

4.8 LAND USE

4.8.1 Environmental Setting

a. Existing Land Uses. The Scotts Valley Town Center Specific Plan area is located along Mount Hermon Road and Kings Village Road, west of Highway 17. The area encompasses approximately 58 acres radiating from Mount Hermon Road northward to Blue Bonnet Lane, and between Kings Village Road and Sky Park Drive. Land uses in the vicinity of the project area include retail stores, restaurants, movie theaters, gas stations, and recreational areas. Commercial development lines the two main arterial roadways, Mount Hermon Road and Scotts Valley Drive. Residential uses are primarily located along the two main arterial roadways, but situated behind commercial street side frontages. Scotts Valley Middle School is the nearest public school to the proposed Specific Plan area. Land uses immediately adjacent to the Specific Plan area include commercial retail, medium to high density residential, and public/quasi public uses, which includes Skypark Park. Approximately 15 acres of the proposed project site is undeveloped; this consists primarily of the land formerly used as Skypark Airport.

b. Regulatory Setting. The proposed Specific Plan area includes the following General Plan land use designations, as shown in Figure 2-3:

- Commercial Service (CS)
- Commercial Shopping Center (CSC)
- Public/Quasi Public (P/QP)

The majority of the proposed Specific Plan area is currently designated for commercial uses. The area primarily includes Commercial Service (CS), Commercial Shopping Center (CSC), and to a lesser extent public/quasi public designations (P/QP). The land to the east of Kings Village Road is predominately designated as CSC, whereas land to the west is designated as CS. The parcel located on the east corner of Kings Village Road and Bluebonnet Lane is designated as P/QP.

The land use description for CS land use designation is as follows:

Retail stores and shops, food and motel/hotel establishments, services such as printing shops and electrical repair shops, heating and ventilating shops. High density residential is conditionally permitted, providing adjacent uses are compatible and the residential use is a secondary to retail use.

The land use description for the CSC land use designation is as follows:

Retail and service establishments for the development of community and/or regional shopping centers. Examples of uses in this category would include stores, shops, and offices included in the professional office and service commercial categories, providing adjacent uses are compatible.



The land use description for P/QP land use designation is as follows:

Public and private education facilities, emergency service, health care facilities, religious facilities, government buildings, cultural facilities, and parks.

4.8.2 Impact Analysis and Mitigation Measures

a. Methodology and Impact Criteria. The analysis of land use impacts is based on a review of the proposed project to identify areas where future development under the proposed Specific Plan may create land use compatibility conflicts. The land use analysis generally focuses on the potential for compatibility conflicts, while also analyzing any environmental issues associated with incompatibility.

The following impact criteria were dismissed within the Initial Study as being less than significant. The proposed project would not:

- *Physically divide an established community.*
- *Conflict with an applicable habitat conservation plan or natural community conservation plan.*

Consistent with the criteria used in the Initial Study for this project, development pursuant to the proposed Town Center Specific Plan would create a significant impact if land use conflicts would result. Pursuant to the *State CEQA Guidelines*, potentially significant impacts would occur if the project would:

- *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.*

These thresholds are augmented by those contained in Sections 4.1, 4.2, 4.6, and 4.9 (*Aesthetics, Air Quality, Hazards and Hazardous Materials and Noise*, respectively), which are issues that relate directly to land use compatibility. Issues relating to policy consistency are discussed in Section 4.8-3 below.

b. Project Impacts and Mitigation Measures

Impact LU-1 **The proposed Specific Plan would introduce residential and mixed-use residential into existing commercially designated areas. Portions of the proposed Specific Plan area designated Commercial Shopping Center as defined in the General Plan are incompatible with residential and mixed-use residential land uses. Impacts are Class III, less than significant.**

Development under the Specific Plan would introduce new residential dwellings, commercial, office, and other uses into a developed commercial area. The intent of the Specific Plan is to promote a cohesive, functional downtown area, oriented toward pedestrian use. It is envisioned as the commercial and social center of the City.



