

Adopted  
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# Scotts Valley Parks Master Plan



Prepared by the Parks and Recreation Commission

# Parks and Recreation Commission

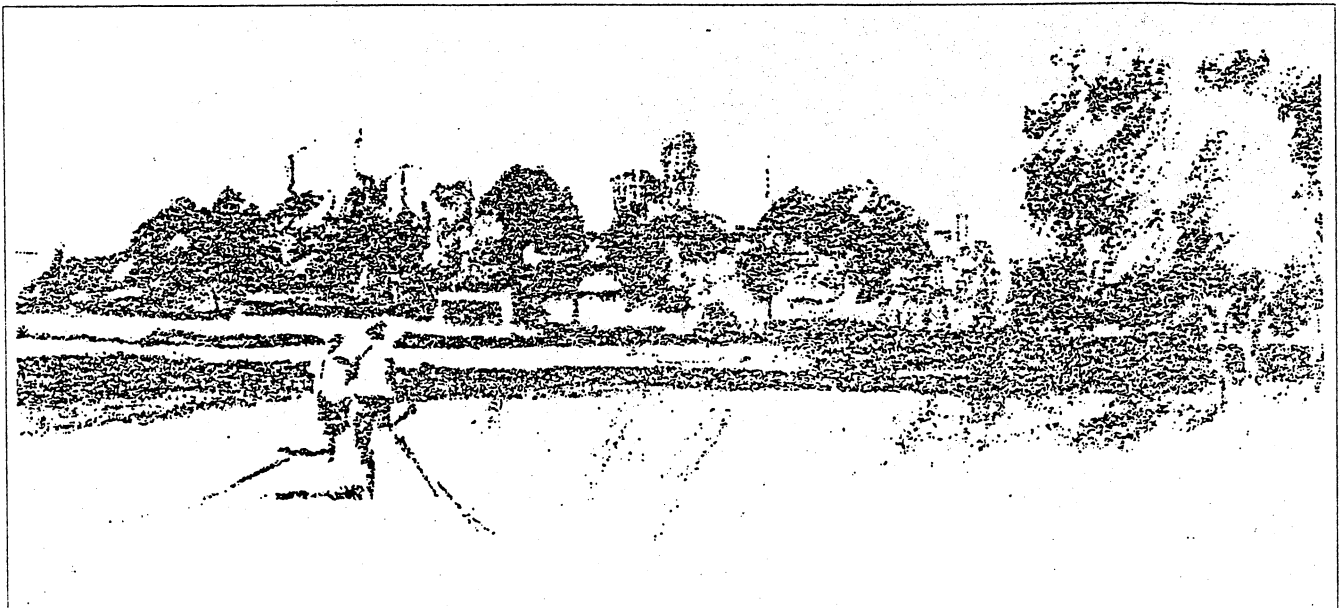
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## I. INTRODUCTION

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The current Parks & Recreation Commission has the responsibility to recommend to City Council and the City Administrator policies for the acquisition, development and improvement of park facilities. To this end, the commission has prepared this revision of the original Parks Master Plan adopted by council May 1, 1991. This plan provides City Council with recommendations for currently owned city parcels, school district facilities, private recreation, developed and undeveloped recreation areas within the city boundaries.

This report explains in detail the following:

- o The planning process
- o Existing recreation provisions
- o Recreation needs
- o Plan objectives
- o Major planned components
- o Recommendations and future steps

The Parks Master Plan describes each site and recommends locations for neighborhood and community parks. The plan does not include site specific recommendations. Design and site specific recommendations will be presented separately at a later date.

### A. TERMINOLOGY

**Developed:** Developed acreage includes developed parks allowing for a variety of recreation amenities and uses including, but not limited to, athletic fields, pathways, play structures, gymnasiums, community rooms, BBQ areas, picnic areas, grass, landscaping and restrooms. Developed parks should meet the needs of a diverse population taking into account age, physical abilities and the varied interests that make up the population of Scotts Valley.

**Undeveloped:** This acreage is intended to represent areas of open space consisting of low level park development or no park development. Any park development in these areas would be limited with little or no impact on the natural environment. Some examples of amenities for this type of acreage include hiking trails, picnic areas and campgrounds.

### B. THE SETTING

There are several major physical characteristics of the Scotts Valley community which affect provisions of open space and recreation areas.

Three major visual components of the physical setting are the steep wooded hills which surround and enclose the valley floor, Carbonero Creek and its tributaries which flow the length of the community, and State Highway 17, which bisects the community.

The surrounding hills, creeks and associated tributaries are natural resources. They function as essential elements of the environmental system and are also major visual resources for the community. The hills play an important role in the identity of the community, providing visual diversity as well as a unifying form for an otherwise random urban pattern. Access to the hills is now limited and poorly defined and increasing development could further limit this access by removing trails and paths. Continuing development on steep slopes could threaten to impair the visual function of the hills.

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

State Highway 17 is a constraint to open space and recreational development within the community. It forms a physical and visual barrier between the east and west parts of the community. Improvements must be acquired for pedestrian access from neighborhoods on the east side to areas on the west side.

The land use pattern in Scotts Valley is an important factor in determining the type and location of open space and recreation facilities needed. Although Scotts Valley is small and has abundant natural and scenic resources, the relatively small amount of developable land, the traditionally low density development pattern, and historically the lack of provision in the planning process for open space has resulted in an inadequate supply of accessible open space and recreation facilities. Most established neighborhoods have almost no available vacant land remaining for development of parks even though the low density residential pattern provides an illusion of ample open space. Development and mining has occurred on forested slopes surrounding the valley floor. This development diminishes the "visual" open space resources of the community and removes or obstructs physical access to the mountain areas for pedestrians and equestrians.

Notwithstanding the above limits and constraints within the jurisdictional limits of Scotts Valley, City residents have the benefit of world-class recreational resources within the region; Henry Cowell State Park, the forest of Nisene Marks, Big Basin State Park, the beaches of Santa Cruz, the Monterey Bay Aquarium and Sanctuary, and the golf courses of Pebble Beach, are all within five minutes to one hour by automobile.

### C. GROWTH TRENDS

The commission recognizes the need for parks & open space for a population of 15,000 persons. The National Recreation and Park Association recommends a standard of five acres of developed parks per thousand population. The commission feels that community needs will be adequately met with five acres/thousand thus establishing 75 acres at build-out. This 75 acres does not include undeveloped open space and natural resources which are necessary but do not have set standards.

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## II. THE PLANNING PROCESS

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In 1990 the Parks & Recreation Commission recommendations were established by a four-step process which reflects the concerns of the community and needs of the City. The process includes:

- Step 1: Reconnaissance and data collection.
- Step 2: Identification and evaluation of sites
- Step 3: The development of park & recreation alternatives
- Step 4: Design for selected alternatives

The information depicted in this report includes steps 1-3.

### Step 1 - Reconnaissance and Data Collection

This step included gathering data and information on the study area to familiarize the commission with the issues and concerns of the city staff and community. Data inventory included gathering relevant environmental data for potential sites and surveying existing commercial recreation uses. Through a consultant, the commission conducted a physical analysis to become familiar with the general terrain and the physical conditions and character of developed and undeveloped areas. This process assisted in preparing terrain maps of the study area, preliminary site inventories, identification of community and recreation open space needs and identification of data gaps and information needs. This information provided the necessary ground work.

### Step 2 - Identification and Evaluation of Sites

This step identified and evaluated each site for its availability to serve as a community park, recreation or open space area. The following factors were assessed for each site:

1. Environmental factors: These included geological conditions, hydrologic conditions, biological resources, visual conditions and site orientation and micro-climate.
2. Circulation and access: This analysis included the condition and use of circulation routes in the vicinity of the site for existing and potential levels of service. The analysis included pedestrian, bicycle, equestrian and vehicular facilities. The analysis examined site access points and the linkages with community-wide circulation facilities.
3. Other related factors: geographical area, land uses, utility and service facilities, availability of sites and compatibility with community objectives. The commission evaluated the major environmental, economic and cultural constraints and resources for each site. The evaluation was in the form of memorandums and schematic maps which resulted in recommendations for sites best suited for development as park, recreation and open space areas.

### Step 3 - Develop Park, Recreation and Open Space Alternatives.

This step developed alternatives for optimal, coordinated use of park & recreation provisions within the community. The Parks & Recreation Commission identified community needs through a park activities work matrix system. In this process, the commission interviewed community members, neighbors and school groups to obtain their assessment of parks & recreation needs in the following areas:

- o Organized activities - soccer, softball, football, volleyball, lawn bowling, golf, equestrian uses, handball/racquet ball, basketball/sports courts, and specialty rides.
- o Semi-organized activities - skateboard park, swimming pool (lap pools, diving pool, tot pool, therapeutic pool facilities), badminton/croquet, day camping, overnight camping, open lawn area, frisbee golf, bike path, shuffle board, ping pong, skating, go cart track, motorbike track, archery, rifle range, mountain bike, motocross, lake water feature, jogging path/par course, track, tennis courts, batting cages, and rock climbing.
- o Social/educational activities - nature study area, walking path, botanical specialty garden, picnic/BBQ, tot lot, children zoo, group activity area, youth club house, amphitheater, community center (theater, performing arts, kitchen, day care, weight room/gym, education exhibits, aerobics, classrooms, senior center dance, martial arts), children's museum, serene uses, and club house.

The Parks & Recreation Commission also studied the existing and proposed parks and trails. Through this process, the commission met with Santa Cruz County Horseman's Association and the Sierra Club and physically hiked and biked the existing and proposed trails and park sites.

By matching identified community needs with the development suitability of each park site, the commission will be able to develop recreation and open space provisions. This information will also be instrumental in establishing the site specifics for each of the areas as mentioned in this plan.

Step 4 will be addressed as Phase II for each parcel noted in the master plan. As the site specific designs are completed, they will be submitted to council for addition to the master plan.



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### III. THE EXISTING RECREATION SITES

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The inventory of park and recreation provisions within the planning area includes developed public and private areas. Figure 1 (attached) shows the location of existing park & recreation sites. The following tables depict the parcel and size of each of the areas.

