize Direct and Indirect Emissions of Air Contaminants. New development shall be located and designed to conserve air quality and minimize direct and indirect emissions of air contaminants, including diesel emissions. This shall be done by the following:

1. Minimize impacts of new development by reviewing development proposals for potential impacts pursuant to CEQA and the Monterey Bay Unified Air Pollution Control District CEQA Guidelines. Apply land use and transportation planning techniques such as:
 - Incorporation of public transit stops;
 - Pedestrian and bicycle linkage to commercial centers, employment centers, schools, and parks;

- Preferential parking for carpools and van pools;
 - Traffic flow improvements; and
 - Employer trip reduction programs.
2. Control dust and particulate matter by implementing the Monterey Bay Air Resources Board [sic] fugitive dust control measures. In addition, address construction and operational diesel exhaust impacts in consultation with the Air District, and the need for risk assessments, when conditions warrant.

Policy SN-4.21, Tier 4 Emissions. Prior to issuance of grading permits, new developments shall prepare and submit documentation to the City of Scotts Valley that demonstrates that all off-road diesel-powered equipment meet the California Air Resources Board's Tier 4 Final off-road emissions standards.

Operation Toxic Air Contaminant Emissions. The proposed project would not include stationary sources of TACs. The proposed project is a local-serving recreational use and would not generate heavy duty truck trips that typically are the primary mobile source of diesel particulate matter with potential to cause health risks to sensitive receptors (California Air Resources Board 2026a). Therefore, the project would not be a source of operational sources of toxic air contaminants that would increase health risks to adjacent sensitive receptors.

Suspended Particulate Matter (PM₁₀)

Fugitive Dust. Project construction activities would generate temporary and limited localized emissions of fugitive dust. Approximately 64 percent of fugitive dust is respirable particulate matter (Monterey Bay Unified Air Pollution Control District 2008, p. 7-2). Exposure to construction emissions from the project site is a potentially significant health risk impact. The air district recommends the use of feasible mitigation measures during construction to reduce construction fugitive dust emissions (Monterey Bay Unified Air Pollution Control District 2008, p. 8-1 to 8-3, and Table 8-2).

Due to the size and flat topography of the project site, earthmoving construction activities are anticipated to be below the 2.2 acres per day threshold for grading and excavation, and below the 8.1 acres per day threshold for minimal earthmoving. However, implementation of the following General Plan Policy and the following mitigation measure would ensure that health risks from potential exposures to construction suspended particulate matter and fugitive dust would be less than significant.

Policy SN-4.19, Dust Control Monitor. Consistent with Monterey Bay Area Resources Board [sic] guidelines, new developments that result any ground disturbance greater than 2.2 acres per day shall require the contractor(s) or builder(s) to designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site.

Mitigation Measure

AQ-1 To reduce fugitive emissions from grading and construction activities, the following language shall be included in all grading and construction plans for each future individual project proposed within the project site prior to issuance of a grading permit for each project:

Dust control measures shall be employed to reduce visible dust leaving the area during construction. The following measures or equally effective substitute measures shall be used:

- a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;
- b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
- c. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;
- d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
- e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;
- f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
- g. Stop grading, and earth moving if winds exceed 15 miles per hour;
- h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
- i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance); and
- j. Limit the area under construction at any one time.

The various fugitive dust reduction approaches included in this mitigation measure range from 34 to 90 percent effective (Monterey Bay Unified Air Pollution Control District 2008, Table 8-2). For example, watering graded surfaces would reduce dust from wind erosion by about half, and use of stabilizers or binders would reduce wind erosion by up to 80 percent. Two feet of freeboard and truck covers would reduce dust from trucking operations by about 90 percent. These measures, although not additive, would

significantly reduce overall dust emissions, ensuring that construction activities associated with each future individual project would not exceed the threshold for fugitive dust emissions during construction.

- d. According to the air district CEQA guidelines, odors are objectionable emissions of one or more pollutants that are a nuisance to healthy persons and may trigger asthma episodes in people with sensitive airways. Nuisance odors are commonly associated with refineries, landfills, sewage treatment, agriculture, etc. (Monterey Bay Unified Air Pollution Control District 2008, p. 3-5). The proposed project would not be a source of odors that would affect a substantial number of people.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Comments:

Reconnaissance-level biological field surveys of the project site were conducted by EMC Planning Group biologist Kimiya Ghadiri on October 24, and November 7, 2025, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. Biological resources were documented in field notes, including plant and wildlife species observed, dominant plant communities, wildlife habitat quality, disturbance levels, and aquatic resources.

Focused plant surveys were conducted by Kimiya Ghadiri on April 20, and July 1, 2026. Results are documented in the 2026 *Al Shugart Dog Park Focused Plant Survey Results Memorandum* (EMC Planning Group 2026) included as [Appendix C](#) and summarized below. This section also includes the results of the *Habitat Assessment Survey for the Endangered Oblong Tiger Beetle, Site of the Proposed Al Shugart Dog Park* (Dr. Richard Arnold 2026).

Prior to conducting the reconnaissance-level survey, EMC Planning Group biologists reviewed site plans, aerial photographs, natural resource database accounts, and other relevant scientific literature. This included searching the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* database (USFWS 2025b), California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CDFW 2025a), and California Native Plant Society (CNPS) *Rare Plant Inventory* (CNPS 2025) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the project. A review of the USFWS *National Wetlands Inventory* (NWI) database was also conducted to identify jurisdictional aquatic features (wetlands, drainages, and/or riparian areas) on or adjacent to the project site (USFWS 2025c).

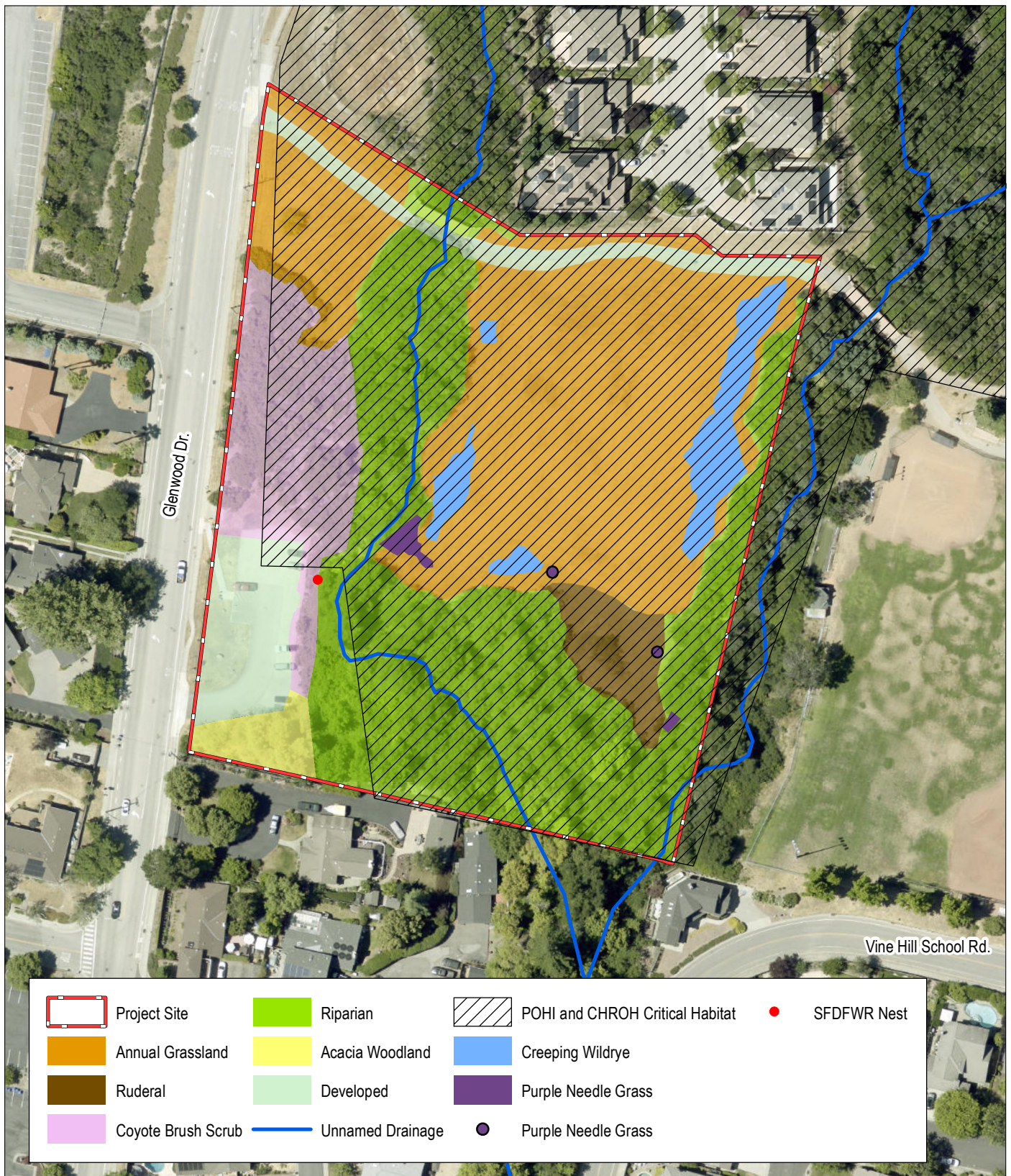
Existing Conditions

The project site is positioned on the Felton U.S. Geological Survey (USGS) 7.5-minute quadrangle map. The 5.64-acre project site is located on three parcels (APNs 023-241-11, -21 and -22) at 400 Glenwood Drive in the City of Scotts Valley, Santa Cruz County ([Figure 2, Aerial Photograph](#)). The project site consists of vacant open space with a pedestrian path and bridges along the northern boundary, a small parking lot in the southwest corner, a field, and two unnamed drainages to the west, east and south of the field. The two unnamed drainages are tributaries to Carbonera Creek, south of the project site. The site elevation is approximately 200 meters. The project site is located in an urban area within the City of Scotts Valley, adjacent to Glenwood Drive and Vine Hill School Road. Scotts Valley High School is located to the west, East Glenwood Preserve to the northeast, Siltanen Community Park to the east, and residential neighborhoods to the south. The northern boundary of the project parcel includes a developed pathway and footbridges connecting adjacent residential neighborhoods and the adjacent high school to Al Shugart Park and the East Glenwood Preserve. The southwest corner of the project parcel includes a developed parking lot.

Plant Communities

Vegetation within the project site includes annual grassland, purple needle grass grassland, creeping wild rye grassland, riparian, coyote brush scrub, acacia woodland, and ruderal vegetation. [Figure 5, Habitat Map](#), shows the locations of habitats and biological resources present.

Annual Grassland. The proposed dog park and portions of the pathway connecting the parking lot to the dog park consists of densely vegetated nonnative annual grassland dominated by nonnative annual grasses and herbs. At the time of the reconnaissance level surveys, all annual grassland habitat was recently mowed. During the April and July 2026 focused plant surveys, portions of the annual grassland within the field for the proposed dog park were recently mowed, however the majority of the field was unmaintained. Dominant species included wild oats (*Avena* sp.), Italian rye grass (*Festuca perennis*), wild mustard (*Brassica* sp.), Fuller's teasel (*Dipsacus fullonum*), stinkwort (*Dittrichia graveolens*), bull thistle (*Cirsium vulgare*), prickly lettuce (*Lactuca serriola*), coast tarweed (*Madia sativa*), Spanish clover (*Acmispon americanus*), hairy hawkbit (*Leontodon saxatilis*), and sow thistle (*Sonchus oleraceus*).