The mixed-use development that could occur in some areas would likely help create communities involving a cohesive urban design program (including street modifications, streetscape amenities, landscaping, and architectural features). Mixed-use development can enhance the vitality and perceived security of an area by increasing the number of people on the street and creating a 24-hour presence in the neighborhood. Streets, public spaces, and pedestrian-oriented retail become places where people meet, attracting pedestrians onto the street and helping to vitalize community life. Mixed-use can convey substantial fiscal and economic benefits. Businesses recognize the benefits associated with areas which are able to attract more people, as there is increased economic activity when there are more people in an area to shop. Communities find that by mixing land uses, they make their neighborhoods more attractive to residents and can provide an enhanced quality of life. As such, there would be potentially beneficial land use compatibility impacts.

Mixed-use development, however, can also present certain land use compatibility conflicts. Residential uses on the same site as commercial uses can expose residential uses to higher levels of noise than what would be expected in traditional residential development because of noise associated with traffic, loading docks, mechanical equipment (such as generator, heating, ventilation and air conditioning (HVAC) units), deliveries, trash hauling activities, and customer and employee use of facilities associated with commercial uses. These impacts and applicable mitigation techniques are further discussed in Sections 4.1 *Aesthetics*, and 4.9 *Noise*. No additional impacts would result, and impacts would be Class III, *less than significant*.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Cumulative development throughout the greater Scotts Valley area will gradually alter the area's small town character. The proposed project would incrementally contribute to this substantial change. Individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of existing urban and rural uses and new urban development. Such conflicts are expected to be addressed on a case-by-case basis, and assuming that conflicts can be resolved through the proper use of buffers and appropriate design, significant cumulative land use conflicts are not anticipated.

4.8.3 Policy Consistency

CEQA requires that a proposed program be analyzed to determine potential conflicts with the adopted environmental plans and goals of the City of Scotts Valley. This analysis identifies the proposed Town Center Specific Plan's potential consistency or inconsistency with local policies that relate to the environment, in particular the policies of the Scotts Valley General Plan.

The City's General Plan is a long-range plan that serves as a guide for the physical development of the City of Scotts Valley. It includes goals, policies, and action items that provide a general framework for citywide development. The following table summarizes General Plan policies that apply to the proposed project, and conclusions regarding the project's consistency with



them. The table is not an exhaustive list of applicable policies, but it emphasizes those policies related to potential environmental impacts of the project. The table also cross-references further discussion of the issue in the appropriate environmental issue section of this EIR. Although the City must make the final determination of consistency, written analysis of each of the policies that the Specific Plan is potentially inconsistent with is provided after the table.

Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
LAND USE		
LO-2	To designate a variety of residential uses	Potentially Consistent. Both single-family and multi-family (mixed-use) residential uses are proposed as part of the Town Center Specific Plan.
LP-3	The City shall promote the availability of adequate sites for a variety of housing types and densities consistent with Housing Element Goals and environmental constraints	Potentially Consistent. Both single-family and multi-family (mixed-use) residential uses are proposed as part of the Town Center Specific Plan.
LA-7	Zone vacant infill sites at densities sufficiently high to encourage development, while respecting the character of surrounding uses.	Potentially Consistent. The Town Center Specific Plan project site is an infill site consisting of vacant and developed parcels, in the City's commercial core.
LA-8	Zone highest densities along transportation corridors.	Potentially Consistent. High-density mixed-use development is proposed along Mt. Hermon Road.
LA-11	Amend the Zoning Ordinance to allow residential mixed-use projects such as daycare, neighborhood retail, and businesses as long as the uses are compatible with residential use.	Potentially Consistent. The Town Center Specific Plan promotes mixed-use development including compatible commercial and residential uses.
LO-13	Ensure that residential developments maintain the City's aesthetics.	Potentially Consistent. A high-level of architectural review has occurred throughout preparation of the Town Center Specific Plan. Impacts related to visual character are discussed in Section 4.1, <i>Aesthetics</i> .
LA-13.3	Subdivisions or multiple family development of greater than four residential units should incorporate artistic elements and/or treatments into structures, landscaping, common areas, or open space, as approved by the City.	Potentially Consistent. The proposed Specific Plan contains architectural and landscape guidelines to ensure that future development is consistent with the City's aesthetic goals.
LO-24	Ensure compatibility between residential development and surrounding land uses.	Potentially Consistent. Land use compatibility is discussed in Impact LU-1 above.
LP-25	The City shall prohibit new land use activities within and in close proximity to residential zones that generate undesirable impacts that cannot be mitigated.	Potentially Inconsistent. The Town Center Specific Plan may result in significant and unavoidable impacts to the local circulation system, as discussed in Section 4.11, <i>Transportation and Circulation</i> , that cannot be mitigated, and may impact area residents utilizing those networks.
LO-27	Provide sufficient acreage to promote planned commercial development.	Potentially Consistent. The Town Center Specific Plan includes new commercial uses as well as potential redevelopment of existing commercial uses in the City's downtown commercial core.
LO-32	Ensure that commercial developments maintain the City's aesthetics.	Potentially Consistent. A high-level of architectural review has occurred throughout preparation of the Town Center Specific Plan. Impacts related to visual character are discussed in Section 4.1, <i>Aesthetics</i> .
LO-37	Ensure compatibility between commercial development and surrounding land uses.	Potentially Consistent. Land use compatibility is discussed in Impact LU-1 above.