TABLE I

EXISTING CITY-OWNED DEVELOPED RECREATION ACREAGE

NAME	STATUS	ACREAGE
Camp Evers	Completed	0.5
Senior Center	Completed	1.0
MacDorsa Park	Majority completed	5.0
Siltanen Park	Completed	7.5
Hocus Pocus Park	Phase I completed	1.0
Skypark	Not designed or constructed (City will take possession Fall "97)	22.5
Gateway North	Not designed or constructed	.5
Granite Creek	Not designed or constructed	.5
Total		<hr/> 38.5

EXISTING CITY-OWNED UNDEVELOPED RECREATION ACREAGE

NAME	ACREAGE
Lodato Park	49.0
Quarry Park	2.2
Total	<hr/> 51.2

## TABLE II

### EXISTING & PROPOSED PUBLIC SCHOOLS WITH RECREATION AREAS

NAME	OWNERSHIP	DEVELOPED RECREATION ACREAGE
Vine Hill School	Scotts Valley Unified School District	4.0
SV Middle School	Scotts Valley Unified School District	4.5
Proposed SV Middle School to replace existing Middle School increase in acreage shown		3.0
Proposed 3rd elementary school	Scotts Valley Unified School District	5.0
Proposed high school	Scotts Valley Unified School District	10.0
Total		<u>26.5</u>

## TABLE III

### EXISTING PRIVATE RECREATION AREA QUASI-PUBLIC

NAME	OWNERSHIP	FEE	ACREAGE
Valley Gardens Golf Course	Private	Fee	15.0
Sportsman's Range	City of Scotts Valley Leased to Private Club	Membership required	0
Total			<u>15.0</u>

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## GOALS AND OBJECTIVES

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The goal of this plan is to establish 75 acres of developed recreation areas linked by trails and paths. Private recreation and unique cultural resources will supplement this plan. This goal meets the General Plan goal and the needs expressed by the residents in the 1989 parks and recreation survey. The plan establishes six major objectives to achieve this goal. Plan objectives are summarized below.

Objective 1: Retain and develop existing mini-parks in the City with the exception of Kentwood Ct. Mini-parks depicted are:

- o Camp Evers
- o Gateway North Park (S.V. Dr. & Vine Hill School Rd.)
- o Granite Creek Road Park (Culwell property)
- o Senior Center
- o Hocus Pocus Park

Objective 2: Provide 2-6 acre neighborhood parks at available sites to serve the residents. These parks are:

- o Quarry Park
- o MacDorsa Park
- o Polo Ranch

Objective 3: Provide two community parks, one located in the northern part of the city and one in the southern part.

- o Siltanen Park
- o Skypark

Siltanen Park needs to be expanded to 10-15 acres in order to serve as the community park in the northern part of the city. The development of the 22.5 acre Skypark will serve the southern part of the city.


Objective 4: Provide designated bicycle, pedestrian and equestrian trails and pathways linking neighborhood and community park and recreation facilities.

In order to make neighborhood and community parks accessible to residents, a system of connecting pedestrian and bicycle paths and multi-use trails are needed. Obtain trail easements by encouraging private donation of land, by public purchase, or by dedication of trail easements, in full compliance with state and federal law.

Objective 5: Encourage private recreation development within the city to supplement city recreation

facilities. Facilities such as the Valley Gardens Golf Course, The Rink, Sportsman Range and Borland development provide recreational needs that clearly benefit residents and employees in the city.

Objective 6: Protect, restore and provide access to areas identified in the plan as having significant natural, cultural, and/or scenic resource value.



The Scott House, located in MacDorsa Park, and Polo Ranch Historic Polo Barn, have significant value as historic resources to be protected. In addition, permanent access to Lodato Park from Green Hills Road needs to be obtained. Access and passive use of the redwood grove and meadow west of Scotts Valley Drive, north of Dunslee, south of Willis needs to be obtained during the development of surrounding properties.

Objective 7: Seek to obtain additional mini and neighborhood parks in the following areas during the development of large parcels within or surrounding the city: Gateway South, Whispering Pines/Twin Pines, South Navarra, Hacienda, and Bethany.

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## V. RECREATION NEEDS/MAJOR PLAN COMPONENTS

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The City of Scotts Valley General Plan establishes goals and objectives for park and recreation facilities within the planning area. It also recommends specific actions be taken to carry out the goals and objectives. The primary objective is to develop an adequately maintained comprehensive park system coordinated with bicycle paths, and hiking/equestrian trails.

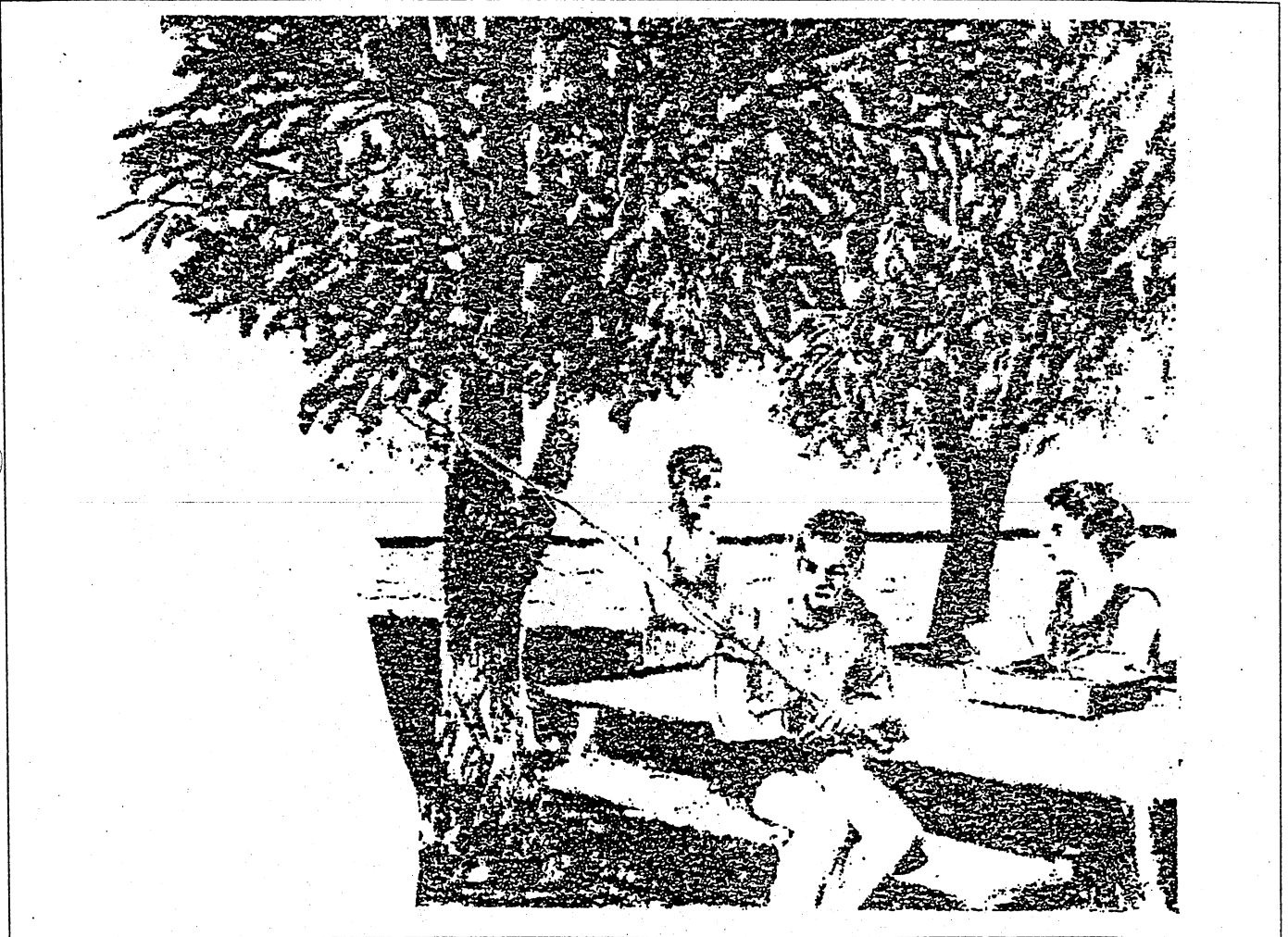
The General Plan recommends five acres per 1000 population and is in accordance with the National Recreation and Park Association (NRPA) standards on the basic acreage needed to serve a given population. Currently, the City owns 43.5 acres of developed or proposed park sites. With the addition of current and proposed developed recreation sites available to the public, there is a total of 85 acres of developed park sites (see Table IV). This meets the city's proposed 75 acres of developed park land as indicated on page 2, Growth Trends.

As large parcels within and surrounding the city enter the development phase, additional public parklands will be sought for acquisition to ensure the availability of park facilities in perpetuity.