Source: ESRI 2026, Google Earth 2026, USFWS NWI 2026, USFWS 2026, Santa Cruz County 2026
 POHI= Scotts Valley Polygonum
 CHROH= Scotts Valley Spineflower
 SFDFWR= San Francisco Dusky-Footed Woodrat

Figure 5

Habitat Map

Al Shugart Dog Park Initial Study

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Purple Needle Grass Grassland. Small pockets of purple needle grass (*Stipa pulchra*) grassland occur on the margin between the riparian habitat and the annual grassland within the field proposed for the proposed dog park. Purple needle grass is present where there is more bare ground and it won't be outcompeted by annual grasses. The purple needle grass area has approximately 15 percent cover purple needle grass along with other species, including Fuller's teasel, wild oat, Spanish clover, scarlet pimpernel (*Anagallis arvensis*), prickly lettuce, and wild barley (*Hordeum* sp.). Purple needle grass patches were initially identified during the April 2026 focused plant survey. During the July 2026 survey, it was noted that these patches had expanded, likely due to infrequent mowing during the growing season. Purple needle grass grassland is defined as a sensitive natural community by CDFW (CDFW 2026). Needle grass is characterized by greater than 5 percent absolute cover of purple needlegrass as a characteristic dominant species in the herbaceous layer (CDFW 2026).

Creeping Wildrye Grassland. Patches of creeping wildrye (*Elymus triticoides*) occur on the margins of the annual grassland field where this species is not outcompeted by annual grasses. This area consists of 80-100 percent cover of densely growing creeping wildrye. Other species sparsely mixed into the creeping wildrye patches include wild oat, wild barely, and field bindweed (*Convolvulus arvensis*). Creeping wildrye grassland patches were initially identified during the April 2026 focused plant survey. During the July 2026 survey, it was noted that these patches had expanded, likely due to infrequent mowing and the rhizomatous nature of this species (rhizomes are modified horizontal stems that creep along or just beneath the soil surface and allow a plant to survive harsh conditions and spread outward). Creeping wildrye grassland is defined as a sensitive natural community, ashy ryegrass, by the CDFW (CDFW 2026). Ashy ryegrass is characterized by greater than 30 percent creeping wildrye relative cover in the herbaceous layer (CDFW 2026).

Ruderal. Small areas of ruderal vegetation are present south of the mown field. The majority of this area is also regularly mowed except for a small patch of coyote brush (*Baccharis pilularis*). Nonnative stinkwort and Fuller's teasel as well as coyote brush dominate the ruderal area.

Coyote Brush Scrub. North of the existing parking area is a densely vegetated area dominated by coyote brush shrubs. Other species present within the coyote brush scrub include wild mustard, Fuller's teasel, stinkwort, California blackberry (*Rubus ursinus*), and poison oak (*Toxicodendron diversilobum*). In addition, a few mature coast live oak trees (*Quercus agrifolia*) exist within the coyote brush scrub habitat.

Riparian. Riparian habitat surrounds the two unnamed drainages. These areas are densely vegetated and are dominated by arroyo willow (*Salix lasiolepis*) and poison oak. Other species that occur within the riparian habitat include California blackberry, coyote brush, poison hemlock (*Conium maculatum*), milkweed (*Asclepias* sp.), and Fueller's teasel. In addition to the arroyo willow trees, coast live oak, and Northern California black walnut trees (*Junglans hindsii*) are present.

Riparian areas are considered arroyo willow thickets, a sensitive natural community (CDFW 2026). Arroyo willow thickets are characterized by greater than or equal to 25 percent arroyo willow absolute cover in the shrub or tree canopy (CDFW 2026).

Acacia Woodland. A small portion of Acacia woodland is present south of the existing parking lot. The overstory in this area is densely dominated by large Acacia trees (*Acacia* sp.). There is minimal understory vegetation, but includes poison oak and coyote brush.

Wildlife Habitat

The regularly mowed annual grassland provides minimal suitable habitat for wildlife species; however, the adjacent riparian and coyote brush scrub habitat could support diverse wildlife species, including nesting birds. American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Setophaga coronata*), bushtit (*Psaltiriparus minimus*), Bewick's wren (*Thryomanes bewickii*), house finch (*Haemorrhous mexicanus*), white-crowned sparrow (*Zonotrichia leucophrys*), California scrub jay (*Aphelocoma californica*), and California quail (*Callipepla californica*) were observed during the October and November 2025 biological surveys. Most birds were observed flying overhead or within the riparian and coyote brush scrub areas of the project site. In addition, a coast gartersnake (*Thamnophis elegans terrestris*) was observed and the calls of Sierran treefrogs (*Pseudacris sierra*) were heard within the riparian areas. A California ground squirrel (*Otospermophilus beecheyi*) and a western fence lizard (*Sceloporus occidentalis*) were observed within the annual grassland habitat. The annual grassland contains a low density of California ground squirrel burrows. A San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) nest was observed at the transition between coyote brush scrub and riparian habitat (Figure 5, Habitat Map). Habitat for a number of urban-adapted species is present within the project site, including small mammals such as California vole (*Microtus californicus*), Botta's pocket gopher (*Thomomys bottae*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and deer mouse (*Peromyscus maniculatus*).

Aquatic Features

The two unnamed drainages within the survey area are tributaries to Carbonera Creek. The unnamed drainages are defined in the National Wetland Inventory as PFOC, a palustrine system (P), forested (FO), seasonally flooded (C) freshwater forested/shrub wetland (USFWS 2025c). Portions of the unnamed drainages had standing water and flowing water during the time of the biological surveys. Santa Cruz County considers the two unnamed drainages intermittent streams inside the urban service line. Although the NWI can be used as a preliminary source to identify potential aquatic features, data is based on aerial imagery and is not a substitute for field surveys. Figure 5, Habitat Map depicts the approximate location of the two unnamed drainages as documented from the biological surveys. Riparian habitat surrounds the two unnamed drainages.

Analysis

- a. **Special-Status Species.** A search of the California Department of Fish and Wildlife *California Natural Diversity Database* (CNDDB) was conducted for the site and the surrounding eight U.S. Geological Survey (USGS) quadrangles in order to generate a list of potentially occurring special-status species for the project vicinity. Records of occurrences for special-status plants were reviewed for those quadrangles in the CNPS *Inventory of Rare and Endangered Plants of California* (CNPS 2025). A USFWS *Information for Planning and Consultation* threatened and endangered species list was also generated for the project site, and the USFWS *Critical Habitat for Threatened & Endangered Species* online

mapper was reviewed (USFWS 2025a & USFWS 2025b). Special-status species in this report are those listed as Endangered, Threatened, or Rare or as candidates for listing by the USFWS and/or CDFW; as Species of Special Concern or Fully Protected species by the CDFW; or as Rare Plant Rank 1B or 2B species by CNPS. [Appendix D, Special-Status Species with Potential to Occur in the Project Vicinity](#), presents tables with special-status species search results, which lists the special-status species documented within the project vicinity, their listing status, suitable habitat description, and their potential to occur on the project site. [Figure 6, Special-Status Species within the Project Vicinity](#), presents a map of *California Natural Diversity Database* results.

Critical Habitat. Critical habitat is a designation used by the USFWS for specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection. The project site falls within critical habitat for two special-status plant species: Scotts Valley polygonum (*Polygonum hickmanii*) and Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*) ([Figure 5, Habitat Map](#)).

Special-Status Plant Species. Special-status plant species were evaluated for probability to occur on the project site. Special-status plant species with potential to occur on the project site include San Francisco popcornflower (*Plagiobothrys diffusus*), Scotts Valley polygonum (*Polygonum hickmanii*), and Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*). A focused plant survey was conducted in April 2026 during peak bloom for San Francisco popcornflower and Scotts Valley spineflower. San Francisco popcornflower and Scotts Valley spineflower were not observed within the project site. A second focused plant survey was conducted in July 2026 to determine the presence or absence of Scotts Valley polygonum. Scotts Valley polygonum was not observed within the project site. Therefore, no impacts are anticipated to special-status plant species within the project site as a result of construction activities.

Special-Status Wildlife Species. Special-status wildlife with the potential to occur on the project site include Ohlone tiger beetle (*Cicindela ohlone*), California giant salamander (*Dicamptodon ensatus*), pallid bat (*Antrozous pallidus*), Cooper's hawk (*Accipter cooperii*), and other nesting birds and raptors. In addition, a San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) nest was observed between the riparian woodland and coyote brush scrub at the site.

Ohlone Tiger Beetle. Ohlone tiger beetle is federally listed as endangered. This species occupies remnant native grasslands in Santa Cruz County. Ohlone tiger beetle is typically found on poorly drained clay or sandy clay soil over bedrock of Santa Cruz mudstone. Adult beetles will use grassland areas that have little to no vegetation for larval burrowing and thermoregulation (USFWS 2025d). This species is often found on level or near level ground near grassland habitat, meaning they are often located close to footpaths and bike trails (USFWS 2025d). The nearest CNDDDB occurrence within three miles of the project site of Ohlone tiger beetle is approximately 0.1 miles from the project site within Glenwood Open Space Preserve (Occurrence Number 6, 2006, CDFW 2025a). Previous

surveys at the adjacent Glenwood Preserve have indicated that an average of 505 larval burrows were observed from 2003-2017 and burrow densities averaged 6.26 burrows/100 square feet during that same time period (WRA Inc., and Entomological Consulting Services, Ltd. 2017). The annual grasslands within the project site are regularly mowed and disturbed. In addition, non-native grasses within the annual grassland grow uniformly throughout the area, leaving little to no bare soil for larval burrowing and thermoregulation. There is a low likelihood that this species would occur on the project site, but given the proximity to nearby occurrences, this species could occupy annual grasslands within the project site.

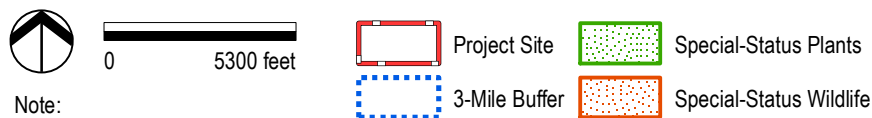
Dr. Richard Arnold, qualified entomologist and Ohlone tiger beetle expert, conducted a habitat assessment on February 22, 2026, and provided a *Habitat Assessment Survey for the Endangered Ohlone Tiger Beetle, Site of the Proposed Al Shugart Dog Park* report (Dr. Richard A. Arnold 2026). No Ohlone tiger beetle life stages or potential larval burrows were observed during the February 2026 site visit, however Dr. Arnold notes that Ohlone tiger beetle largely restrict their activities to areas unlaid with Watsonville loam soils, which are mapped along the western side of the project site (NRCS 2026). Adult Ohlone tiger beetles may occasionally utilize the 1.59-acre triangular portion of the project parcel for hunting, basking, and other activities given this area's immediate proximity to Glenwood Preserve, where Ohlone tiger beetle are known to occur (Figure 7, Soils and Parcel Map). Loss or harm of Ohlone tiger beetle, if present, is considered a significant adverse impact. Implementation of the following mitigation measures would reduce the potential impact to Ohlone tiger beetle to a less-than-significant level.

Mitigation Measures

BIO-1 Ohlone Tiger Beetle. To avoid impacts to Ohlone tiger beetle, the following measures shall be implemented:

- a. Grading or other construction-related activities shall be conducted outside of the adult activity season, which is generally mid-January through early-May, in areas underlaid with Watsonville loam soils (as depicted on Figure 7, Soils and Parcel Map).
- b. If the project is delayed to January 2027 or beyond, the project site shall be re-surveyed for Ohlone tiger beetle adults and larval burrows to confirm absence.