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
LP-38	Land uses located adjacent to commercial uses should be protected from excessive noise, unsightliness, offending odors and other nuisances.	Potentially Consistent. Issues related to noise, aesthetics, and air quality are discussed in Sections 4.9, 4.1 and 4.2, respectively.
LA-43	Lighting of commercial areas shall be carefully controlled to the extent necessary for security, safety and identification without interfering with adjoining land uses. Lighting shall be directed away from public rights-of-way and adjacent residential land uses. Include these requirements in the Design Review Guidelines.	Potentially Consistent. Impacts related to light and glare impacts are discussed in Section 4.1, <i>Aesthetics</i> .
LP-45	Commercial land uses should be concentrated along the urban core of the City.	Potentially Consistent. The Town Center Specific Plan site consists of vacant and developed parcels, in the City's commercial core, along Mt. Hermon Road.
LO-67	Provide coordinated, ongoing planning for public and quasi-public service facilities.	Potentially Consistent. The Town Center Specific Plan allows for public facilities, including civic uses combined with mixed-use commercial and residential development surrounding a town-green.
LP-68	The City shall designate areas for new public and quasi-public facilities and accessory facilities commensurate with the identified need. These facilities shall be conveniently located in or near the areas where they are intended to serve.	Potentially Consistent. The Town Center Specific Plan allows for public facilities, including a library and or civic uses combined with mixed-use commercial and residential development surrounding a town-green.
LO-71	Ensure the comprehensive and long-range preservation and conservation of open space land.	Potentially Consistent. The Town Center Specific Plan is an infill site consisting of vacant and developed parcels, in the City's commercial core, thereby preventing urban sprawl onto open space.
LP-72	Preserve open space areas for protection of public health and safety, provision of recreational opportunities, and protection of natural resources.	Potentially Consistent. The Town Center Specific Plan is located adjacent to existing recreational facilities at Skypark Park, and the proposed "town green" provides additional public open space.
LA-74	The City shall encourage clustering of structures to maximize the usable or preserved open space in or adjacent to development.	Potentially Consistent. The Town Center Specific Plan is located adjacent to existing recreational facilities at Skypark Park, and the proposed "town green" provides additional public open space.
NOISE		
NG-422	To provide an environment free from annoying and/or harmful noise.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NO-423	Reduce the noise impact from traffic on major streets and highways.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NA-425	The City shall promote mass transit systems and car pooling, bicycling, and walking through adoption of a trip reduction ordinance.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.
NA-433	The City should develop rules regulating diesel truck-trailer transports on Scotts Valley Drive and Mt. Hermon Road during late evening, early morning, and nighttime hours or on Sundays.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.
NA-434	The city should develop rules regulating all truck or trailer delivery times in all zone districts and to all construction sites during late evening, early morning, and night time hours of on Sundays and holidays.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
NO-441	Promote new land uses that have noise generation/sensitivity characteristics that are compatible with neighboring land uses, based on the day-night average A-weighted noise levels.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NA-444	New developments that are considered noise sensitive shall not be located in proximity to existing noise generating uses where the existing noise level is considered incompatible with the proposed new sensitive use.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NA-448	Through the environmental review process, identify and require noise level mitigation of potentially significant noise impacts. Deny new developments that cannot mitigate significant adverse noise level impacts on neighboring land uses.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NP-451	New developments shall include noise attenuation measures to reduce the effects of existing noise to an acceptable level.	Potentially Consistent. Noise impacts are discussed in Section 4.9, <i>Noise</i> .
NP-455	The City planning and building department shall ensure noise attenuation techniques are constructed in new development projects.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.
NA-461	Outdoor recreation areas, especially in residential neighborhoods, should incorporate noise attenuation barriers, such as multiple rows of dense conifers, if the day-night noise levels exceed 60 dBA.	Potentially Consistent. The Town Center Specific Plan contains a “town green” in the center of the plan area, buffered from noise impacts by mixed-use buildings.
OPEN SPACE AND CONSERVATION		
OSG-316	To protect and conserve the natural resources of the planning area including plant and animal habitats, mineral resources, water courses and air quality.	Potentially Consistent. Impacts related to these natural resources are discussed in Section 4.3, <i>Biological Resources</i> .
OSO-317	Minimize the disturbance or removal of native vegetation.	Potentially Consistent. Impacts related to native vegetation are discussed in Section 4.3, <i>Biological Resources</i> .
OSP-318	New development proposed in, or adjacent to, areas containing native plant communities shall be carefully planned and provide for the conservation and maintenance of those plants.	Potentially Consistent. Impacts related native plants are discussed in Section 4.3, <i>Biological Resources</i> .
OSA-322	Development of vacant land located within valuable habitats shall be limited to low densities, cluster developments, and/or passive recreational uses.	Potentially Consistent. Impacts related to sensitive habitats are discussed in Section 4.3, <i>Biological Resources</i> .
OSO-324	Establish protective measures for habitat areas of particular environmental sensitivity and for rare or endangered animal species.	Potentially Consistent. Impacts related to these natural resources are discussed in Section 4.3, <i>Biological Resources</i> .
OSP-325	Environmentally sensitive habitat areas and rare or endangered animal species shall be preserved.	Potentially Consistent. Impacts related to these natural resources are discussed in Section 4.3, <i>Biological Resources</i> .
OSA-327	Through the permit process, ensure land uses in or adjacent to environmentally sensitive habitats shall attempt to avoid significant impairment of an environmentally sensitive habitat area’s habitat value without adequate mitigation measures.	Potentially Consistent. Impacts related to these natural resources are discussed in Section 4.3, <i>Biological Resources</i> .