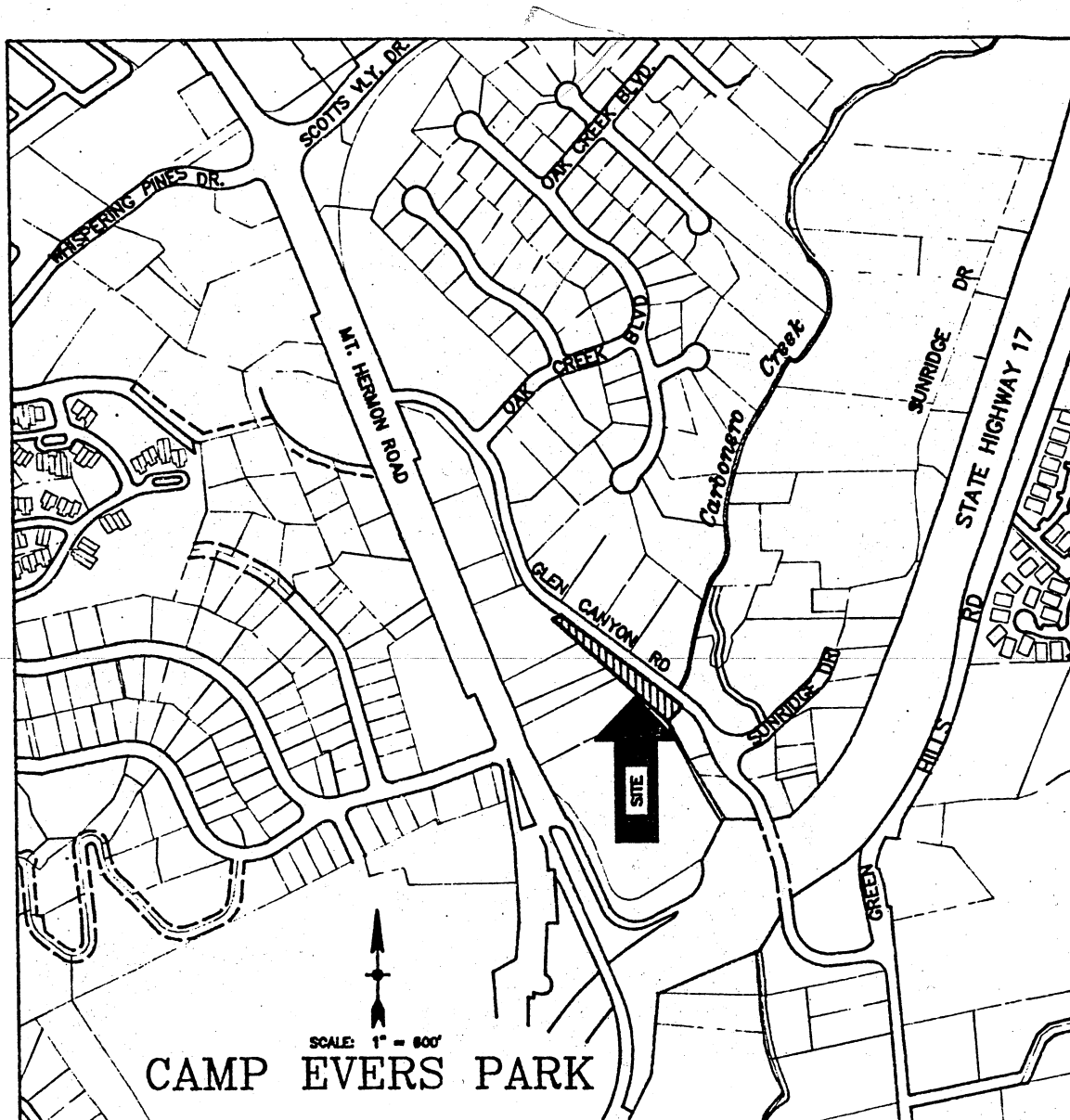
## A. Mini-Parks

Mini-parks are areas designated for special purposes. Useable recreation space can be less than one acre in size. Their use is restricted by the size of the parcel and only includes limited activity per site.



## CAMP EVERS PARK

Carbonero Creek at Glen Canyon - ½ acre of flood plain located off Glen Canyon. This narrow strip extends lengthwise along Glen Canyon and is bordered by Camp Evers Creek and Carbonero Creek. The only access to this park is off Glen Canyon Road.

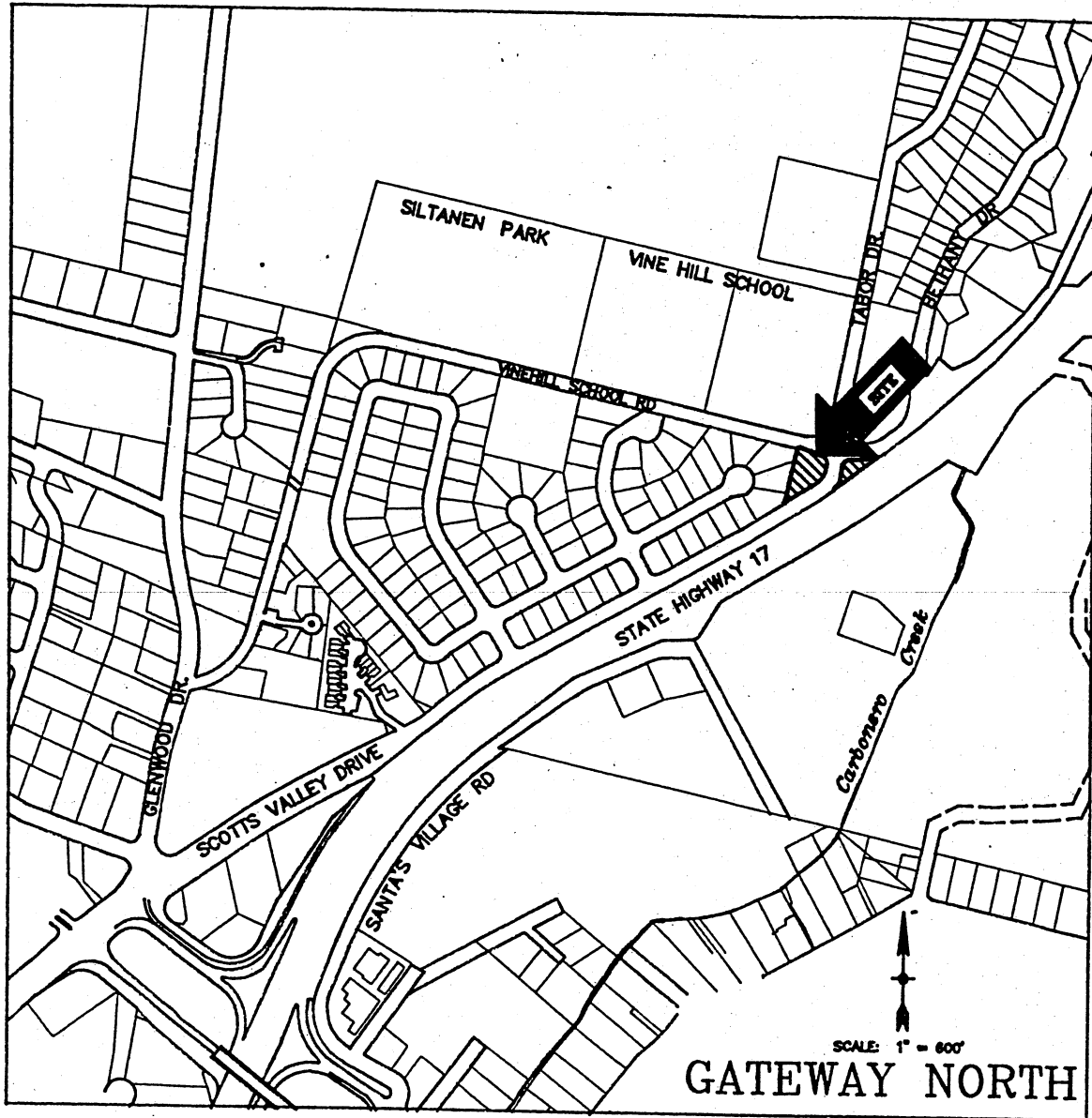


**RECOMMENDATION:** Complete construction of this bicycle rest stop and fishing park including dam, parking, picnic area, fishing landing, drinking fountain and restrooms. If the property becomes available, acquire a small parcel on the other side of Camp Evers Creek to accommodate a seasonal bridge and trails. Develop a long-term restoration/maintenance plan for the natural vegetation.



## GATEWAY NORTH

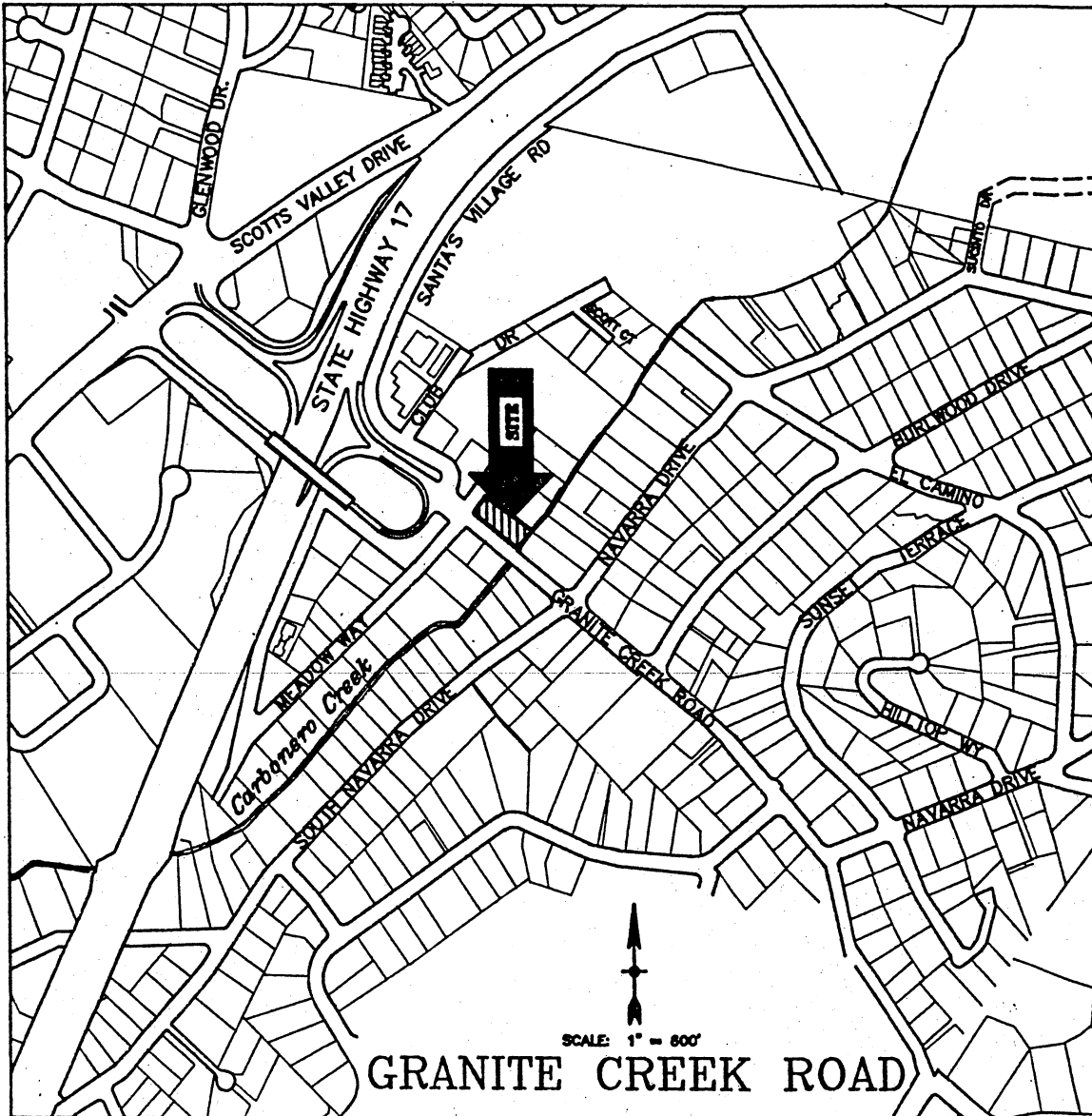
This 3/8 acre parcel on the corner of Scotts Valley Drive and Vine Hill School Road is triangular in shape. It abuts the Vineyard subdivision and a large concrete wall divides the subdivision from this parcel. Across the street, adjacent to Highway 17, is a second triangular parcel approximately 1/8 of an acre.