BIO-2 Worker Environmental Awareness Training (WEAP). Before construction activities begin, a qualified, approved project biologist(s) shall conduct a worker environmental awareness training session for all construction personnel. At a minimum, the training shall include a description of protected biological resources, species descriptions and habitat requirements, and general measures being implemented to protect sensitive resources during construction. Informational handouts with photographs clearly illustrating species appearances shall be used in the training session.



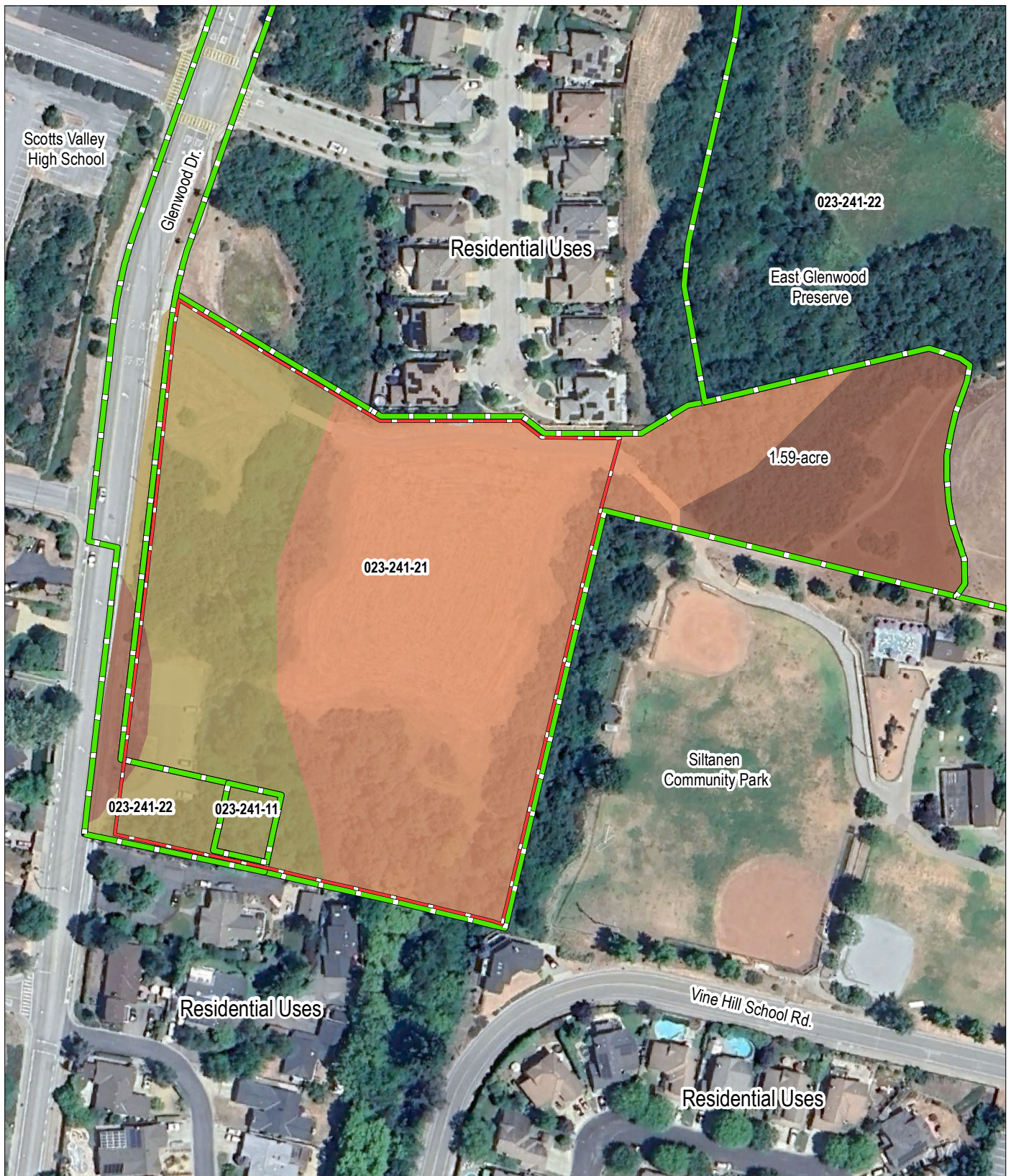
Source: ESRI 2025, CDFW CNDDB 2025

Figure 6

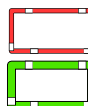
Special-Status Species within the Project Vicinity

Al Shugart Dog Park Initial Study

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0 150 feet



Project Site (5.64-acres)

Assessor's Parcels



Bonnydoon Loam

Danville Loam



Watsonville Loam

Source: ESRI 2026, Google Earth 2026, NCRS 2026

Figure 7

Soils and Parcel Map

AI Shugart Dog Park Initial Study

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Training topics shall include special-status species with potential to occur on the project work sites as determined by final site plan impact boundaries and results of focused surveys. Species discussed shall include California giant salamander, Ohlone tiger beetle, San Francisco dusky-footed woodrat, Cooper's hawk and other nesting birds and raptors, and roosting bats.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for California giant salamander under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals including California giant salamander. If a special-status species is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.

A letter report documenting that training occurred shall be prepared and submitted to the City of Scotts Valley.

California Giant Salamander. California giant salamander is a California Species of Special Concern. This species occurs in wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Breeding and aquatic larvae are found in cold, clear streams, occasionally in lakes and ponds. Larvae transform into a terrestrial form approximately 19-24 months after hatching. Adults typically occupy wet forests under rocks and logs near streams and lakes. Their diet consists of slugs and other invertebrate, and small vertebrate such as salamanders, small rodents, and lizards.

The nearest CNDDB occurrence is approximately 0.6 miles from the project site within Carbonera Creek (Occurrence Number 230, 2016, CDFW 2025a). There are two other CNDDB occurrences within three miles of the project site (Occurrence Number 114 and 133, 1975 and 1952, CDFW 2025a). The two unnamed drainages within the project site contain water intermittently and are therefore not considered suitable breeding habitat. The riparian areas within the project site are suitable upland habitat for this species. Loss or harm to California giant salamander is considered a significant adverse impact. Implementation of Mitigation Measure BIO-2, presented above, which requires a training session on special-status species potentially present on the construction site for all personnel, and the following mitigation measure would reduce this potentially significant impact to less-than-significant.

Mitigation Measure

BIO-3 California Giant Salamander. A qualified biologist shall conduct a preconstruction survey 48 hours prior to the start of disturbance activities within coyote brush scrub or riparian habitats. Surveys shall be conducted by a qualified biologist with experience surveying for California giant salamander. If project activities are stopped for greater than seven days, a

follow-up preconstruction survey may be required within 48 hours prior to the reinitiation of project activities. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the City of Scotts Valley prior to ground disturbance.

If a California giant salamander is observed the California Department of Fish and Wildlife will be notified via email. Any individuals found shall be removed by the biologist and relocated to a similar habitat situated outside of the work area but within close proximity.

Special Status Bat Species. Roosting habitat for the California species of special concern pallid bat is present within the trees of the riparian and coyote brush scrub habitats within the project site. Pallid bats are found in low elevations throughout California. They occupy a wide variety of habitats, including grasslands, shrublands, woodlands, and forests. Pallid bats may roost in woodlands and forests but prefer open, dry, and rocky habitats. They can also roost in abandoned buildings, bird boxes, road culverts, and under bridges.

There are no documented occurrences of pallid bat or other special-status bats within the project vicinity. However, suitable roosting habitat for pallid bats is present within the trees of the riparian and coyote brush scrub portions of the project site. Project development could result in impacts to this species from injury or mortality during construction, if present. Loss or harm to special-status bat species is considered a significant adverse environmental impact. Implementation of Mitigation Measure BIO-2, presented above, which requires a training session on special-status species potentially present on the construction site for all personnel, and the following mitigation measure would reduce potentially significant impacts to special-status bat species to a less than-significant-level.

Mitigation Measure

BIO-4 Roosting Bats. Within 14 days prior to tree removal, vegetation clearance, grading, or the initiation of any construction activity in the coyote brush scrub and riparian habitats, a qualified wildlife biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in buildings and trees within 50 feet of the construction footprint, and surrounding structures situated within 50 feet of disturbance activities by the project.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted to the City of Scotts Valley where it will be kept on file, and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided to the City of Scotts Valley prior to ground disturbance activities and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g., one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the California Department of Fish and Wildlife prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

Cooper's Hawk and Other Nesting Birds and Raptors. Vegetation within the coyote brush scrub and riparian areas of the project site provides high quality nesting habitat for a variety of native birds including Cooper's hawk and other raptors, owls, and songbirds. Native nesting birds (including raptors) are protected during the nesting bird season (generally February 1 to September 15) under the federal Migratory Bird Treaty Act and California Fish and Game Code. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to the project site during the bird nesting season, then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of Mitigation Measure BIO-2, presented above, which requires a training session on special-status species potentially present on the construction site for all personnel, and the following mitigation measure would reduce potential, significant impacts to nesting birds to a less-than-significant level.

Mitigation Measure

BIO-5 Nesting Birds and Raptors. To avoid impacts to Cooper's hawk and other nesting birds during the nesting season (January 15 through September 15), all construction activities will be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for raptors), then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project grading and construction activities.

Two surveys for active bird nests shall occur within 14 days prior to start of ground disturbance, with the second survey conducted within 48 hours prior to ground disturbance. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City of Scotts Valley and no further mitigation is required.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction will be established. The buffer will be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist will conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist will monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman will have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, construction may proceed and the biologist will submit a report to the City of Scotts Valley.

- b. **Sensitive Natural Communities.** Sensitive natural communities are plant communities that are of limited distribution statewide or within a county or region, and are often vulnerable to environmental effects of projects. CDFW's *California Natural Community List* identifies which communities are considered sensitive based on the best available scientific information (CDFW 2026). Purple needle grass, creeping wildrye, and riparian vegetation surrounding the two unnamed drainages are classified by CDFW as the following sensitive natural communities: needle grass, ashy ryegrass, and arroyo willow thickets (Figure 5, [Habitat Map](#), CDFW 2026).

The current project plan ([Appendix A](#)) shows a 30-foot setback from the centerline of the unnamed drainages (stream setback) and a 15-foot setback from riparian vegetation. avoids impacts to riparian vegetation. The current project plan shows that portions of the dog park will be constructed within the riparian setback. However, the stream setback will be avoided. The City of Scotts Valley General Plan does not provide a recommendation for a standard buffer distance from riparian vegetation. Since the development is directly adjacent to and partially within riparian vegetation, Mitigation Measure BIO-6, presented below, which requires standard riparian and stream setbacks, would reduce potential impacts to sensitive community, arroyo willow thicket, to a less-than-significant level.

Purple needle grass and creeping wildrye are within the development footprint for the proposed dog park. As described in the Plant Communities section above, purple needle grass and creeping wildrye patches are expanding due to the recently unmaintained nature of the field proposed for the dog park. Impacts to sensitive natural communities are considered significant. Mitigation Measure BIO-7, presented below, would reduce impacts to a less-than-significant level.