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
OSO-336	Protect watersheds and recharge areas.	Potentially Consistent. Impacts related to water quality are discussed in Section 4.7, <i>Hydrology</i> .
OSA-343	As part of the environmental review process the city shall, in cooperation with the water district, require developers to study and mitigate any loss of recharge. Mitigations may take the form of on-site recharge, construction of recharge improvements, contributions to the program cited above, or a combination of any or all of these.	Potentially Consistent. Impacts related to groundwater recharge are discussed in Section 4.7, <i>Hydrology</i> .
OSP-345	New developments shall minimize the amount of impervious surfaces.	Potentially Consistent. Impacts related to groundwater recharge are discussed in Section 4.7, <i>Hydrology</i> .
OSA-346	The Planning Department will encourage the use of pervious materials, such as turf block, in development projects.	Potentially Consistent. Impacts related to groundwater recharge are discussed in Section 4.7, <i>Hydrology</i> .
OSO-347	Encourage sound water supply management practices.	Potentially Consistent. Impacts related to water supply are discussed in Section 4.12, <i>Water/Wastewater</i> .
OSO-350	Protect surface water and groundwater supplies in the planning area in order to maintain them as a high quality, usable resource.	Potentially Consistent. Impacts related to water quality are discussed in Section 4.7, <i>Hydrology</i> .
OSP-351	The City shall protect the planning area streams, creeks, ponds, and aquifers from pollution due to toxic substances, and erosive forces.	Potentially Consistent. Impacts related to water quality are discussed in Section 4.7, <i>Hydrology</i> .
OSO-354	Maintain or improve the present air quality level within Scotts Valley.	Potentially Consistent. Impacts related to air quality are discussed in Section 4.2, <i>Air Quality</i> .
OSP-355	The City shall consider recommendations from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to maintain and improve regional air quality.	Potentially Consistent. Impacts related to air quality are discussed in Section 4.2, <i>Air Quality</i> .
OSP-357	In order to reduce automobile related pollution, the city will plan for and encourage the use of transit, bicycles and walking as alternatives to automobile travel.	Potentially Consistent. The proposed Town Center Specific Plan promotes alternative modes of transportation. Impacts related to air quality are discussed in Section 4.2, <i>Air Quality</i> .
OSG-360	To preserve and protect existing viewsheds and scenic open spaces and corridors.	Potentially Consistent. Impacts related to scenic views are discussed in Section 4.1, <i>Aesthetics</i> .
OSO-373	The City's irreplaceable hillside scenic resources shall be protected and preserved.	Potentially Consistent. Impacts related to scenic views are discussed in Section 4.1, <i>Aesthetics</i> .
OSP-374	Predominant ridgelines shall be protected to allow clear view from streets and roads. Scenic easement shall be established to protect the ridgelines.	Potentially Consistent. Impacts related to scenic views are discussed in Section 4.1, <i>Aesthetics</i> .
OSG-377	To achieve and maintain a harmonious relationship between the natural environment and man-made structure and land uses.	Potentially Consistent. Impacts related to visual character are discussed in Section 4.1, <i>Aesthetics</i> ; Land use compatibility is discussed in Impact LU-1 above.
OSP-379	Site planning for development in the City shall protect and enhance the natural environment.	Potentially Consistent. Impacts related to the natural environment are discussed throughout this EIR.