**RECOMMENDATION:** The 1/8 acre property east of Scotts Valley Drive should be landscaped as a beautification project.

## GRANITE CREEK ROAD PARK

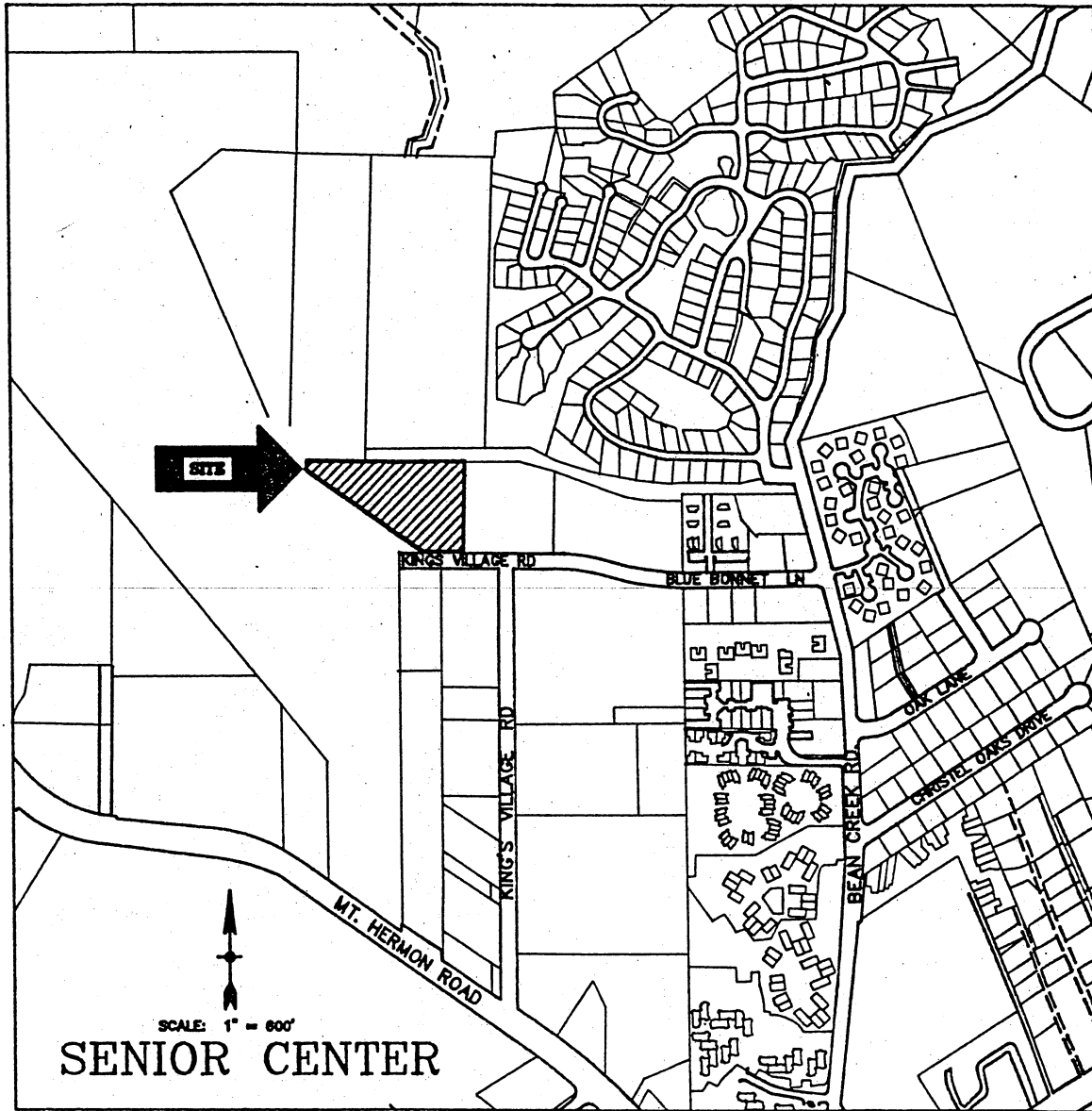
This ½ acre property is located north of Granite Creek Rd., west of the bridge crossing Carbonero Creek. The property is vacant and located at the bottom of a 12% grade on Granite Creek Road.



**RECOMMENDATION:** Consider development as a rest stop for bicycles; construct drinking fountain, picnic tables, trash enclosure and bike racks. If considered undesirable for this use, seek to sell parcel with proceeds to acquire another parcel in the Granite Creek area.

## SENIOR CENTER

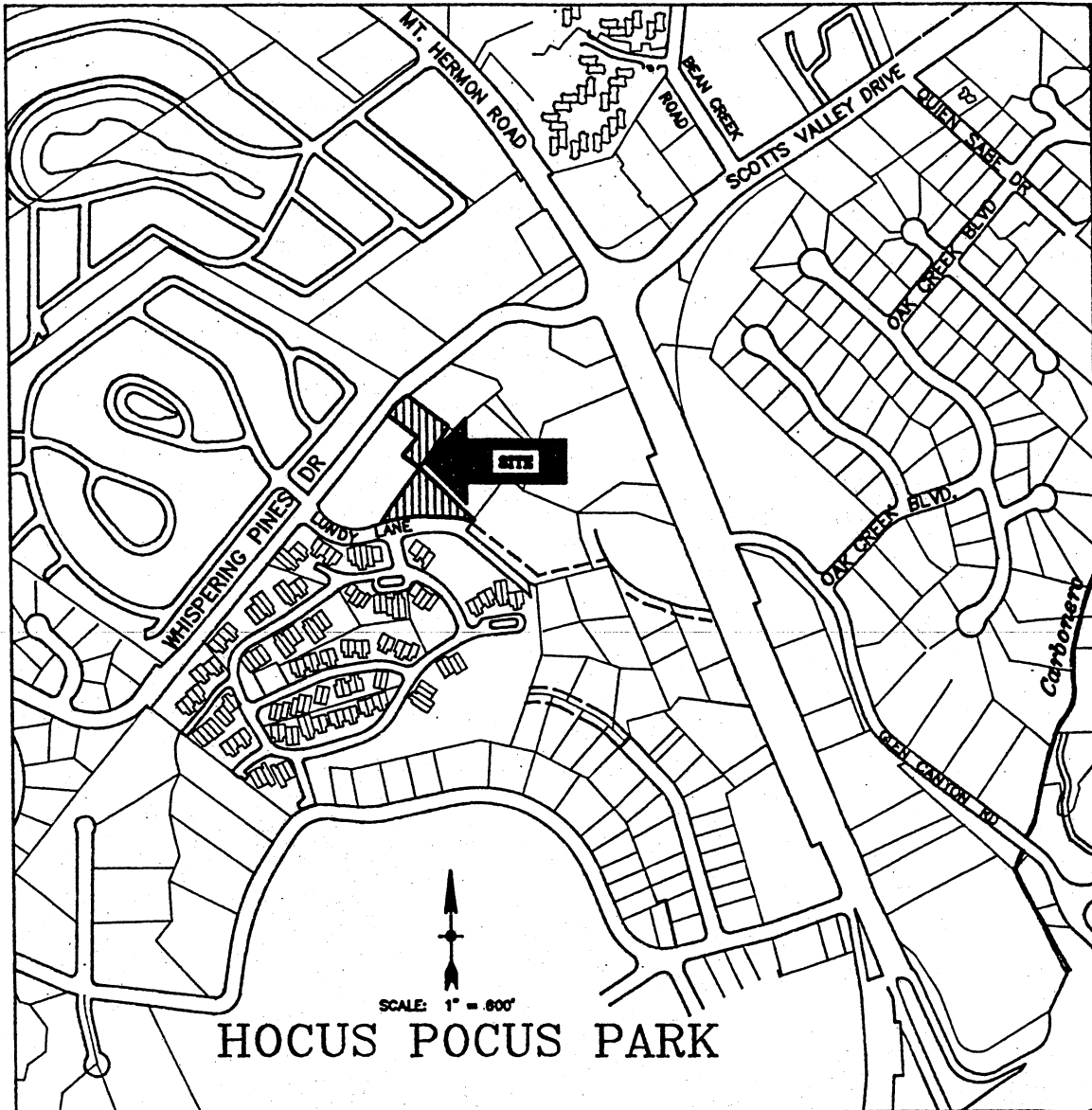
This property is 1.0 acre in size and located on Kings Village Rd. Approximately half the site is developed with a 4160 sq. ft. building constructed in 1989 and parking. The remaining half is unusable slopes and a drainage swale. The facility houses programs for senior citizens and is under the direction of the recreation division.



**RECOMMENDATION:** The Senior Center continue to provide services to the seniors of Scotts Valley and neighboring communities. The Senior Center facility should be utilized to its potential with recreation programming and rentals during periods of time when not in use by the seniors.