Mitigation Measure

BIO-6 Riparian Setback. To minimize potential impacts to riparian woodlands and wildlife movement, disturbance within a 15-foot riparian setback from the edge of riparian vegetation and a setback of 30-feet from the centerline of the two unnamed drainages shall be avoided where feasible. This includes:

- No development activities (grading, construction, or vegetation removal) shall occur within the 30-foot and 15-foot setbacks.
- Best Management Practices (BMPs) shall be implemented to prevent erosion, runoff, and sedimentation into the riparian setback and two un-named drainages.
- Fencing shall be temporarily placed at the outside edge of the setback area and shall remain in place until construction is complete.
- Weekly inspections shall be conducted by a qualified biologist or biological monitor to ensure adherence to the setback requirement and to confirm fencing is intact, with corrective measures taken as needed.

BIO-7 Sensitive Natural Communities – Needle Grass and Ashy Ryegrass. Prior to the start of construction, the project applicant shall retain a qualified biologist to delineate and remap the boundaries of the needle grass and ashy ryegrass sensitive natural communities within and adjacent to the impact area. If the plant communities can be avoided, protective fencing (e.g., high-visibility construction fencing) shall be installed along the boundaries to establish environmentally sensitive buffer areas. No ground disturbance, grading, or equipment staging shall occur within the fenced environmentally sensitive area.

If avoidance of sensitive natural communities is not feasible, the applicant shall prepare and implement a restoration and/or compensatory mitigation plan, in consultation with the California Department of Fish and Wildlife, to ensure no net loss of sensitive natural

community functions or values. The plan may include measures such as replanting with locally appropriate native species, habitat restoration, or off-site conservation at a minimum 1:1 ratio.

- c. **Wetlands and Waters of the U.S.** A review of the NWI online database was conducted to identify potential jurisdictional aquatic features on or adjacent to the project site (USFWS 2025c). A site assessment confirmed the NWI results, with two unnamed drainages, defined as freshwater forested/shrub wetlands (PFOC) within the survey area. The two unnamed drainages are tributaries to Carbonera Creek. Riparian habitat surrounds both unnamed drainages.

Project impacts to jurisdictional aquatic feature would need to be identified, mapped, and quantified so that proper consultation and permitting may be achieved for areas under the jurisdiction of the United States Army Corps of Engineers (USACE), CDFW, or the Regional Water Quality Control Board (RWQCB). The current project plan ([Appendix A](#)) avoids impacts to the drainage features and associated riparian vegetation. However, since the development is adjacent to potentially jurisdictional aquatic features and would disturb more than one acre of soil, the City would be required to comply with the Construction General Permit Water Quality Order 2022-0057-DWQ (Construction General Permit). Compliance with the Construction General Permit in combination with measure BIO-6, requiring protection of a riparian setback, would reduce impact to jurisdictional aquatic features to a less-than-significant level.

- d. **Wildlife Movement.** The California Essential Habitat Connectivity Project provides a statewide wildlife habitat connectivity map using the CDFW's Biogeographic Information and Observation System (CDFW 2025b, CDFW 2025c). This system was queried to determine the presence or absence of wildlife corridors within the project area. Query results showed that the project is located within an Essential Habitat Connectivity Area or corridor designated as a Rank 3 "connection with implementation flexibility." This is defined as areas that have been identified as having a connectivity importance, but have not been identified as channelized areas, species corridors, or habitat linkages at this time.

The unnamed drainages provide breeding habitat for frogs and possibly other amphibians. The coyote brush scrub and riparian habitats within the survey area provide both stopover and nesting habitat for migrating birds and small mammals.

The proposed project is located adjacent to existing urban uses and includes minimal development; therefore, impacts to wildlife movement as a result of the proposed project are minimal. However, implementation of Mitigation Measure BIO-6, which requires a set-back from riparian habitat, would reduce potentially significant impacts to wildlife movement to a less than-significant-level.

- e. **Local Biological Resource Policies/Ordinances.** The Scotts Valley General Plan adopted in November 2023 outlines the following policies for physical development throughout the City of Scotts Valley that apply to the project.

Policy LU-2.5 Preservation of Riparian Corridors. During the development review period, require the preservation of riparian corridors consistent with state law and the policies described in the Open Space and Conservation element of this General Plan.

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 and protect environmentally sensitive areas in Scotts Valley.

Policy OSC-1.8 Riparian Corridors. Riparian corridors shall be maintained and protected consistent with federal, State and local regulations. Degraded corridors shall be restored or improved in association with development of frontage properties. Require landscaping for new developments along creeks or in wetlands to be native riparian plant species.

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-1.14 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 native plants or 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. Where appropriate, designate those areas as open space.

Policy OSC-1.17 Wetland Habitat. Require new development to protect and preserve wetland habitats that meet any 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.

Policy OSC-3.9 Best Management Practices – Stormwater. Require 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 Drought Tolerant and Native Plants – Landscaping. Encourage the use of drought-tolerant and 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.

Regulated Trees. The proposed project does not include tree removal.

- f. **Critical Habitat, Habitat Conservation Plans, Natural Community Conservation Plans.** The project site falls within critical habitat for two special-status plant species: Scotts Valley polygonum (*Polygonum hickmanii*) and Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*) (Figure 5, Habitat Map). The focused plant survey did not observe these species within the project site and impacts to critical habitat are not anticipated. The project site is not included in any adopted Habitat Conservation Plan or Natural Community Conservation Plan boundaries.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a <i>historical resource</i> pursuant to section 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of a <i>unique archaeological resource</i> pursuant to section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Comments:

Vanessa Potter, MA, Registered Professional Archaeologist, with EMC Planning Group Inc. prepared the *Al Shugart Dog Park Phase I Archaeological Survey Report* (“cultural resource evaluation”) for the proposed project in December 2025. Much of the information provided in this section is from this source unless otherwise noted.

- a., b. The cultural resource evaluation conducted archival research on the project site and surrounding area. The research revealed that no previously recorded resources, prehistoric or historic, are located within the project site. Three previously recorded resources are located within a one-quarter mile radius of the project site. No evidence of cultural materials on the ground surface was noted within the proposed project boundaries during the surface reconnaissance conducted as part of the cultural resource evaluation (EMC Planning Group Inc. 2025).

However, unknown buried significant historic or unique archaeological resources could be present at the project site. Such resources, if present, could be damaged or destroyed by ground disturbing construction activities associated with the project. This would be a significant impact. Implementation of the following mitigation measure would ensure that potential impacts would be less than significant.

Mitigation Measure

- CR-1 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, “In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within 50 meters (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and

mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.”

- c. The cultural resource evaluation found no evidence of prehistoric or historic sites associated with Native Americans within the project site; therefore, the likelihood of the project disturbing Native American human remains is low. However, there remains the possibility that ground disturbing activities associated with the proposed project could damage or destroy previously undiscovered Native American human remains. Disturbance of Native American human remains would be a significant impact. The following mitigation would reduce this potential impact to a less than significant level.

Mitigation Measure

- CR-2 The following language shall be incorporated into any plans associated with tree removal, grading, and construction, “In the event that human remains (or remains that may be human) are discovered at the project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. The Santa Cruz County Coroner will be notified immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the project proponent shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (Public Resource Code [PRC] § 5097). The coroner shall contact the Native American Heritage Commission (NAHC) to determine the most likely descendant(s) (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD will determine the most appropriate means of treating the human remains and associated grave artifacts, and shall oversee the disposition of the remains. In the event the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity within the project area in a location not subject to further subsurface disturbance

if: a) the Native American Heritage Commission is unable to identify the MLD or the MLD failed to make a recommendation within 48 hours after being allowed access to the site; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

6. ENERGY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Comments:

- a. The threshold of significance for energy consumption is qualitative. That is, the terms “wasteful”, “inefficient”, and “unnecessary” are not quantified in CEQA. Consequently, a determination of whether a project would consume energy resources that can be characterized as wasteful, inefficiency or unnecessary is subjective. For this reason, energy effects of constructing and operating the project are discussed qualitatively based on review of projected energy demand, and state and local building and transportation regulations that affect energy demand from new development.

Projected Energy Demand

The primary sources of project energy consumption would be fuel used in vehicles traveling to and from the dog park, and building and landscaping lighting energy demand in the form of electricity. Each of these energy demand sources is described below as a basis for understanding the scale of potential energy demand from the proposed project.

Transportation Fuel Demand. The California Air Resources Board 2021 Emissions Factor model (“EMFAC”), version 1.0.2, estimates the official emissions inventories of on road mobile sources in California. The EMFAC model was developed by the California Air Resources Board to assess emissions from on-road vehicles including cars, trucks, and buses in California, and to support related state regulatory and air quality planning efforts to meet the Federal Highway Administration’s transportation planning requirements. EMFAC can also be used to estimate transportation fuel demand from a project using vehicle miles traveled by dog park visitors and maintenance personnel as a model input. The timeline of project construction and operation is unknown; therefore, for the purposes of this evaluation, it is assumed the proposed project will be operational in 2027. Vehicle miles traveled data from the CalEEMod results in [Appendix B](#) was used as the input. As shown in the 2027 Fuel Demand results in [Appendix F](#), annual fuel demand in 2027 is projected to be approximately 363.15 gallons.

Electricity. The proposed project would include minimal pathway lighting and security lighting at the restroom. Electricity energy demand would be minimal.

Natural Gas. The proposed project would not require the use of natural gas.

Regulatory Requirements

A multitude of state regulations and legislative acts are aimed at improving vehicle fuel efficiency, building energy efficiency, and energy conservation. Many of these regulations have air quality and GHG emissions reduction co-benefits. Examples of transportation-based regulations that would reduce transportation consumption and/or improve fuel efficiency include the Pavley I standards, focus on transportation fuel efficiency, Advanced Clean Cars II legislation, which requires increased commercialization of electric vehicles. Vehicle miles traveled are expected to decline with the continuing implementation of Senate Bill 743, resulting in less vehicle travel and less transportation fuel consumption. Implementing these types of regulations is generally not within the control of individual project developers, but would result in reduced transportation fuel consumption associated with the project.

The California Building Energy Efficiency Standards are established to reduce energy consumption in the state and aim to achieve state energy efficiency goals through the incorporation of new energy efficiency technologies and construction methods, and through reducing greenhouse gas emissions in new and renovated buildings. The California Green Building Standards Code requires all new buildings in the state to be more energy efficient and environmentally responsible. These comprehensive regulations are intended to achieve major reductions in interior and exterior building energy consumption. The proposed project must be consistent with both sets of standards as a basis to ensure its electricity consumption is efficient.

Project Energy Demand is Necessary

A recreational use in an urban setting a common land use type. The project site has the land use designation of “Public/Quasi-Public” in the Scotts Valley General Plan and is zoned “Public/Quasi-Public (P)”, and the proposed project is consistent with anticipated development in the General Plan. In this context, the project is being proposed to meet a recreational need in the city and thus, its nominal energy demand is considered to be necessary.

The proposed project would result in a very limited increase in energy demand, the project must be implemented consistent with regulations designed to enhance energy efficiency, and is considered necessary by the City. Therefore, its impact from wasteful, inefficient or unnecessary energy use would be less than significant.

- b. The City of Scotts Valley has not adopted local plans for renewable energy or energy efficiency. The California Building Energy Standards Code and the California Green Building Standards Code included energy efficiency standards with which the project must be consistent as described in item “a” above. By incorporating energy efficiency measures as required, the project would have no impact from conflict with or obstruction of a state plan for renewable energy or energy efficiency.

7. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
(2) Strong seismic ground shaking?	☐	☐	☒	☐
(3) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
(4) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Comments:

Pacific Crest Engineering Inc. prepared the *Geotechnical Investigation Report Al Shugart Dog Park Improvements Scotts Valley, California* (“geotechnical investigation”) for the proposed project, which is included as [Appendix E](#). The report presents the results of the geotechnical investigation to

evaluate soil and groundwater conditions at the project site, geotechnical engineering recommendations for use in design of specific construction elements, provides criteria for site preparation and engineering fill construction (Pacific Crest Engineering Inc. 2025).

- a. **(1) Fault Rupture.** Scotts Valley and the project site is located in a seismically active region. The Zayante-Vergeles Fault Zone is the nearest fault located approximately two miles north of the project site; the Butano Fault Zone is located approximately five miles north of the project site (City of Scotts Valley 2023). However, the project site is not mapped within a designated Alquist-Priolo Earthquake Fault Zone (California Department of Conservation 2025). Since there are no known active faults that traverse the site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone, the risk of ground rupture is low. The geotechnical investigation also confirmed that distance of the nearest active fault is approximately five miles from the site and that the potential for ground surface fault rupture at the site would be low (Pacific Crest Engineering Inc. 2025 p. 7). Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

(2) Seismic Ground Shaking. As discussed above, the project site is located in a seismically active region. It can be reasonably anticipated the proposed project would experience strong ground shaking during the project's lifetime. The proposed project's conformance to the current building code regulations associated with seismic design would reduce the likelihood that the proposed structures (restroom) would collapse or cause loss of life in a major earthquake. Compliance with the current seismic design standards in the California Building Code would ensure that impacts associated with seismic ground shaking at the project site would be less than significant.

(3) Liquefaction. According to the General Plan, the proposed project site is in a zone of moderate liquefaction potential. The proposed project's conformance to the current building code regulations associated with liquefaction and seismic-related ground failure would reduce the likelihood that the proposed project would experience liquefaction in a major earthquake. The project would comply with General Plan Policy SN-3.10 requiring a geotechnical evaluation.

Policy SN-3.10, Geotechnical Evaluations. In a geologic hazard area, development shall be approved only after a geotechnical evaluation is completed by a registered geologist as part of the environmental review process. Where new development proposed for areas of known or suspected geologic hazards, as identified in City or County maps or where other information obtained by the City indicates geologic hazards exist in an area proposed for development, a detailed geotechnical and/or geologic report shall be prepared and submitted to the City as a part of the application or environmental review process.

A geotechnical investigation was prepared for the proposed project, and found that there is a moderate probability that liquefaction will occur and impact the proposed improvements to the site (Pacific Crest Engineering Inc. 2025, p. 8). The geotechnical investigation noted that the structural designer of the proposed project should be aware of the liquefaction hazard and the potential need for post-earthquake repairs (p. 10). Therefore, with implementation of General Plan Policy SN-3.10, potential impacts associated with seismic-related ground failure and liquefaction would be less than significant.

(4) Landslides. The project site is relatively flat and not located within a landslide zone determined by the California Department of Conservation (California Department of Conservation 2025), or near a mapped landslide deposit in the General Plan (City of Scotts Valley 2023). The geotechnical investigation found the potential for shallow landsliding to occur would be low, and erosion control measures should be implemented and maintained in order to reduce potential for shallow slumping of slopes (Pacific Crest Engineering Inc. 2025, p. 8). Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

- b. The grading activities required for construction of the proposed project could result in soil erosion or the loss of topsoil as soils are particularly susceptible during the grading phases of development. The California Building Code provides regulations for construction to provide grading, drainage, and erosion and sediment control. The City Code of Ordinances Chapter 15.06, Excavation, Grading, Erosion and Sediment Control Regulations, and the Stormwater Technical Guide also require that erosion and sediment be controlled. Code of Ordinances Section 15.06.070 lists the requirements for all development projects, which includes, but is not limited to, the preparation of a grading plan and drainage and erosion control plan.

In addition to the requirements set forth in the City's Code of Ordinances, the proposed project is required to comply with the Stormwater Technical Guide, which includes the preparation and implementation of a stormwater control plan. Although the stormwater control plan is primarily aimed at water quality, it is another mechanism routinely applied by the City of Scotts Valley that helps minimize the risk of erosion, in part because it requires the incorporation of best management practices to limit clearance, grading, and soil compaction and disturbance of natural drainage features (City of Scotts Valley 2017).

Implementation of the regulatory requirements described above would ensure that impacts associated with soil erosion would be less than significant.

- c. The project site could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Liquefaction-induced lateral spreading occurs when a liquefied soil mass fails towards an open slope face or on an inclined slope. The geotechnical investigation found the project site has a moderate potential for liquefaction, and therefore the potential for lateral spreading is also moderate (Pacific Crest Engineering Inc. 2025, p. 8).

Implementation of General Plan Policy SN-3.10 and compliance with the regulatory requirements described above would ensure that impacts associated with soil instability would be less than significant.

- d. The geotechnical investigation conducted soil borings and tests of soil collected at the project site and found that the risk of expansive soils adversely affecting the proposed project is moderate (Pacific Crest Engineering Inc. 2025, p. 9). Implementation of General Plan Policy SN-3.10 and compliance with the regulatory requirements described above would ensure that impacts associated with soil expansivity would be less than significant.
- e. The proposed project would connect to the City's existing sanitary sewer system. Therefore, no impacts would occur associated with the capability of the site soils to support the use of septic tanks.
- f. The project site is located within a potential paleontological resource zone designated by the County of Santa Cruz (County of Santa Cruz 2024). Directly or indirectly destroying a unique paleontological site is considered a significant, adverse environmental impact. Implementation of the following mitigation measure would ensure this potential impact would be less than significant:

Mitigation Measure

- GS-1 The following language shall be included on all construction documents: "If paleontological resources are discovered during demolition and earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the City of Scotts Valley Public Works Department."

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Comments:

- a. The City of Scotts Valley has not adopted a plan for reducing greenhouse gas emissions (GHG) or a threshold of significance for GHGs, nor has the air district developed or adopted a threshold of significance for GHGs from land use development projects, such as the proposed project. Per CEQA Guidelines 15064.4(b)(3) and 15064.7(c), in the absence of a local qualified plan for reducing GHGs, lead agencies may defer to plans and thresholds of other agencies. In lieu of an available qualified plan, the San Luis Obispo County Air Pollution Control District (SLOAPCD) CEQA Greenhouse Gas Thresholds & Guidance, *CEQA Greenhouse Gas Thresholds & Guidance for the San Luis Obispo County Air Pollution Control District's 2012 CEQA Air Quality Handbook and Related Guidance on Use of Screening Tool, CalEEMod, and Local Reductions/ Sequestration Projects & Offset Mix Calculator* ("SLOAPCD guidance"), was utilized for evaluating project impacts (San Luis Obispo Air Pollution Control District 2023). SLOAPCD is an adjacent air district to the south, and has developed substantial evidence-based thresholds and guidance consistent with emission reduction targets specified by the state for the year 2030, as embedded in California Assembly Bill 32, and for the year 2045 as identified in California Assembly Bill 1279 (San Luis Obispo Air Pollution Control District 2023, p. 3).

The SLOAPCD guidance includes efficiency-based and bright-line thresholds of significance for the year 2027 and for subsequent individual years to the year 2045. An efficiency-based threshold is an annual rate of emissions generation. A bright-line threshold is an annual absolute volume of GHG emissions. If emissions from a project are at or below either threshold, then the project is considered to be doing its fair share towards meeting state GHG emission reduction targets (San Luis Obispo Air Pollution Control District 2023, p. 7).

The proposed project is anticipated to be operational in 2027. Table 2 in the SLOAPCD guidance identifies a bright-line threshold of significance of 780 metric tons of carbon dioxide equivalent (MT CO₂e) per year for the year of 2027 (San Luis Obispo Air

Pollution Control District 2023, p. 5). Projects anticipated to start operations in the year 2027 and whose annual GHG emission are forecast to be below the bright-line threshold are assumed to have a less-than-significant GHG impact. The brightline threshold is being used in this analysis. The efficiency-based threshold approach is not being used because it is insignificant based on the combination of population and/or employees that a project would generate; the proposed project would not generate new population or employees, so this threshold approach is not applicable.

GHG emissions from construction and operation of the proposed project were estimated using CalEEMod version 2022.1. Projected emissions from these sources are summarized in [Table 3, Projected Annual Greenhouse Gas Emissions](#). The detailed CalEEMod modeling results are included as [Appendix B](#).

Table 3 Projected Annual Greenhouse Gas Emissions

Emissions Sources	GHG Emissions (MT CO ₂ e) ¹
Mobile	3.20
Area	0.00
Energy	0.00
Water	0.32
Waste	0.07
Operations Total	3.59
Amortized Construction	10.23
Total	13.82

SOURCE: EMC Planning Group 2025

Note: Annual values used, expressed in metric tons of carbon dioxide equivalent per year.

Construction activity, including operation of off-road construction equipment, would generate approximately 307 MT CO₂e of emissions. To account for the contribution of construction emissions to the project's annual GHG emissions profile, construction emissions are amortized over an assumed 30-year operational timeframe (San Luis Obispo Air Pollution Control District 2023, p. 8); amortized annual emissions equal 10.23 MT CO₂e per year. The total annual operational GHG emissions are forecast at 3.59 MT CO₂e. Transportation is the main emissions source. The combined amortized construction and operational emissions total 13.82 MT CO₂e per year, which is far below the 780 MT CO₂e per year threshold. The GHG emissions generated by the proposed project would have a less than significant impact on the environment.

- b. As described in checklist question "a" above, neither the City nor air district have adopted plans for reducing GHG emissions. Therefore, the guidance provided by the SLOAPCD is being used as the applicable plan for reducing GHG emissions. The proposed project would have a less than significant GHG impact based on the analysis conducted in question "a" above. As such, it would not conflict with the applicable plan

for reducing GHG emissions, which, as noted in question “a” is based on contributing to achieving broader statewide GHG emissions reductions goals. The proposed project would have no impact from conflict with regulations or plans for reducing GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Comments:

- a. The proposed project is a dog park and parking lot repair and expansion that would not involve the routine transport, use, or disposal of hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. Review of historical aerial imagery indicates the site has remained partially-developed with vacant land and a parking lot since at least 2003 (Google Earth 2025). In August and September of 2009, the parking lot was used as a staging area for soils and other materials. Given the absence of prior developed uses in the last 22 years, the project site

land use designation of “Public/Quasi-Public” in the General Plan and zoning of “Public/Quasi-Public (P)”, the potential for existing contamination in the site soil is low. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accidental release of hazardous materials.

- c. The proposed project is a dog park and parking lot repair and expansion and operations of the park would not handle or emit hazardous materials, substances, or waste. The project site is located within one-quarter mile of a school; the nearest schools are Scotts Valley High School, located approximately 200 feet west of the site; and Vine Hill Elementary School, located approximately 1,000 feet east of the site.

As described in Section 3, Air Quality checklist question “b”, project construction activities would generate temporary and limited localized emissions of diesel equipment exhaust. Implementation of General Plan Policy SN-4.21, Tier 4 Emissions, which requires that prior to issuance of grading permits, new developments shall prepare and submit documentation to the City of Scotts Valley that demonstrates that all off-road diesel-powered equipment meet the California Air Resources Board’s Tier 4 Final off-road emissions standards, would ensure that health risks from potential exposures of construction TAC would be less than significant.