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
OSA-380	Development or redevelopment plans for projects in or near City entrances shall include extensive landscaping and structures or signs that are inviting. These developments shall be submitted to the Planning Commission for design review approval.	Potentially Consistent. A high-level of architectural review has occurred throughout preparation of the Town Center Specific Plan. Impacts related to visual character are discussed in Section 4.1, <i>Aesthetics</i> .
OSP-381	The city shall discourage scattered development or urban sprawl that may be detrimental to the City's visual beauty and increase significantly the cost of providing City services.	Potentially Consistent. The Town Center Specific Plan is an infill site consisting of vacant and developed parcels, in the City's commercial core, thereby preventing urban sprawl onto open space.
OSP-382	Encourage infilling on vacant land within existing developed areas; infilling development shall be compatible with surrounding existing development. Where fulfilling is not feasible, new development should occur adjacent to existing urban areas where services are available or can be easily extended.	Potentially Consistent. The Town Center Specific Plan is an infill site consisting of vacant and developed parcels, in the City's commercial core, thereby preventing urban sprawl onto open space.
OSP-383	The city shall encourage clustering of development projects in order to minimize disturbance of natural features and resources and maximize preservation of open space.	Potentially Consistent. The Town Center Specific Plan is an infill site consisting of vacant and developed parcels, in the City's commercial core, thereby preventing urban sprawl onto open space.
OSP-385	The city shall protect the visual resources of Scotts Valley by requiring that new development be integrated into the natural setting.	Potentially Consistent. Impacts related to visual resources are discussed in Section 4.1, <i>Aesthetics</i> .
OSG-393	To protect the planning area's significant archaeological resources for their scientific, educational and cultural values and for local heritage.	Potentially Inconsistent. Impacts related to cultural and historic resources are discussed in Section 4.4, <i>Cultural Resources</i> . In the absence of additional historical surveys, potential impacts to historical resources are considered potentially significant and unavoidable, however additional analysis may determine that impacts are less than significant.
OSG-410	To minimize health and safety hazards within the planning area.	Potentially Consistent. Hazardous materials and geologic hazards are discussed in Sections 4.6 and 4.5, respectively.
PARKS AND RECREATION FACILITIES		
PRG-602	To provide adequate park and recreation facilities to serve the recreational needs of the city.	Potentially Consistent. As discussed in Section 4.10, <i>Recreation</i> , adequate parkland would be available to meet the needs of existing and future residents.
PRP-604	The City shall plan and maintain a park system that serves the residential, industrial, and commercial segments of the community.	Potentially Consistent. The Town Center Specific Plan proposes a "town green" which, in addition to the adjacent Sky Park facilities, would be available to future residents and commercial patrons.
PRP-620	Park and recreation areas shall be planned, developed, and used in a manner that is compatible with adjacent land uses.	Potentially Consistent. The Town Center Specific Plan proposes a "town green" which, in addition to the adjacent Sky Park facilities, would be available to future residents and commercial patrons.
PRA-621	Locate and design park and recreation areas to provide for ease of access by pedestrians, bicyclists, and equestrians.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.
PUBLIC SERVICES AND FACILITIES		
PSG-522	To support the provision of police and fire services at levels adequate for the protection of life and property.	Potentially Consistent. With payment of development fees, the Town Center Specific Plan would adhere to this policy.



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
PSG-539	To provide a broad range of educational opportunities for residents of the planning area by ensuring that public school facilities remain adequate to accommodate the growth of the planning area, in an environment which addresses the safety of school children going to and returning from school, and assures compatibility between school facilities and other land uses.	Potentially Consistent. With payment of development fees, the Town Center Specific Plan would adhere to this policy.
PSG-557	To promote the adequate provision of services and an efficient system of public utilities.	Potentially Consistent. With payment of development fees, the Town Center Specific Plan would adhere to this policy.
CIRCULATION		
CG-121	To provide for a public street and highway system capable of accommodating existing and projected needs of the planning area.	Potentially Inconsistent. The Town Center Specific Plan may result in significant and unavoidable impacts to the local circulation system, as discussed in Section 4.11, <i>Transportation and Circulation</i> .
CG-169	To establish, maintain and enhance the scenic beauty of those roads, streets and/or highways which are significant to the planning area, and to enhance the aesthetic and visual qualities of those portions of the planning area visible from major transportation corridors.	Potentially Consistent. Impacts related to scenic views are discussed in Section 4.1, <i>Aesthetics</i> .
CO-182	Improve the aesthetic qualities of Scotts Valley Drive and Mt. Hermon Road, without constructing the normal flow of traffic.	Potentially Consistent. Impacts related to visual resources are discussed in Section 4.1, <i>Aesthetics</i> .
CP-184	The City shall seek funding to improve and enhance the scenic beauty of Scotts Valley Drive and Mt. Hermon Road.	Potentially Consistent. Impacts related to visual resources are discussed in Section 4.1, <i>Aesthetics</i> .
CP-201	The City shall encourage new developments to provide for and promote transit use, where feasible.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy.
SAFETY		
SG-463	To protect human life and property and to minimize injury, economic damage, and social dislocation resulting from disasters such as fire, flooding, geologic, seismic and hazardous materials.	Potentially Consistent. The Town Center Specific Plan would not place future residents or businesses in an area prone to flooding or wildland fire hazards. Pertinent building codes would apply to future development. Impacts related to geologic hazards and hazardous materials are discussed in Sections 4.5 and 4.6, respectively.
SP-498	Development posing a significant environmental threat from the use of hazardous materials or chemical shall not be permitted by the City.	Potentially Consistent. Impacts related to hazardous materials are discussed in Section 4.6, <i>Hazards and Hazardous Materials</i> .
SA-501	The City shall pursue relocation of above ground propane tanks to areas of lower population density and activity.	Potentially Consistent. As discussed in the project description, the existing propane facilities are being relocated to the industrial area of the City prior to project development.
HOUSING		
Goal #1	It is the goal of the City of Scotts Valley to promote a balanced mix of housing types, prices, and opportunities by increasing the number of housing units to accommodate population and employment growth.	Potentially Consistent. The Town Center Specific Plan proposes mixed-use development, which places future residents in close proximity to places of employment.



