



1994

GENERAL PLAN

SCOTTS VALLEY GENERAL PLAN

1994

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Updated December 1999

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INTRODUCTION

What is the Scotts Valley General Plan?

The Scotts Valley General Plan is the official document used by decision makers and citizens to guide and interpret the City's long range plans for development of land and conservation of resources. Each city and county in California is required by state law to adopt a General Plan documenting its intentions for future development and conservation. The General Plan must contain a land use map, adopted policies and supporting information adequate to make informed decisions concerning future change in the community.

Scotts Valley's Plan is general and flexible enough to allow for future change but specific enough to inform citizens and decision makers of the City's policy regarding the future use individual properties. The Plan identifies methods for improving public facilities and services to meet community needs and establishes a framework within which zoning, subdivision and other government regulations are implemented. The Plan provides a long term perspective, including projections for accommodating growth based on the most current available information.

The General Plan meets all requirements for general plans stipulated in state law, including the seven mandatory elements: Land Use, Circulation, Housing, Public Safety, Conservation, Open Space and Noise. The Plan also includes two optional elements, Parks & Recreation and Public Services & Facilities.

INTERPRETATION OF THE GENERAL PLAN

The California courts have long described the General Plan as, "...a constitution for all future developments within the city. No mechanical reading of the plan itself is sufficient..." O'Loane v. O'Rourke (1965) 231 Cal.App.2d at p. 782. Like the Constitution, Scotts Valley's Plan must be allowed to grow and change in response to changing circumstances. Like the Constitution, this evolution will occur through formal amendment and through the course of interpretation. The City Council shall be the supreme court for interpretation of Scotts Valley's General Plan.

As a statement of community values, Scotts Valley's Plan contains many generalized goals and policies. These form an internally consistent set of goals and policies. However, these general goals and policies will have to be balanced against each other by City policy makers with respect to a specific site and/or proposed project.

The Glenwood, Skypark *and Gateway South specific plans have been adopted by the City which set forth design guidelines and land use policies that are unique to these sites. These *three specific plans, along with the adopted land uses and policies, and any subsequent amendments thereto are hereby incorporated into the General Plan. Any inconsistency between a policy found in the General Plan and one found in the specific plans shall be interpreted in favor of the specific plans.

Whenever the General Plan language will reasonably permit a choice between adopted goals and policies, the policy-makers shall be free to select that construction which makes the best sense in light of existing and future community circumstances.

HISTORY OF PLANNING AND DEVELOPMENT IN SCOTTS VALLEY

Scotts Valley is located with Santa Cruz County, off Highway 17 (see Figure 1). Scotts Valley has been transformed from an agricultural and dairy community in the 1860's to more intense commercial and residential development in the 1900's when the peaceful redwood forests and mild climate made the Scotts Valley area attractive to summer visitors. Real estate was a thriving industry as early as the mid 1950's. Scotts Valley was even then becoming a bedroom community, with people commuting to Lockheed in Sunnyvale and IBM in south San Jose.

Since its incorporation, the City has been dealing with physical changes because of rapid population increase and local development. Protection and proper management of the community's resource can pose both problems and opportunities for City planning. Some important dates associated with past planning efforts in Scotts Valley are listed below:

- 1968 - Land Use Plan of Scotts Valley adopted
- 1972 - First General Plan of Scotts Valley adopted
- 1975 - Seismic and Geological Hazards Element of Scotts Valley adopted
- 1978 - Second General Plan of Scotts Valley adopted
- 1980 - Open Space Implementation Plan of Scotts Valley adopted
- 1982 - Housing Element of Scotts Valley adopted
- 1986 - Third General Plan of Scotts Valley adopted
- 1993 - Revised Housing Element of Scotts Valley adopted

*added at 7/10/95 City Council meeting (Resolution #1549)

HOW TO USE THIS DOCUMENT

The General Plan is written for all members of the community, including residents, business persons, city officials, and those interested in the future of the City. The document is written in lay language with detailed technical data references in supporting documents.

The Plan is divided into eight chapters, including the nine General Plan Elements:

- Land Use
- Circulation
- Housing
- Conservation & Open Space (combined into one chapter)
- Noise
- Safety
- Public Services & Facilities
- Parks & Recreation

Each element contains two sections; *text*, a discussion of existing and future conditions; and *goals, policies and actions*. Figures referenced in the text of each element appear at the end of each element.

CITIZEN PARTICIPATION AND THE GENERAL PLAN PROCESS

The former General Plan was adopted in 1986 after two years of data gathering, policy formulation, evaluation of alternatives, and plan development. Comments from special interest groups, resource agencies, and other governmental jurisdictions were considered and, where appropriate, incorporated. A nine member citizens advisory committee, representing a broad spectrum of interests in the City, was instrumental in preparing the General Plan. The 1994 General Plan retains all pertinent information from this 1986 Plan.