## HOCUS POCUS PARK

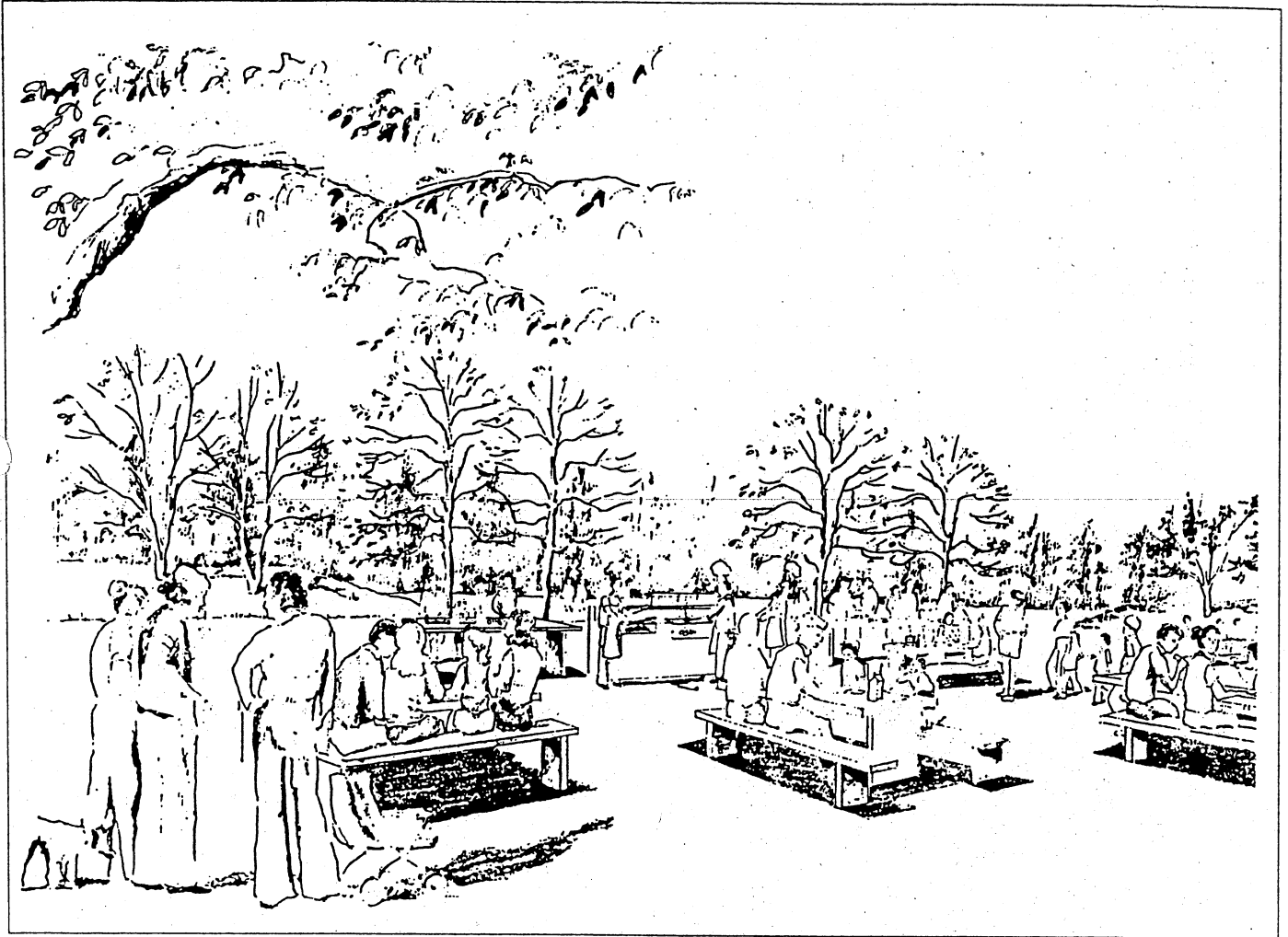
This 1.0 acre parcel on the corner of Whispering Pines and Lundy Lane and will serve as a park for the Whispering Pines community.



**RECOMMENDATION:** Complete design and construction for this neighborhood park including play structures, basketball courts, swings, restrooms and BBQ area.

## B. Neighborhood Parks

Neighborhood parks range in size from 2-6 acres and are small parks which may include play areas and structures for toddlers and older children, general playing fields, lighting, restrooms and parking.



## MACDORSA PARK

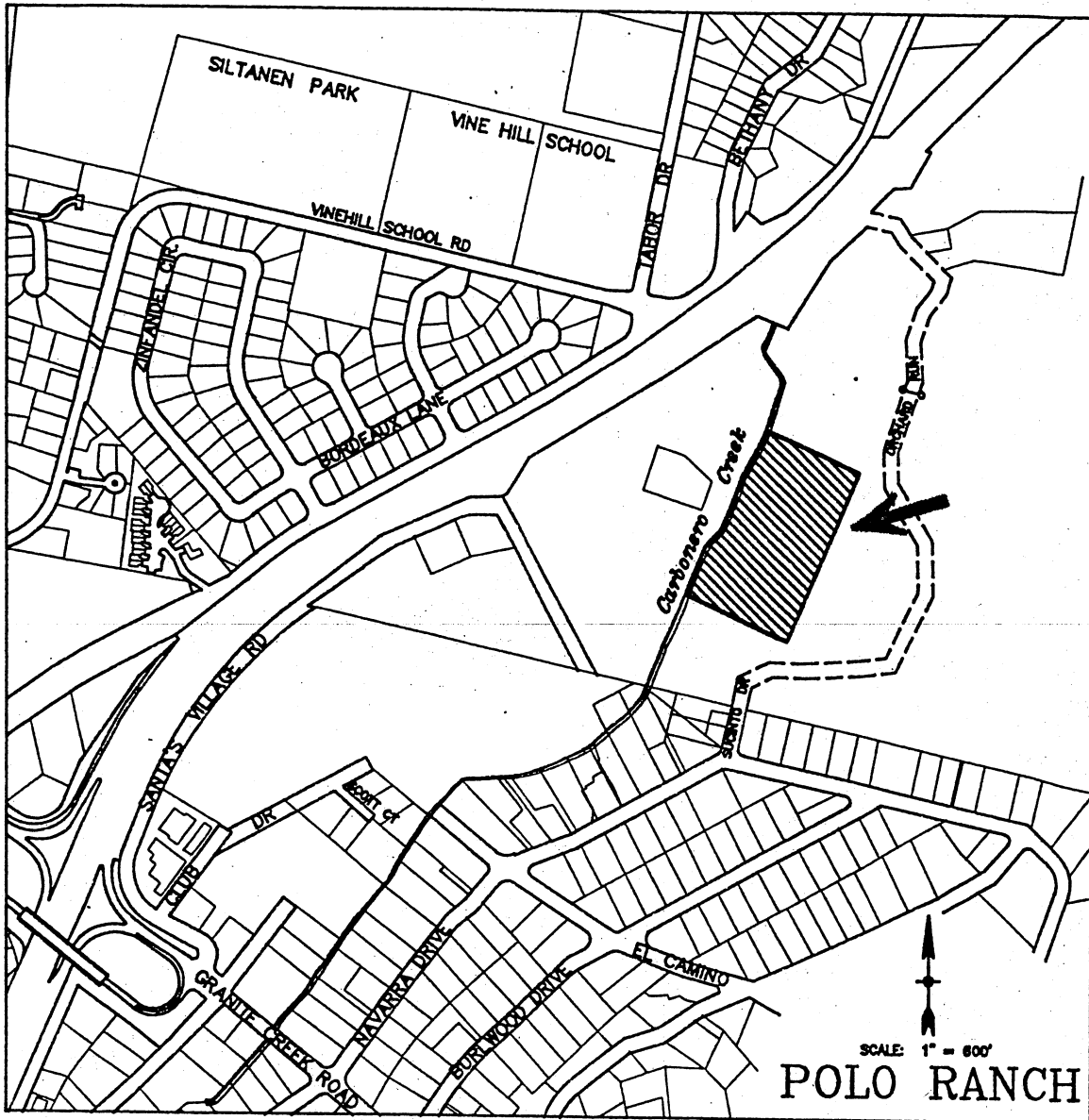
This 5 acre park is part of a 7.6 acre site including City Hall, gazebo, play structure, horseshoe pits, BBQ's, restrooms and the historic Scott House. It is located south of Civic Center Drive, west of Scotts Valley Drive. A detention pond is located on the western side of the grass covered park. Picnic tables and restrooms have been located at the edge of the grass. Parking is available in the City Hall lot as well as behind the commercial buildings southeast of the property. A drainage swale, roughly running north/south, feeds the detention pond and bisects the property.



**RECOMMENDATION:** Provide pedestrian access to the remainder of the site off Erba Lane. Continue to develop the entire property as a neighborhood park improving pedestrian access looping from Scotts Valley Drive to and through the park.