Table 4.8-1. Policy Consistency

Applicable Policy		Consistency Discussion
1.1	Encourage the production of new residential development which provides a choice of housing type, density, and cost to meet the housing needs of all segments of the community.	Potentially Consistent. Both single-family and multi-family (mixed-use) residential uses are proposed as part of the Town Center Specific Plan.
1.2	Ensure that new residential sites have appropriate community services and public facilities, including streets and roadways, water, sewer, and other needed infrastructure.	Potentially Consistent. The proposed Town Center is located on an infill site surrounded by existing commercial and residential development. Infrastructure to accommodate this development is available, as discussed in Sections 4.11, <i>Transportation and Traffic</i> , and 4.12, <i>Water/Wastewater</i> .
1.3	Facilitate and encourage the development of mixed-use residential and commercial projects at appropriate locations along major corridors, within established design guidelines.	Potentially Consistent. The proposed mixed-use development would be located along Mt. Hermon Road, and would adhere to strict design guidelines, as discussed in Section 4.1, <i>Aesthetics</i> .
1.6	Support the development of a new Town Center that will provide a range of housing types, retail, commercial uses, public facilities and open space that will serve as the future focal point for the community.	Potentially Consistent. The Town Center Specific Plan would fulfill this long-time goal of the community of Scotts Valley.
Goal #2	It is the goal of the City of Scotts Valley to foster a high quality, safety, and livability of housing and residential neighborhoods through the improvement and preservation of housing and community services.	Potentially Consistent. The Town Center Specific Plan would adhere to this policy. Land use compatibility is discussed in Impact LU-1 above.
2.6	Protect established residential neighborhoods from the transition and intensification that detract from the character of the neighborhood.	Potentially Consistent. The Town Center Specific Plan would not result in significant impacts to visual character, as discussed in Section 4.1, <i>Aesthetics</i> .
Goal #4	It is the goal of the City of Scotts Valley to protect its unique sensitive environmental, archaeological, and paleontological assets encourage resource conservation measures in all new housing developments.	Potentially Inconsistent. The protection of environmental resources is discussed throughout this EIR. In the absence of additional historical surveys, potential impacts to historical resources are considered potentially significant and unavoidable, however additional analysis may determine that impacts are less than significant.
4.2	Ensure that new development proposals are adequately evaluated for their impact upon cultural resources, sensitive habitats and species, environmental features, and other such factors.	Potentially Inconsistent. The protection of environmental resources is discussed throughout this EIR. In the absence of additional historical surveys, potential impacts to historical resources are considered potentially significant and unavoidable, however additional analysis may determine that impacts are less than significant.
4.3	Require that all residential developments be thoughtfully integrated into the natural environment, including woodlands, hillsides, view sheds, wetlands, and other features of the natural terrain.	Potentially Consistent. The protection of environmental resources, including biological resources, and aesthetic resources are discussed in Sections 4.3 and 4.1, respectively.
4.4	Investigate feasibility of offering regulatory and financial incentives to developers proposing green building technologies in housing projects.	Potentially Consistent. As discussed in the project description, Section, 2.4.4 <i>Sustainable Design</i> , the proposed Town Center Specific Plan includes many green building techniques.