In 1990, the City Council formed a Housing Task Force to evaluate Scotts Valley's housing needs. This Task Force was instrumental in reviewing and recommending housing goals, objectives and programs for the Housing Element. The Task Force represented the Planning Commission, business community, residents of Scotts Valley, Santa Cruz Housing Authority, realtors, and developers. The Housing Element was adopted by the City Council in 1991, revised in 1992 and 1993. The Housing Element was certified by the State Department of Housing & Community Development in 1993.

In 1991, the City Council adopted a Mission Statement which clarified and reinforced their commitment to Scotts Valley residents. This Mission Statement was used by future subcommittees throughout the process of amending the General Plan.

The Mission of the City Government of the Urban Forest of Scotts Valley

(7/5/00 revised)

Our goal is to provide our residents with the environment of a tranquil, verdant forest, and the services of a modern small city that reflects our history, culture and setting.

The City supports the pro-active planning process to achieve the highest quality of life by:

- Protecting the hillside forest which provides the essential character of the valley.
- Developing an urban core characterized by appropriate scale and a safe, attractive atmosphere.
- Fostering a healthy business community which can provide most of the goods and services we need within our own City.
- Improving pedestrian accessibility through the City and the forest around us.
- Encouraging a broadly based housing supply.
- Developing a variety of parks and facilities to address the recreational and cultural needs of a broad spectrum of ages and interests.
- Providing an environment in which we feel safe enough to freely enjoy life.
- Providing efficient, courteous and fiscally sound government services which we all trust.
- Protecting scenic and historic resources.
- Promoting artistic elements in all public and major private developments.

The process of amending the remainder of the elements was similar to the Housing Element. Seven different subcommittees were appointed by the City Council representing various interest groups in and around the City. Using the Mission Statement as a starting point, each subcommittee spent several weeks reviewing and editing the element. Following the subcommittee's work, each element was presented to the Planning Commission for public hearing and recommendation. The City Council also conducted public hearings on the elements before accepting the element as a revision to the General Plan.

The only element prepared by a consultant was the Noise Element. The final General Plan is a compilation of this extensive planning process which occurred over many months.

SCOTTS VALLEY PLANNING AREA

The goals, policies, and objectives of this General Plan apply to a greater geographical area than the City. As required by state law, a city's general plan must address areas outside its city limits that bear some relationship to its planning. To satisfy this law, a boundary line was established which encompasses all land within the City and unincorporated lands that may be affected by City planning decisions. This area, hereafter referred to as the "Planning Area" encompasses approximately 8.3 square miles, compared to approximately 5 square miles contained within the City limits. Figure 2 depicts the boundary of the Planning Area relative to Scotts Valley's city limits.

To define unincorporated lands which may be annexed to the City, the Local Agency Formation Commission (LAFCo) commissioned a Sphere of Influence Study for the City. The "sphere" is a plan for the probable ultimate physical boundary and service area of a jurisdiction or agency. The Scotts Valley Sphere of Influence Study was adopted on October 16, 1985.

The boundary of the Planning Area follows a relatively irregular path and is defined by a number of features, such as roads, property lines, and land grant rancho lines. Beginning in the northeast corner of the Planning Area, the boundary roughly follows Vine Hill Road (Branciforte Drive) for nearly a mile in a southerly direction. At this point, the boundary continues south and lies about midway between the Scotts Valley city limits and Branciforte Drive. This boundary of the Planning Area essentially follows property lines in this area. The boundary then makes a 90-degree turn to the west (at a point roughly parallel to the intersection of Scotts Valley Drive and MacDorsa Drive). At this point, the property line of the Rancho San Augustine defines the Planning Area boundary and continues to do so for the remaining eastern extent of the Boundary Area.

The southern boundary of the Planning Area also follows the Rancho line, as does the western boundary, until the western boundary intersects with Bean Creek Road. The western boundary then follows Bean Creek Road in a northerly direction. Approximately one-fifth of a mile below the intersection of Bean Creek Road and Glenwood Drive, the boundary veers to the east. At its most northerly extent, the northern boundary line lies approximately one-half mile north of the city limits. It makes several 90-degree turns, but tends to the east until it intersects with the boundary line defining the eastern side of the Planning Area.