- d. The following lists were reviewed:
- Hazardous Materials Waste and Substances Sites from the Department of Toxic Substances Control EnviroStor Database (Department of Toxic Substances Control 2025);
 - Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker Database (State Water Resources Board 2025);
 - Solid Waste Disposal Sites Identified by Water Board with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit (California Environmental Protection Agency 2025a);
 - “Active” Cease and Desist Order and Cleanup and Abatement Orders from Water Board (California Environmental Protection Agency 2025b); and
 - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control (California Environmental Protection Agency 2025c).

The project site is not identified on any of these lists.

- e. The nearest public-use airport to the project site is the Watsonville Municipal Airport, located 15 miles southeast of the project site. The project site is not within an airport land use plan. Therefore, the proposed project would not result in an airport-related safety hazard or excessive noise for people residing or working in the project area.

- f. The Scotts Valley Fire Protection District and Scotts Valley Police Department are responsible for coordinating agency responses to disasters or other large-scale emergencies in Scotts Valley. The City of Scotts Valley adopted an emergency operations plan that addresses the City's response to extraordinary emergencies and describes methods for carrying out emergency operations (City of Scotts Valley 2015). Glenwood Drive is a collector street and a designated evacuation route shown in Figure SN-6: Evacuation Routes of the General Plan (City of Scotts Valley 2023, p. 211). Construction activities could result in traffic and circulation impacts to Glenwood Drive; however, construction activities would be short-term and temporary, and construction equipment and vehicles would be staged on the project site. Therefore, the proposed project would result in less than significant impacts associated with impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.
- g. According to the California Department of Forestry and Fire Protection's maps for Fire Hazard Severity Zones in a Local Responsibility Area in the City of Scotts Valley, the project site is not located within a fire hazard severity zone in a local or state responsibility area (California Department of Forestry and Fire Protection 2025). The project consists of a dog park and parking lot repair and expansion. Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(1) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(4) Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Comments:

- a. **Construction Water Quality.** Development of the proposed project would involve soil disturbance, such as grading and construction activities, that could impact water quality through soil erosion and increasing the amount of pollutants carried in runoff. In order to ensure this potential impact would not be significant, the proposed project would be required to comply with the Construction General Permit Water Quality Order 2022-0057-DWQ (Construction General Permit) because it would disturb more than one acre of soil, which includes the preparation and implementation of a stormwater control plan.

Stormwater control plans require the incorporation of best management practices to control sediment, erosion, and pollutants contaminating runoff during construction and prevents contaminants from reaching receiving water bodies. Additionally, the project would be required to comply with the regulations outlined in City Code of Ordinances Chapter 15.06, Excavation, Grading, Erosion and Sediment Control Regulations; Section 12.14.140 Best Management Practices for Construction Activity; Section 12.14.181 Compliance with Post Construction Requirements; and the City's Stormwater Technical Guide (City of Scotts Valley 2017); these chapters and sections describe the City's regulations to minimize land disturbance during construction, discusses erosion and sediment control, and discusses construction stormwater control plans. The project would be required to comply with General Plan Policy OSC-3.6 to protect surface and groundwater from pollutants.

Policy OSC-3.6, Protect Surface and Groundwater Supplies. Maintain regulatory measures to protect streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces.

Compliance with the Construction General Permit, City Code of Ordinances regulations, and Stormwater Technical Guide, and General Plan Policy OSC-3.6, would ensure less than significant impacts associated with water quality standards or waste discharge requirements during construction.

Post-Construction (Operational) Water Quality. During the operational phase of the proposed project, urban pollutants can mix with the stormwater runoff from the project site potentially affecting the receiving waters. The proposed project would be required to comply with the City's Stormwater Technical Guide, which requires preparation of a stormwater control plan and implementation of site design measures to reduce stormwater runoff. Stormwater treatment best management practices would also be required because they provide water quality benefits by removing pollutants from stormwater runoff prior to discharge to the storm drain system.

The proposed project would construct biotreatment planters to treat the stormwater collected on the site and infiltrate the treated water into the ground on the site. The proposed project must comply with the City Code of Ordinances and the City's Stormwater Technical Guide.

Given the project's required compliance with the City's Code of Ordinances and Stormwater Technical Guide document, potential impacts associated with water quality standards or waste discharge requirements would be less than significant.

- b. **Groundwater Supplies.** The proposed project as a construction and operation of a dog park, and parking lot repair and expansion would increase use of the groundwater basin compared to existing conditions, which is partially developed land consisting of vacant land a parking lot. The project site is designated as "Public/Quasi-Public"; therefore, the City has anticipated water use at the project site.

The Scotts Valley Water District (SVWD) provides water service to the City of Scotts Valley and uses groundwater from the Santa Margarita Groundwater Basin for its public water supply (Scotts Valley Water District 2025a). The Santa Margarita Groundwater Agency oversees the groundwater management activities and operates as the Groundwater Sustainability Agency for the Santa Margarita Groundwater Basin. The *Santa Margarita Basin Groundwater Sustainability Plan* was adopted by the Santa Margarita Groundwater Agency's Board of Directors in November 2021 and was approved by the Department of Water Resources in April 2023 (Scotts Valley Water District 2025b). The *Santa Margarita Basin Water Year 2024 Annual Report* prepared by Montgomery & Associates states basin water use peaked in 2001, and the decline in groundwater in storage has slowed to an average of less than 300 acre-feet per year, with a cumulative decrease in storage only 6,820 acre-feet since 2001 (Montgomery & Associates 2025, p. 35). Additionally, the annual report found that sustainability indicator thresholds were not exceeded associated with chronic lowering of groundwater levels and reduction in groundwater storage (p. 60 and p. 64).

The proposed project would use recycled water for irrigation. The district's recycled water system reduces potable water demand and provides irrigation for parks, schools, commercial and residential landscaping (Scotts Valley Water District 2025). The City of Scotts Valley irrigates all city parks with recycled water (Scotts Valley Water District 2026). If the proposed project uses recycled water for irrigation, the proposed project would be required to comply with City Code of Ordinances Chapter 17.47 Recycled Water Regulations. As of September 2025, the total current water demand within SVWD's service area for 2025 is 1,111 acre-feet per year, and the current water supply is 1,436 acre-feet per year (1,300 acre-feet per year of groundwater and 136 acre-feet per year of recycled water) (City of Scotts Valley 2025, p. 251). According to the *2020 Urban Water Management Plan*, the projected water supplies through 2040 can meet projected demands (Scotts Valley Water District 2021). Therefore, the proposed project would not substantially decrease groundwater supplies.

Groundwater Recharge. The project would replace pervious land with impervious features and, therefore, could reduce groundwater recharge. The project is required to implement source-control measures that would help increase the potential for groundwater recharge by including pervious pavements and drainage to landscaped areas and retention/detention areas. Therefore, the project would not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

- c. **(1) Erosion.** Refer to the discussion under checklist question "b" within Section 7, Geology and Soils.

(2) Flooding. The proposed project could alter the existing drainage pattern of the site as it would introduce some impervious surfaces (asphalt driveway to the parking lot, some concrete surfaces within the park, and a restroom). Most of the surfaces however, would remain pervious. Refer to the site plan in [Figure 4, Site Plan](#), presented earlier.

Increases in impervious surfaces on a site can result in an increase in stormwater runoff that could result in the potential for flooding on- or off-site. However, the proposed project is required to comply with the requirements of the City Code of Ordinances Chapter 15.16 Flood Damage Prevention and the City's Stormwater Technical Guide. The project will be required to implement best management practices, including low impact development best management practices and site design best management practices, which would reduce imperviousness, retain or detain stormwater on-site, decrease surface water flows, and/or slow stormwater runoff rates. Compliance with these regulatory requirements would ensure that the potential impacts associated with flooding on- or off-site would be less than significant.

(3) Runoff. As previously indicated, an increase in impervious surfaces with implementation of the proposed project could result in an increase in stormwater runoff, which could result in higher peak discharges that may potentially exceed the capacity of existing or planned stormwater drainage systems. The proposed project would implement site design measures such as bioretention basins to reduce stormwater runoff, pursuant to the City's Code of Ordinances and Stormwater Technical Guide. City Code of Ordinances Section 12.14 Stormwater and Urban Runoff Pollution Control requires that the project implement best management practices and comply with post construction requirements; additionally, the Stormwater Technical Guide requires submittal of a post-construction stormwater control plan for review and approval by the City prior to issuance of grading permits to ensure that these requirements are met. Compliance with these regulatory requirements would ensure that the potential impacts associated with runoff would be less than significant.

(4) Flood Flows. Two intermittent creeks are located within the project site and their confluence is located at the southern end of the project site. Refer to [Figure 2, Aerial Photograph](#), presented earlier. The majority of the project site is not located within a flood hazard zone, with the exception of the intermittent creek along the eastern project boundary, which is within a 0.2 Percent Annual Chance Flood Hazard zone (FEMA 2025), which is also referred to as the 500-year floodplain. The developed portion of the proposed project would not be located within this zone. The proposed project would adhere to the regulations and requirements identified above. Compliance with these regulatory requirements would ensure that the potential impacts associated with impeding or redirecting flood flows would be less than significant.

- d. There are no large bodies of water within the project vicinity or Scotts Valley that could trigger a seiche; the project site is 7.3 miles from the ocean, therefore resulting in no risk for tsunamis (California Department of Conservation 2025); and the proposed developed portion of the project site is not located within a flood hazard zone (FEMA 2025). Therefore, the project would not risk release of pollutants due to project inundation.
- e. **Water Quality Control Plan.** Scotts Valley Water District prepares annual consumer confidence reports to inform water users about drinking water quality. The most recent water quality report is the *Water Quality Report 2024* released in April 2025, and Scotts Valley Water District water quality met or surpassed all State and Federal public health

water quality criteria (Scotts Valley Water District 2025c). The proposed project would use potable water for the restroom and drinking fountains; and recycled water for landscaping.

The *Water Quality Control Plan for the Central Coastal Basin* (hereinafter “Basin Plan”) shows how the quality of the surface and ground waters in the Central Coast Region should be managed to provide the highest water quality reasonably possible. The Regional Water Quality Control Board, Central Coast Region implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose waste discharges can affect water quality. These requirements can be either State Waste Discharge Requirements for discharges to land, or federally delegated NPDES permits for discharges to surface water (Central Coast Regional Water Quality Control Board 2024, p. 1). As discussed under checklist question “a” above, the project would be required to comply with City regulations to minimize water quality impacts associated with construction and operation of the proposed project. By complying with the requirements of the Construction General Permit, Stormwater Technical Guide, and the City’s Code of Ordinances, the proposed project would not conflict with the Basin Plan.

Groundwater Sustainability Plan. As described above checklist question “b”, the *Santa Margarita Basin Groundwater Sustainability Plan* is the groundwater sustainability plan applicable to the proposed project. The proposed project would implement the City Code of Ordinances discussed under checklist question “a” in order to reduce adverse impacts to groundwater recharge, and would not conflict with this plan because it is required via the General Construction Permit and the City’s Stormwater Technical Guide to prepare a stormwater control plan that would illustrate the project’s implementation of onsite treatment control measures that would detain storm water runoff onsite and ultimately drain to nearby water bodies, thereby allowing for groundwater recharge.

11. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Comments:

- a. The project site is located in the city of Scotts Valley. The project site consists of vacant open space and a small parking lot. Land uses adjacent to the project site include residential neighborhoods, a recreational park, open space, and a high school parking lot. The proposed project would be consistent with the site's land use designation of "Public/Quasi-Public" in the "Public/Quasi-Public (P)" zoning district (City of Scotts Valley 2023, 2020). The proposed project would not physically divide an established community.
- b. The proposed project would be consistent with the site's land use designation of "Public/Quasi-Public" in the "Public/Quasi-Public (P)" zoning district (2023, 2020). The various environmental topics in this initial study address applicable land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. This initial study shows that for those environmental topics (e.g., air quality, biological resources, greenhouse gas emissions, etc.), there are either no impacts, less than significant impacts, or significant impacts that can be mitigated to a less than significant level. Therefore, the project would not create any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

12. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan?	☐	☐	☐	☒

Comments:

- a-b. According to the General Plan, there are no identified mineral resource zones or mineral extraction activities occurring within the city limits (City of Scotts Valley 2023, p. OSC-12). The project site not within a Mineral Resource Zone designated by the California Geological Survey of the Department of Conservation (California Geological Survey 2021). Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state nor would the project result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan.

13. NOISE

Would the project result in:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive ground-borne vibration or ground borne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Comments:

The proposed project is a park, which has been planned at this location since 2008. The park is similar to a neighborhood park, which is an appropriate use within residential neighborhoods.

- a. **Construction Noise.** Construction activity would generate temporary noise in the project site vicinity, exposing nearby sensitive receptors to increased noise levels. The nearest sensitive receptors consist of single-family residences located approximately 20 to 30 feet north of the where improvements are proposed.

The proposed project would be required to comply with General Plan Policy SN-7.15, which requires management of construction activities to minimize overall noise impacts; and General Plan Policy SN-7.16, which requires construction noise reduction measures near sensitive land uses when appropriate (City of Scotts Valley 2023).

Policy SN-7.15, Construction Noise Management. Ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses.

Policy SN-7.16, Construction Noise Reduction Plan. Where appropriate, particularly when located adjacent to sensitive land uses, the City may require noise reduction measures as part of project development plans to reduce the effects of construction noise.

The project's required compliance with these General Plan policies would ensure that the project does not generate a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards during the construction process.

Operational Noise. Noise generated from operation of the proposed project would include sources such as dogs barking, people talking, and visitor vehicles. As presented in [Figure 4, Site Plan](#), the activity areas are proposed a minimum of approximately 75 feet from the back fences of the nearest residences, located to the north. Additional trees and vegetation are also proposed within the area between the residences and the proposed project activity areas. The parking lot expansion is proposed to be located a minimum of approximately 150 feet from the nearest residence, located west of Glenwood Drive.

The proposed project would be required to comply with General Plan Policy SN-7.7, which requires noise attenuation techniques and project acoustical design review by the City building inspector; and General Plan Policy SN-7.11, which requires new development to minimize noise impacts to sensitive land uses through proper site planning and project design techniques (City of Scotts Valley 2023).

Policy SN-7.7, Noise Attenuation Techniques. The City Planning and Building departments shall ensure noise attenuation techniques are constructed in new development projects. The City building inspector will ensure that all design specifications relevant to a project's acoustical design for noise level reduction are completed as approved prior to final approval of any project.

Policy SN-7.11, Mitigation for Noise Sensitive Land Uses. Seek to protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from excessive noise levels by incorporating site planning and project design techniques to minimize noise impacts. The use of noise barriers should be considered after all practical design-related noise measures have been integrated into the project. In cases where sound walls are necessary, they should help create an attractive setting with features such as setbacks, changes in alignment, detail and texture, murals, pedestrian access (if appropriate), and landscaping.

The proposed project does comply with relevant General Plan policies, and therefore, would not generate a significant, permanent increase in ambient noise levels in the vicinity of the project.

- b. Standard construction methods are anticipated, and these methods do not involve significant vibration-causing activities. Vibration levels generated during project construction activities may at times be perceptible at neighboring land uses, but vibration levels would not be excessive causing cosmetic or structural damage to buildings. Long-term operational activities associated with the proposed project also would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration.
- c. The nearest public-use airport to the project site is the Watsonville Municipal Airport, located 15 miles southeast of the project site. The project site is not within the vicinity of a private airstrip or an airport land-use plan, or within two miles of a public airport or public-use airport. Therefore, the proposed project would not result in an airport-related excessive noise for people residing or working in the project area.

14. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Comments:

- a. The proposed project consists of a dog park and park amenities. Therefore, the project would not induce substantial unplanned population growth in the area. New infrastructure, such as lateral connections to existing electrical and wastewater infrastructure would be constructed to serve the site; however, these improvements would not induce unplanned growth indirectly. Existing residential neighborhoods border the project site to the north, south, and west. Therefore, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.
- b. The project site is undeveloped and has been planned for a dog park since 2008. Therefore, development of the project would not displace people or housing and would not necessitate the construction of replacement housing elsewhere.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

Comments:

- a. The Scotts Valley Fire Protection District provides fire protection services to the project area. The nearest fire station to the project site is Station 2 located at 251 Glenwood Drive, approximately 0.11 miles south of the project site. The proposed project would comply with General Plan Policy CSF-2.11 which requires all new development to be reviewed by the Scotts Valley Fire Protection District for plan review evaluation of fire and life safety issues (City of Scotts Valley 2023).

Policy CSF-2.11, Plan Review. All new development shall be referred to the Police Department for law and Scotts Valley Fire District for plan review evaluation of crime reduction, fire, and life safety issues.

The proposed project does not involve the generation of residents that would utilize fire protection within Scotts Valley; therefore, the proposed project would not result in the need to construct new or physically alter existing fire protection facilities. The proposed dog park has the potential to require emergency fire protection services; however, no physical improvements to public facilities would be required to serve the project.

- b. The Scotts Valley Police Department provides police protection services to the project area. The Scotts Valley Police Department's police station is located at 1 Civic Center Drive, approximately 1.5 miles south of the project site. The proposed project would comply with General Plan Policy CSF-2.11 which requires all new development to be reviewed by the Scotts Valley Police Department for plan review evaluation of law and crime reduction issues (City of Scotts Valley 2023). The proposed project does not involve the generation of residents that would utilize police protection within Scotts Valley; therefore, the proposed project would not result in the need to construct new or

physically alter existing police protection facilities. The proposed dog park has the potential to require emergency police protection services; however, no physical improvements to public facilities would be required to serve the project.

- c. The proposed project does not involve the generation of residents that would utilize schools within Scotts Valley; therefore, the proposed project would not result in the need to construct new or physically alter existing school facilities.
- d. The proposed project consists of the development of a dog park and park amenities, which is the subject of this initial study. The proposed project does not involve the generation of residents that would utilize parks within Scotts Valley; therefore, the proposed project would not result in the need to construct new or physically alter existing park facilities.
- e. The proposed project does not involve the generation of residents that would utilize other facilities within Scotts Valley; therefore, the proposed project would not result in the need to construct new or physically alter existing public facilities.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☒	☐	☐

Comments:

- a. As discussed in Section 15, Public Services, the proposed project would not generate population or create the need for new or expanded governmental facilities, including parks.
- b. The project site is undeveloped and has been planned for a dog park since 2008. The proposed project is the development of a dog park, which is planned to include park amenities including, but not limited to, an all-weather turf area; areas for small dogs and large dogs; a restroom facility; a park dedication monument; pedestrian pathways; benches, picnic areas, and seating areas; an outdoor classroom; bike racks; repair and expansion of a parking area; and landscaped areas. Potential impacts associated with construction of the proposed dog park are analyzed throughout this initial study and would be less than significant or less than significant with mitigation.

17. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Comments:

Hexagon Transportation Consultants, Inc. prepared the *Vehicle Miles Traveled Analysis for the Proposed Al Shugart Dog Park in Scotts Valley, California* (“VMT analysis”) for the proposed project, which is included as [Appendix G](#). The VMT analysis presents the results of an analysis of vehicle miles traveled (VMT) to estimate the potential transportation impacts of the proposed project. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips associated with the project (Hexagon Transportation Consultants, Inc. 2026).

- a. **Active Transportation Plan.** The *Scotts Valley Active Transportation Plan* includes policies and actions to increase walking and biking and sets the City’s policy direction regarding Complete Streets and bicycle and pedestrian facilities. The City of Scotts Valley has set a goal to increase walking and bicycling by 20 percent after implementation of key projects and to eliminate severe injury and fatality collisions among people who are walking and biking through implementation of the Active Transportation Plan (Scotts Valley 2021). The proposed project was reviewed against the transit-related goals and strategies in the Active Transportation Plan and was found to be consistent.

Regional Transportation Plan. The *2045 Regional Transportation Plan for Santa Cruz County* of the Santa Cruz County Regional Transportation Commission (SCCRTC) identifies the goals, policies, projects and programs to achieve a more sustainable transportation system in Santa Cruz County. The plan covers the period 2020-2045 and includes transportation goals and policies, a financial plan for funding transportation projects, and a program of short- and long-range transportation projects (SCCRTC 2022). The proposed project was reviewed against the transit-related goals and strategies in the Regional Transportation Plan and was found to be consistent.

Transit Facilities. Bus service in the project vicinity is provided by the Santa Cruz Metropolitan Transit District (Santa Cruz Metro or SCMTD). Santa Cruz Metro Route 34 would serve the project site; the nearest stops within 0.25 miles of the project site are Stop 2652: Scotts Valley High School & Glenwood, Stop 1880: Vine Hill School Road (Siltanen Park), and Stop 2720: Glenwood Drive & Vine Hill School Road. The route provides school service to Vine Hill Elementary and Scotts Valley High School on select trips (SCMTD 2025c). The project does not propose any transit facilities.

Roadway Facilities. Primary access to the project site would be provided via Glenwood Drive with secondary access via multi-use pathways connecting to Vine Hill School Road. Regional access to the site is provided by Scotts Valley Drive. The proposed project would repair and expand an existing parking lot to 42 spaces. The proposed project does not involve new roadways or expansion of existing roadways.

The VMT analysis concludes that the proposed project would generate 28 daily vehicle trips, which is not a significant number of trips that could adversely impact the surrounding roadways (Hexagon Transportation Consultants, Inc. 2026).

Bicycle Facilities. Existing bicycle facilities in the project vicinity include a Class II bike lane on Glenwood Drive and a Class I shared use path (a multi-use bicycle and pedestrian pathway) along the northern boundary of the project site. Map 16, Recommended Bike Parking Locations, of the *Scotts Valley Active Transportation Plan*, shows a recommended new/upgraded bike parking facility at the project site (Scotts Valley 2021, p. 57). The proposed project includes the construction of bike racks. The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including bicycle facilities.

Pedestrian Facilities. Existing pedestrian facilities in the project vicinity include sidewalks on Glenwood Drive and a multi-use bicycle and pedestrian pathway along the northern boundary of the project site. The proposed project includes the development of a pathway connecting the parking lot to the restroom facility, and pathways within the dog park facility. The proposed project would be required to comply with General Plan policies M-7.3, M-7.4, and M-7.5 associated with pedestrian facilities.

Policy M-7.3, Accessibility for All. As part of new development and City capital improvement projects, ensure that sidewalks and other pathways are accessible including accommodation for disabled persons and designed for use by people of all abilities. Construct crosswalks and sidewalks that are universally accessible.

Policy M-7.4, Driveway Ramps. Design driveway access ramps to not interfere with the safe use of sidewalks.

Policy M-7.5, Development Projects. Require all new development to provide pedestrian pathways and associated pedestrian amenities (e.g., benches, signage, etc.), particularly along arterial roadways and within one quarter mile of the Cavallaro Transit Center.

The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian facilities.