## POLO RANCH

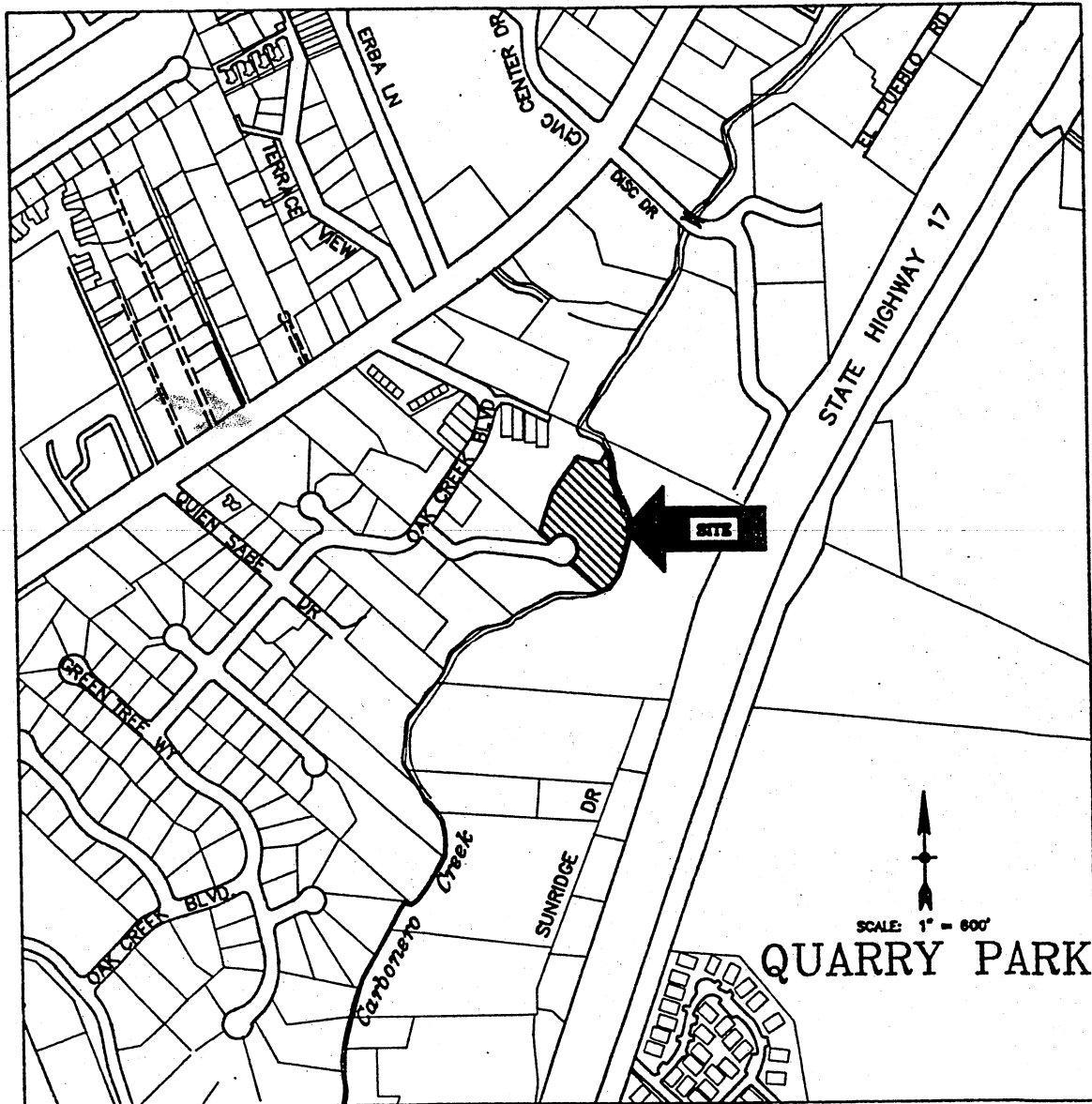
Proposed park is bordered by Carbonero Creek on the west and is located north of Navarra Drive. The site includes riparian vegetation, oak and redwood trees and the historic Polo Barn. The barn has been designated a historic landmark in the City and will be preserved if possible when acquired.



**RECOMMENDATION:** Acquire and develop 5+ acre site as a picnic area & tot lot, preserving the historic Polo Barn. Maintain a quiet neighborhood ambiance as opposed to an active sports facility. Ensure cross parking and access easements with property to the west, across Carbonero Creek.

## QUARRY PARK

2.2 acre natural amphitheater located at the end of a dead-end cul-de-sac off Oak Creek Road. There is no other access to the site and no parking. Carbonero Creek borders the east side of the site. A footbridge could be constructed across the creek to the industrial property on the east side. The industrial property could provide parking. There is ample room on the site for picnic tables, BBQ pits and other amenities on the upper platform of the quarry.

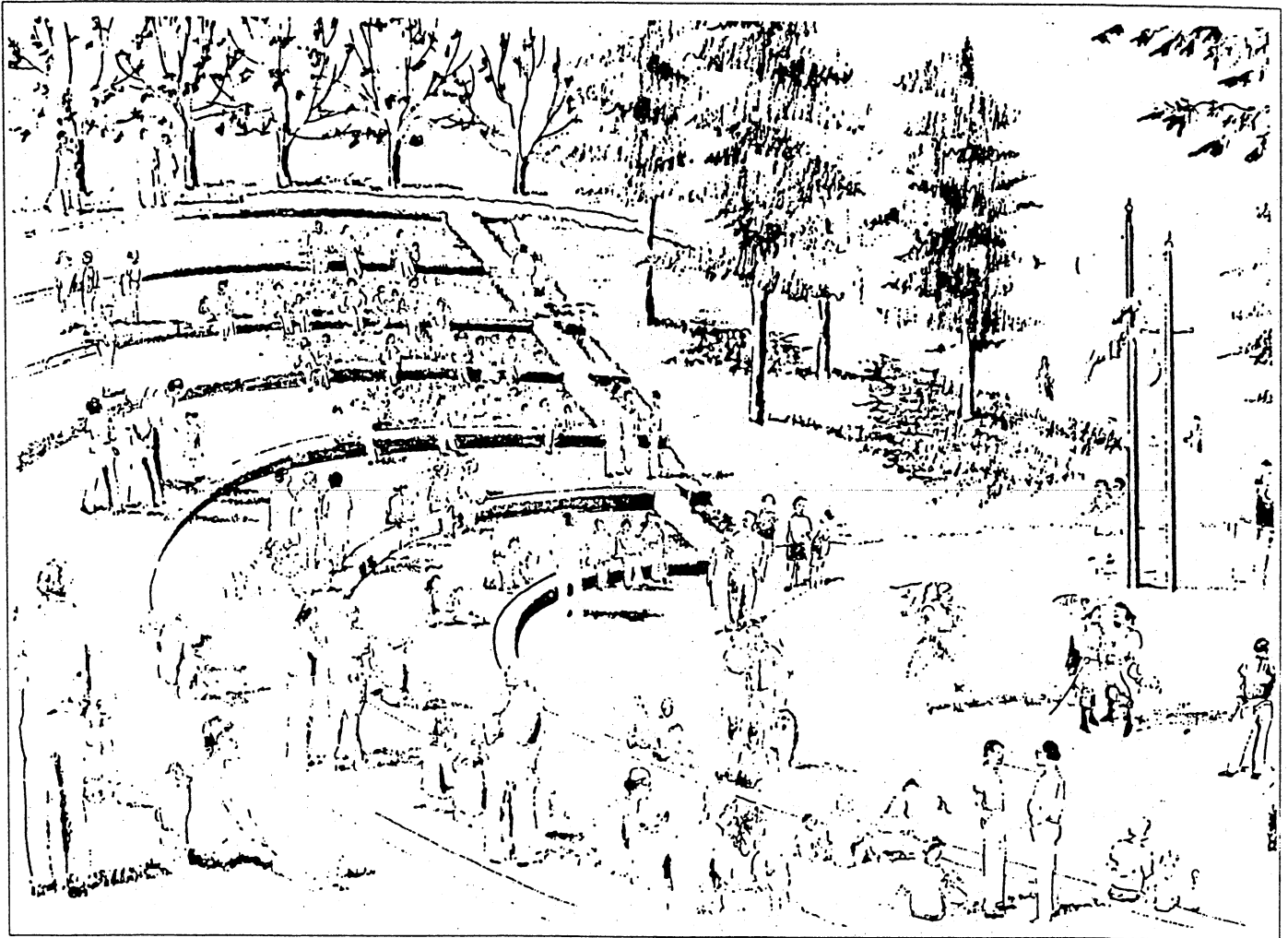


**RECOMMENDATION:** Determine if feasible to develop as a low-impact recreation park taking into account the street size, parking, terrain, etc. If not feasible, evaluate qualities as a water resource management site.