LIST OF FIGURES

11" x 17" Figures are located at the end of each chapter as follows:

<u>CHAPTER</u>	<u>FIGURE</u>	<u>DESCRIPTION</u>
Introduction	2	Scotts Valley Planning Area
Land Use	LU-1	Land Use Plan
Circulation:	C-1	Streets & Highways Functional Classification
	C-2	Citywide Transportation Plan
Open Space & Conservation:	OS-1	Viewsheds and Scenic Corridors
	OS-2	Archaeological Sensitivity Zones
	OS-3	Plant and Wildlife Habitat
	OS-4	Mineral Resource Zones
	OS-5	Hydrological Resources (Recharge Areas)
	OS-5.1	Hydrological Resources with High Protection & High Management
	OS-6	Landslide Deposits
	OS-7	Slopes
Noise	N-1	Existing Noise Contours
Safety:	S-1	Fire Hazard Areas
	S-3	Liquefaction Potential
	S-4	Landslide Deposits
	S-5	Slopes
	S-6	Evacuation Routes
	Public Service & Facilities	PS-1

LOCATION MAP

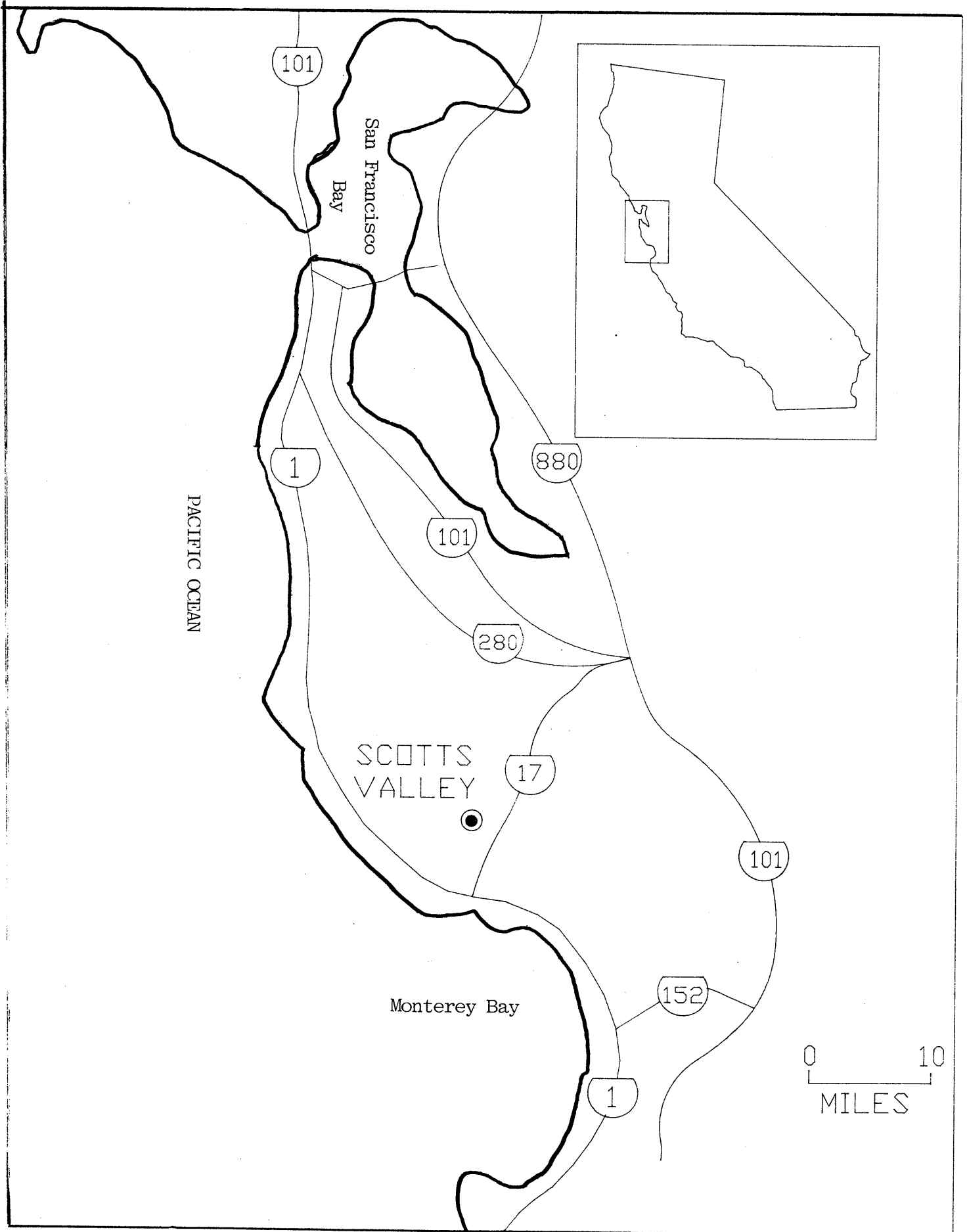


FIGURE 1 - Regional Setting

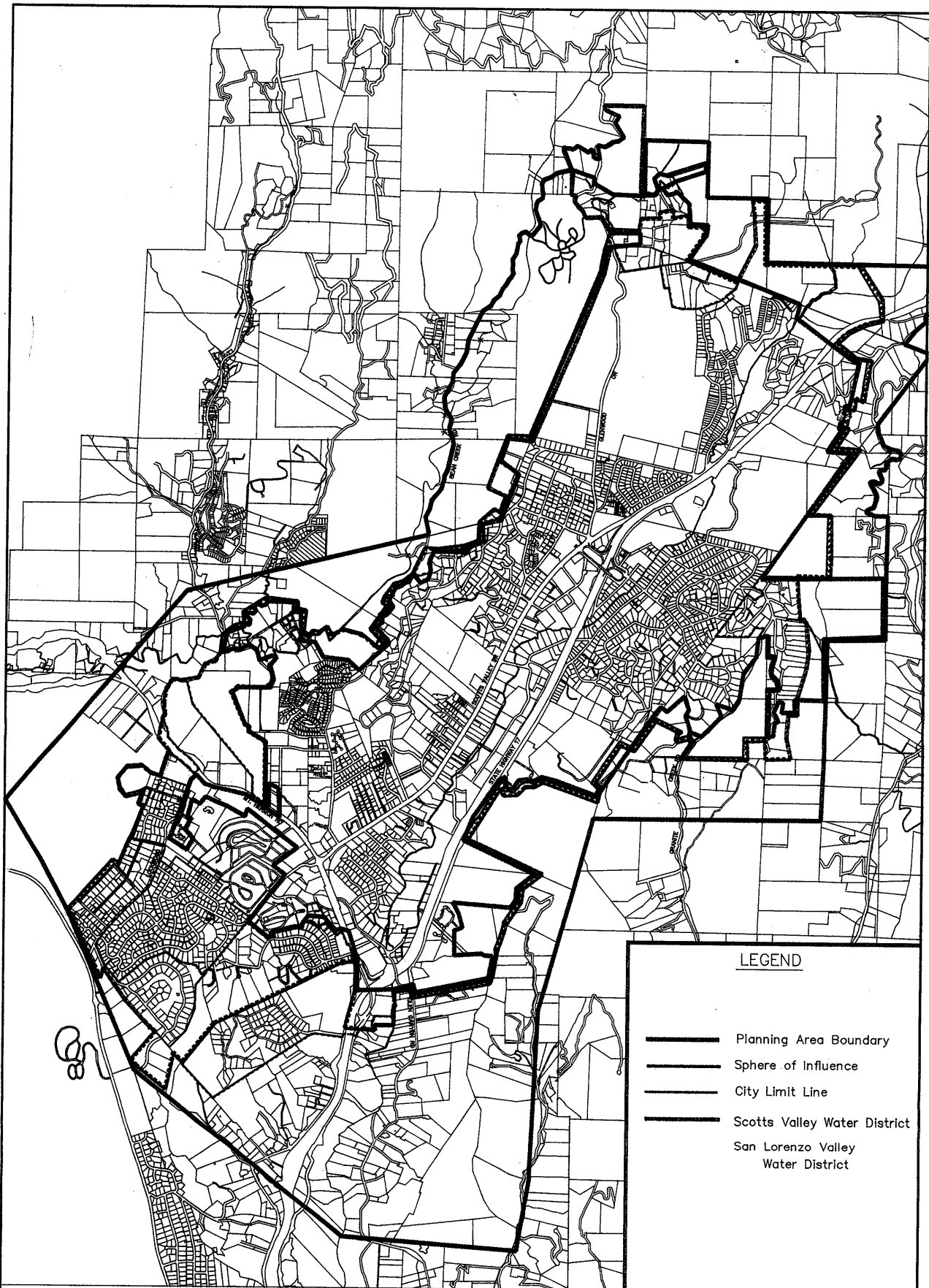
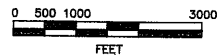


Figure 2

**City of Scotts Valley
General Plan
Scotts Valley Planning Area**

LEGEND

- Planning Area Boundary
- - - Sphere of Influence
- City Limit Line
- ▨ Scotts Valley Water District
- ▩ San Lorenzo Valley Water District



DISCLAIMER
 THIS MAP WAS DEVELOPED PRIMARILY FOR THE GENERAL PLAN.
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 MAP BEYOND ITS INTENDED PURPOSES.

BASE MAP: LYNOX Technologies