- b. Pursuant to CEQA Guidelines 15064.3.b and Senate Bill 743, a VMT analysis was prepared for the proposed project to evaluate the VMT generated by the proposed project. According to the VMT analysis, the City of Scotts Valley outlines traffic study requirements for new developments including screening criteria, standards, and methodologies in *Analyzing Vehicle Miles Traveled for CEQA Compliance-SB 743 Implementation Guidelines for the City of Scotts Valley, 2023* (“VMT Guidelines”) (Hexagon Transportation Consultants, Inc. 2026, p. 4).

The VMT Guidelines identify screening criteria to determine whether a CEQA transportation analysis is required for development projects. If a project meets the City’s screening criteria, the project can be expected to result in a less than significant impact. Additional details and a full list of the screening criteria can be found in [Appendix G](#).

Local Essential Service

- Local serving K-12 school
- Day Care Center
- Local parks
- Student housing projects on or adjacent to a college campus or other similar educational facility
- Local-serving assembly uses
- Assisted living facilities
- Senior housing
- Local-serving community colleges
- Local-serving hotels
- Local government services including city offices, police, or fire facility
- Medical/dental office building
- Government offices

The VMT analysis concludes that Local Essential Service is the screening criteria that would apply to the proposed project. The proposed project would be a local park, which is a local essential service. The proposed dog park site is located in a residential area and dog-owners are likely to use the closest dog park; therefore, the project is expected to mostly be used by nearby residents (Hexagon Transportation Consultants, Inc. 2026, p. 5). The VMT analysis concludes that the project would generate a total of 28 daily trips.

Through the preparation of the VMT analysis prepared by Hexagon Transportation Consultants, Inc., the proposed project complies with General Plan policy M-3.18 to evaluate VMT impacts under CEQA as set forth in the City’s VMT Guidelines.

Policy M-3.18, Vehicle Miles Traveled Standards and CEQA Evaluation. The City shall require evaluation of General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria as set forth in the City of Scotts Valley SB 743 Implementation Guidelines.

The proposed project meets the land-use screening criteria and would generate a total of 28 daily trips; therefore, the project would have a less than significant impact on VMT.

- c. Primary access to the project site would be provided via Glenwood Drive and a multi-use bicycle and pedestrian pathway along the northern boundary of the project site. The proposed project would comply with City Code of Ordinances Section 17.50.030 which requires design review approval of new development. The proposed project would be reviewed for a variety of issues, including the size, location, and arrangement of parking; ingress, egress, and internal traffic circulation. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- d. As stated above, primary access to the project site would be provided via Glenwood Drive with secondary access via multi-use pathways connecting to Vine Hill School Road; should an access point be blocked, an alternate access would be available. The proposed project is required to undergo review by the Scotts Valley Fire Protection District and other applicable agencies (per City Code of Ordinances Section 17.50.030), which would ensure that the complies with the California Fire Code and other applicable State laws (Scotts Valley Fire Protection District 2025). The proposed project's required compliance with General Plan policies and applicable State laws would ensure that the project would not result in inadequate emergency access.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or	☐	☐	☐	☒
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Comments:

- a. The CEQA statute as amended by Assembly Bill 52 (Public Resources Code Sections 21073 and 21074) define “California Native American tribe” and “tribal cultural resources.” A California Native American tribe is defined as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. Public Resources Code Section 21080.3.1 outlines procedures for tribal consultation as part of the environmental review process.

On December 22, 2025, the County sent out offer letters of consultation to Native American tribes traditionally and culturally affiliated with the project area. No responses were received.

See also Section 5, Cultural Resources, for a discussion of historic and unique archaeological resources, which may include tribal resources.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single-dry and multiple- dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Comments:

- a. **Water, Wastewater, and Stormwater Facilities.** The proposed project would require water service for drinking fountains, restroom, and landscaping uses. The proposed project would connect to existing municipal water service infrastructure along Glenwood Drive near the project site and would not require new or expanded water infrastructure which could cause significant environmental effects, beyond what is evaluated as part of the project description (Scotts Valley Water District 2021, p. 9-5).

The proposed restroom building would require lateral connections and routing to the City's existing wastewater collection system along Glenwood Drive or Deerfield Drive near the project site (City of Scotts Valley 2021). The City's wastewater collection and treatment system is capable of serving the proposed project. The proposed project would not require new or expanded wastewater infrastructure which could cause significant environmental effects, beyond what is evaluated as part of the project description.

The project site is in an area classified as Medium Priority in the City's *Storm Drain Master Plan Update* (City of Scotts Valley 2018). The proposed project includes biotreatment planters at the project site for stormwater treatment and infiltration. The proposed project would not require new or expanded stormwater infrastructure which could cause significant environmental effects, beyond what is evaluated as part of the project description.

Electric Power. The proposed project would use electric power for lighting. The proposed project would construct an electrical transformer, switchgear, and pedestal pad in the northwest corner of the project site, and would connect to existing overhead electrical utilities located along Glenwood Drive. The proposed project would be served by existing electric power and would not require new or expanded electric power infrastructure which could cause significant environmental effects.

Additional Utilities. The proposed project would not require telecommunication or natural gas utilities.

- b. As described in Section 10, Hydrology and Water Quality, checklist questions "a" and "b", the Scotts Valley Water District would provide water service to the project site, pumps groundwater from Santa Margarita Groundwater Basin, and uses recycled water for irrigation.

As of September 2025, the total current water demand within SVWD's service area for 2025 is 1,111 acre-feet per year, and the current water supply is 1,436 acre-feet per year (1,300 acre-feet per year of groundwater and 136 acre-feet per year of recycled water). Groundwater sustainability is managed by the Santa Margarita Groundwater Agency and the *Santa Margarita Basin Groundwater Sustainability Plan*. No sustainability indicator thresholds were exceeded in water year 2024, indicating progress toward reaching sustainability (Montgomery & Associates 2025). If groundwater supply in the basin becomes unsustainable, the Santa Margarita Groundwater Agency would implement projects and actions in the groundwater sustainability plan to manage the basin to sustainability. Therefore, the proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single-dry and multiple- dry years.

- c. The proposed project would construct a prefabricated restroom structure with two ADA-compliant stalls connected to the City's sanitary sewer collection system. The City's sanitary sewer collection system conveys wastewater to the Scotts Valley Water Reclamation Facility. The facility has capacity to treat 1.5 million gallons per day of wastewater, and treats an average of 0.85 million gallons per day during the dry season and 1 million gallons per day during rainy season (City of Scotts Valley 2025). The facility has a remaining dry weather capacity of 0.714 million gallons per day (City of Scotts Valley 2023). The sanitary sewer collection system and wastewater reclamation facility would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments, and no impact would occur.

- d-e. GreenWaste Recovery, a private contractor, provides weekly collection of waste, recyclable materials, and yard trimmings in Scotts Valley. Waste is transported to the Monterey Peninsula Landfill, which is operated by ReGen Monterey and is located in unincorporated Monterey County (City of Scotts Valley 2023). The landfill has a maximum capacity of 49,700,000 cubic yards of solid waste, with approximately 48,560,000 cubic yards of remaining capacity and is permitted to receive 3,500 tons of solid waste per day (CalRecycle 2025). Given that the project's solid waste generation represents such a small amount of what the landfill accepts each day and its remaining capacity, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Comments:

- a-d. According to the California Department of Forestry and Fire Protection, the project site is not located within or near a state responsibility area or lands classified as very high fire hazard severity zones (California Department of Forestry and Fire Protection 2025). The nearest lands classified as moderate or high fire hazard severity zones within a local responsibility area are located approximately 150 to 400 feet north of the project site. The nearest state responsibility area is located approximately 0.2 miles west of the project site, and the nearest lands classified as very high fire hazard severity zones are located approximately 5 miles north of the project site.

Glenwood Drive is collector street and part of evacuation routes shown in Figure SN-6 of General Plan (City of Scotts Valley 2023, p. 211). The proposed project would be required to comply with local and state regulations related to wildfire, including General Plan Policies SN-1.13, Policy SN-1.14, Policy SN-1.19 and SN-1.20. The proposed project would be required to comply with General Plan Policy CSF-2.11 which requires all new development to be reviewed by the Scotts Valley Fire Protection District for plan review evaluation of fire and life safety issues. Additionally, the proposed project would comply with City Code of Ordinances Section 17.50.030 which requires design review approval of new development. The proposed project would be reviewed for a variety of issues, including ingress, egress and internal traffic circulation.

Policy SN-1.13, Fire Safety Systems. The City, in cooperation with the fire district, shall require that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class “C” or better roof cover for structures in the non-wildland fire hazard area/Local Responsibility Area (LRA), Class “B” or better roof covering for moderate or high wildland fire hazard area/ State Responsibility Area (SRA), fire detection, and alarm systems.

Policy SN-1.14, Landscape Vegetation – Fire Safety. The City, in cooperation with the fire district, shall discourage the use of landscape vegetation that may contribute to the spread of fire for developments within the urban interface areas.

Policy SN 1.19, Adequate Fire Protection. The City shall require new development to provide adequate fire protection improvements consistent with Scotts Valley Fire District requirements.

Policy SN-1.20, New Construction Fire Safety Features. New development shall be approved only if adequate hydrant water supply for minimum flow requirements and duration of flow can be met as directed by the Scotts Valley Fire District.

The proposed project would not result in wildfire-related impacts associated with impairing an adopted emergency response or evacuation plan, exacerbation of wildfire risks and thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire, or requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

As stated above, the project site is not located within a state responsibility area or lands classified as very high fire hazard severity zones but is located in the vicinity of lands classified as moderate or high fire hazard severity zones within a local responsibility. The project site is bordered by two intermittent creeks which could be impacted by runoff, post-fire slope instability, or drainage changes in the event of a wildfire. The proposed project would be required to comply with local and state regulations related to geologic hazards and wildfire. Therefore, impacts would be less than significant.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Comments:

- a. The proposed project has the potential to have a substantial adverse effect to the following special-status plant species: San Francisco popcornflower, Scotts Valley polygonum, and Scotts Valley spineflower. Additionally, the proposed project has the potential to have a substantial adverse effect to the following special-status wildlife species: Ohlone tiger beetle, California giant salamander, San Francisco dusky-footed woodrat, pallid bat, Cooper’s hawk, and nesting birds. The proposed project also has the potential to impact riparian and arroyo willow vegetation, and protected wetlands and waterways. Implementation of Mitigation Measures BIO-1 through BIO-7 would reduce potential impacts to a less-than-significant level. Therefore, with implementation of these mitigation measures, the proposed project would not have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

The proposed project has the potential to result in adverse effects to unknown, buried historic resources or unique archaeological resources. Mitigation measures presented in Section 5.0, Cultural Resources, would ensure that such an impact, if it were to occur, would not be significant and would not eliminate important examples of the major periods of California history or prehistory.

- b. Proposed project impacts that contribute to cumulative project impacts are required to be lessened per the mitigation measures presented in this initial study. With implementation of the mitigation measures, standards, and policies identified herein, the project's contribution to cumulative project impacts would not be considerable.
- c. Based on the analysis provided in this initial study, the proposed project could indirectly cause substantial adverse effects to human beings through liquefaction, erosion, soil expansivity, stormwater/runoff, and temporary construction toxic air contaminants. However, as discussed throughout this initial study, the impacts would not be significant with implementation of the mitigation measures, standards, and policies identified herein. Therefore, the proposed project would not result in significant environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

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Mandatory Findings of Significance

No external sources.

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