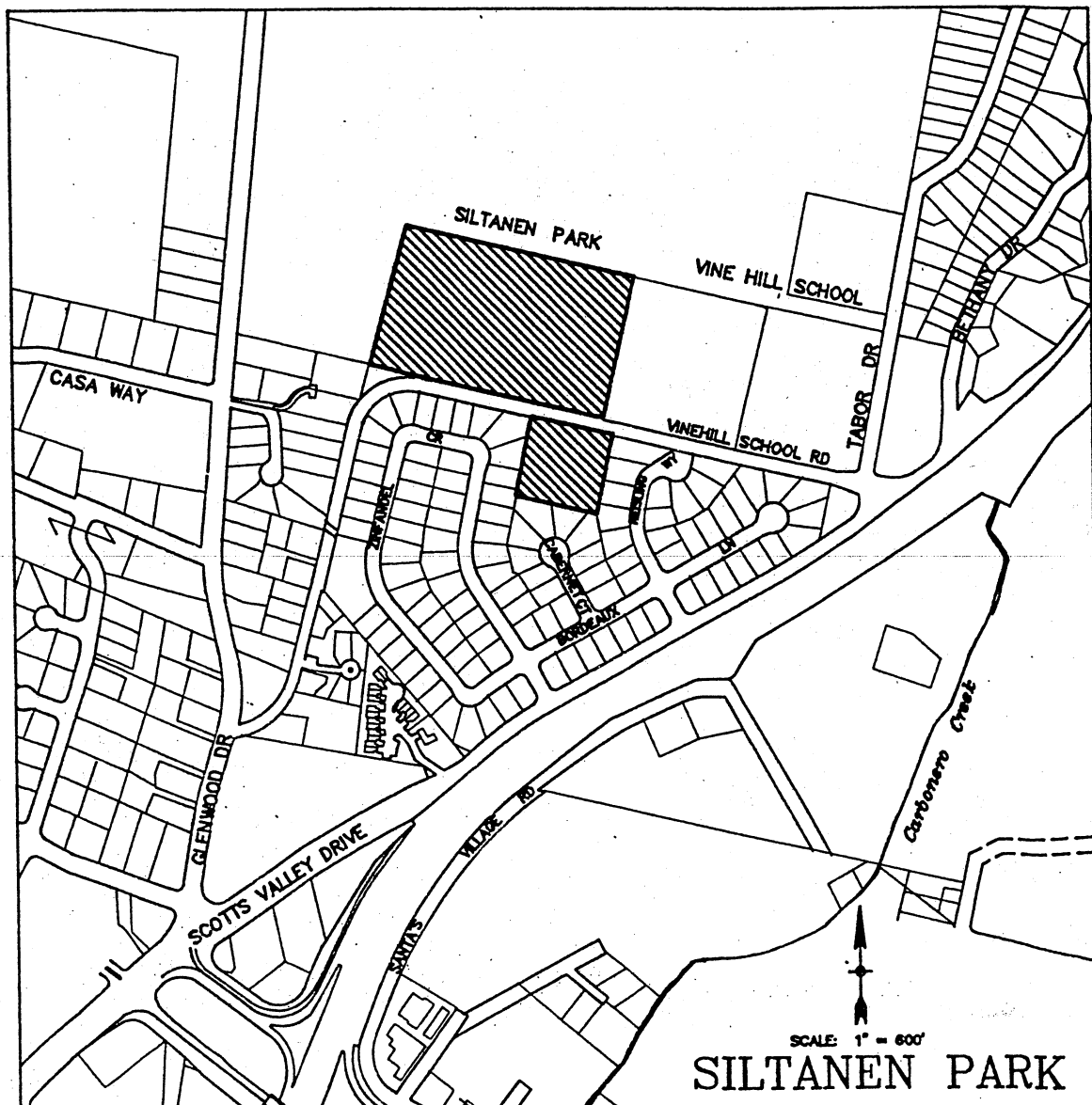
## C. Community Parks

Community parks are larger than neighborhood parks ranging in size from 15-20 acres and include all facilities contained in a neighborhood park. In addition, community parks should include tennis courts, aquatic facilities, community centers, play fields and other specific facilities as needed for residents of the city.



## SILTANEN PARK

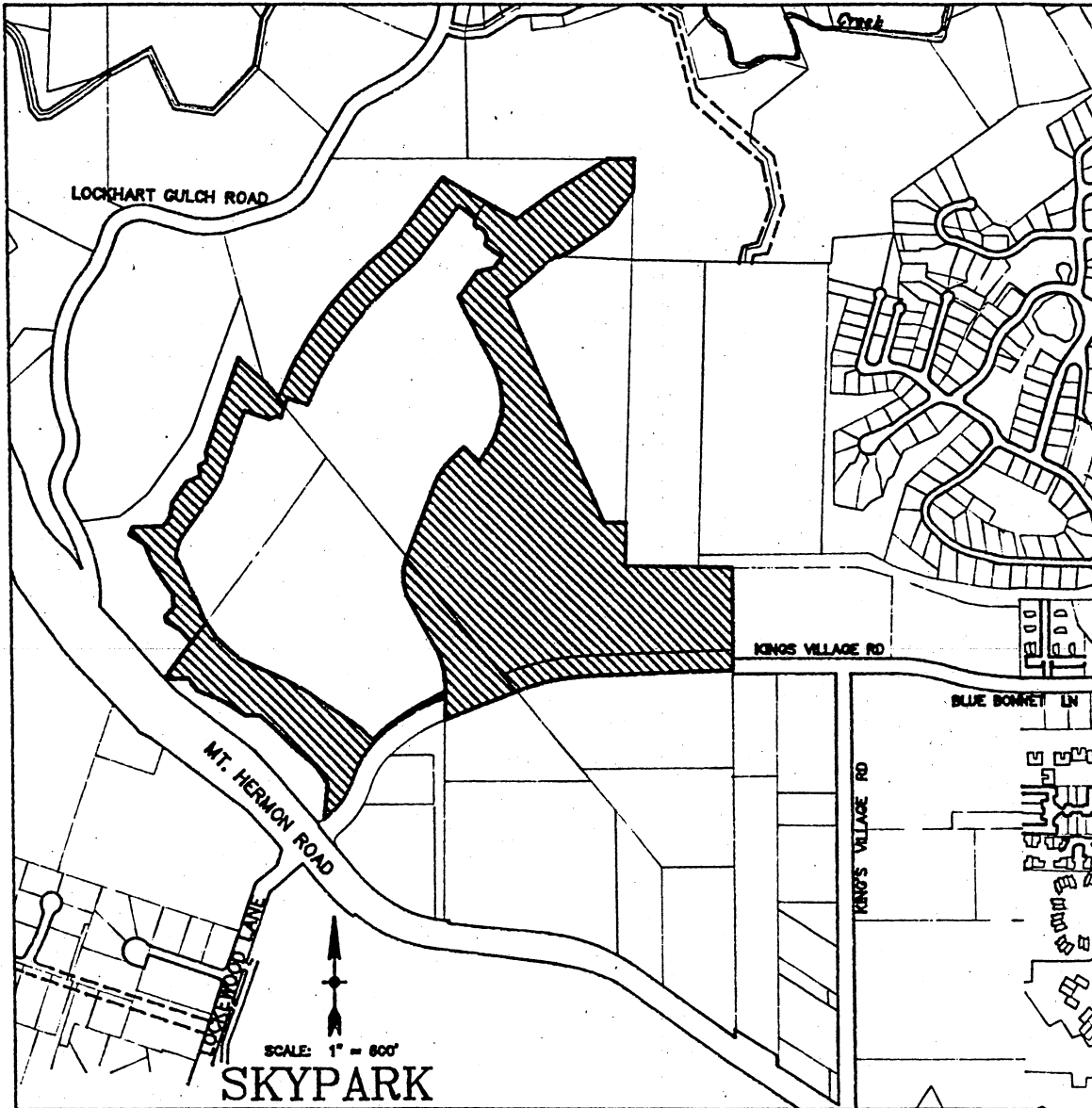
7.5 acres located at the north end of Scotts Valley adjacent to Vine Hill School. The site hosts three ballfields, one of which is lit, a soccer field, play structures for both older and younger children, a pool and horseshoe pits. A 47 person capacity community center with snack bar, storage and restrooms is located in the center of the park. A 200 space parking lot is located on the south side of Vine Hill School Road.



**RECOMMENDATION:** Expand the park on the northern border to a total of 10-15 acres if the land becomes available for park use.

## SKYPARK

This undeveloped 17.5 acre park with 5 acre perimeter linear park is located in the southern portion of Scotts Valley. The city is scheduled to take possession in the fall of '97 with four lighted tennis courts and par course jogging path.

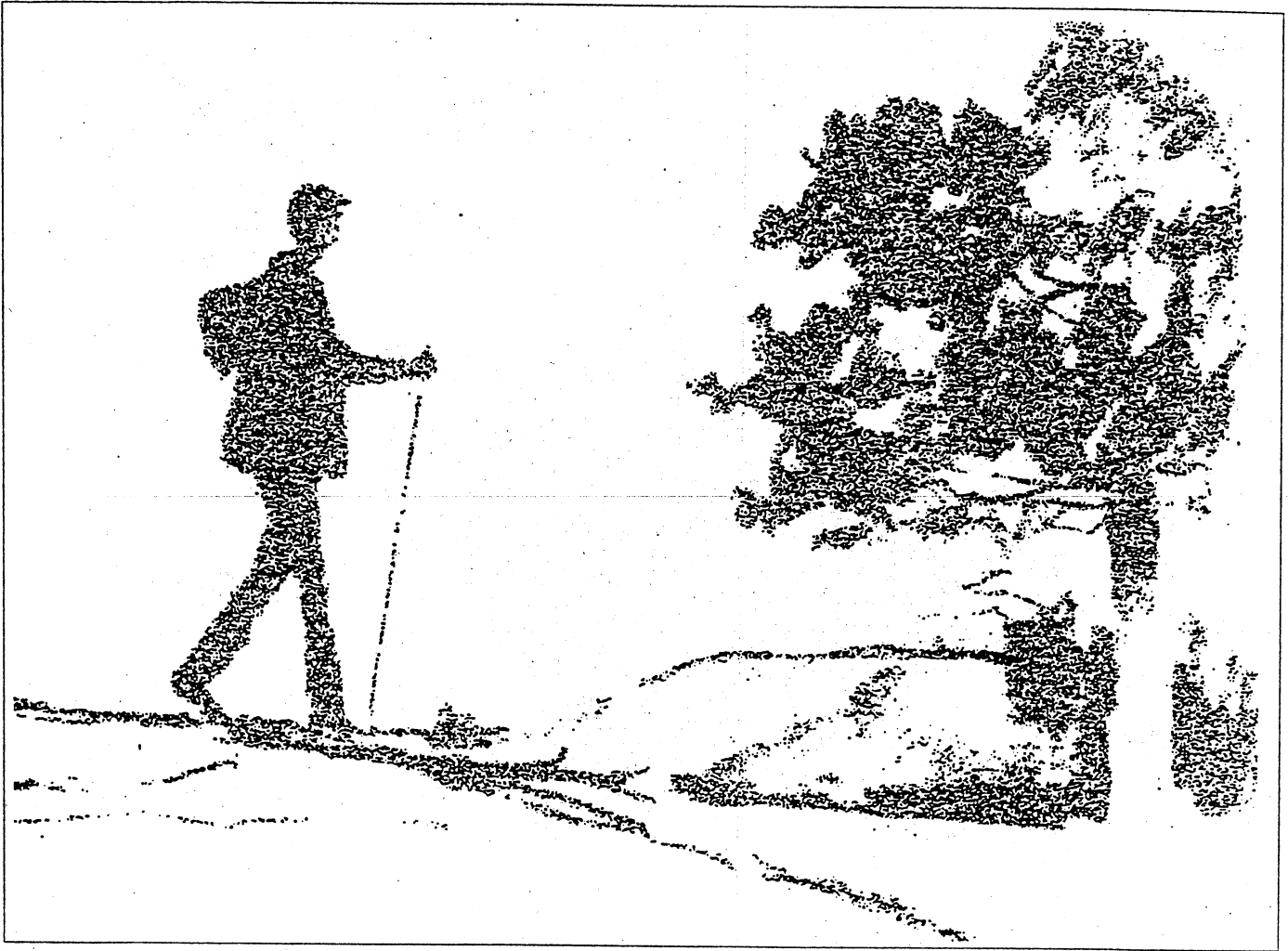


**RECOMMENDATION:** Design and construct this 17.5 acre developed recreation park taking into consideration playing fields, aquatics, picnic, general outdoor and indoor recreation needs and possible recreation division offices. Planning may include the Scotts Valley School District and local youth and adult leagues.



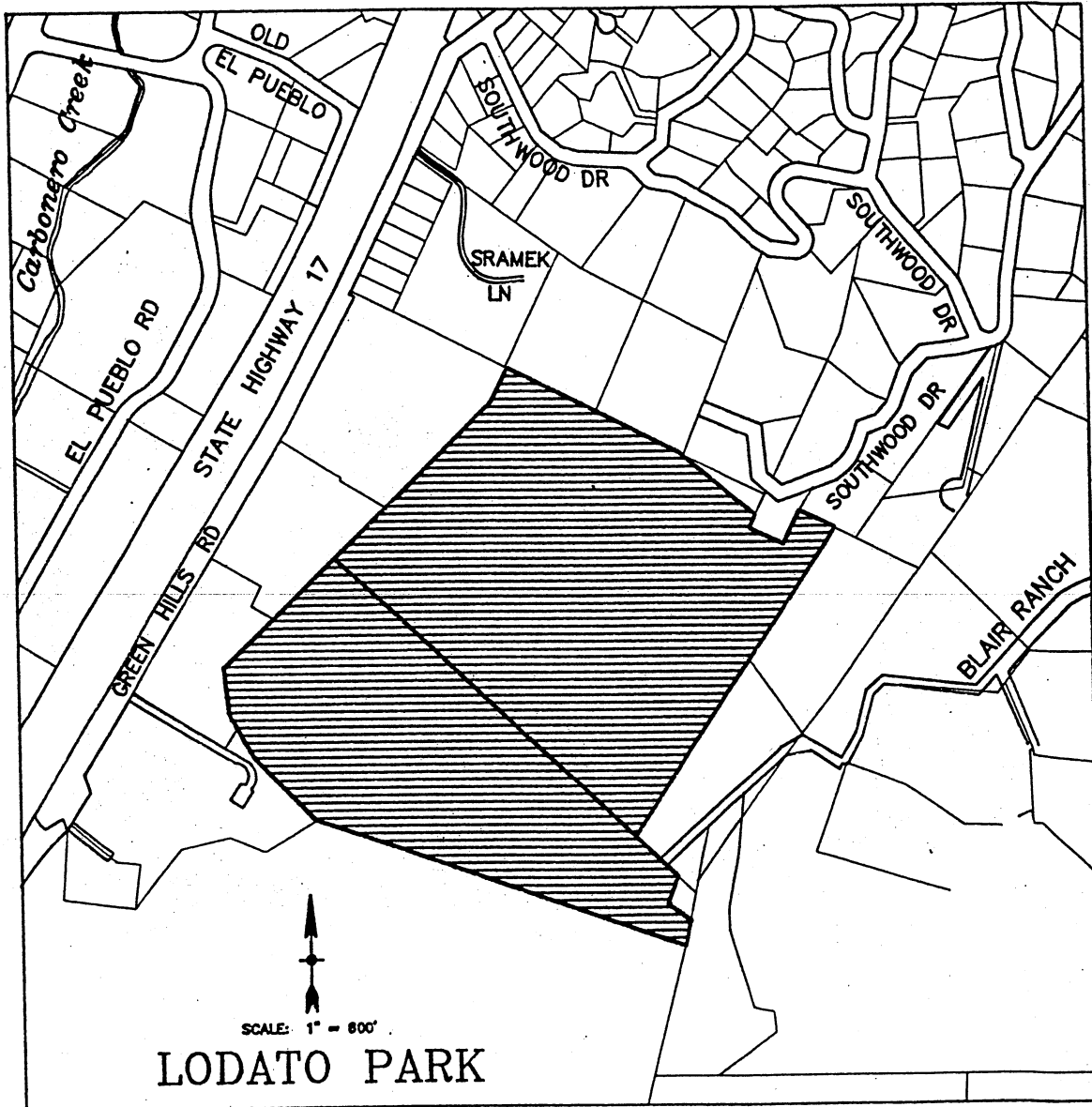
## D. Open Space, Trails and Undeveloped Parks

Open space areas are areas designated for the conservation and management of the natural resources for the preservation and protection of resources, the promotion of outdoor recreation and the protection of public health and safety.



## LODATO PARK

49 acres of forested and largely undeveloped 30-50% slopes located behind industrial buildings off Green Hills Rd. Access to this city-owned site is through the industrial park and restricted to pedestrian access on weekends and holidays. Approximately 40 parking spaces are available for weekend use. One acre of the site at the southwest corner has been leased to the Scotts Valley Sportsman Club and developed as a rifle range. This lease is subject to extension in 2004.



**RECOMMENDATION:** Acquire full-time rather than weekend access to the park from Green Hills Road and develop a trails system in the park. Protect ridge top against all development in order to preserve the scenic corridor. A small overnight campsite should be developed for use by city youth groups, Boy Scouts, Girl Scouts etc. Work with Southwood Drive and Blair Ranch Road residents to seek limited access to trails via the private roadway.

## OPEN SPACE

Large parcels of undeveloped hillside land and riparian corridors exist in a number of areas of the city and just outside the city limits. If these parcels become available by acquisition or through the development process, they should be developed with trail systems or set aside as natural habitats or scenic view sheds. Areas that lend themselves towards this include:

1. The hillsides to the west of Scotts Valley Drive between Dunslee Way and Johnston Way.
2. The hillsides extending south of the Lodato property above Green Hills Road.
3. The hillsides to the southwest above the Mt. Hermon/Highway 17 interchange.
4. Carbonero Creek and its tributaries.
5. Open space in the Glenwood property.

## EQUESTRIAN, PEDESTRIAN AND MULTI-USE TRAILS & BICYCLE PATHS

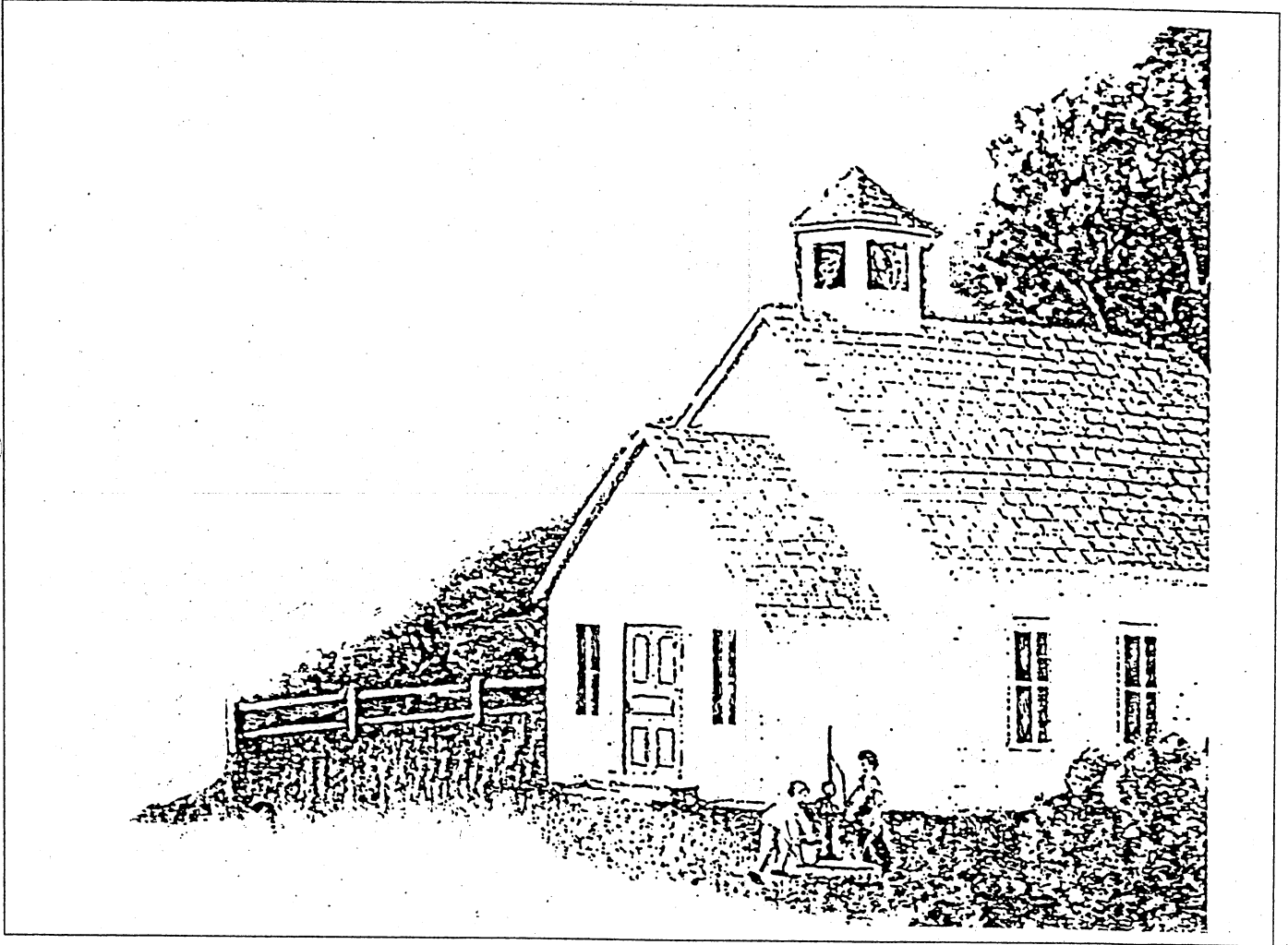
Existing and proposed multi-use trails and bicycle paths within the planning area should be officially designated as trails and pathways with access protected by ordinance and development review. Existing trails should be improved where necessary and proposed segments of the system developed. Where development has precluded separate equestrian and pedestrian trails, multi-use trails should be graded, 8 ft. wide, with drainage facilities as necessary. Approximate location of the existing and proposed trail system is shown on Figure 1. When completed, the system will provide a network linking all park and recreation facilities and schools.

Standard five foot (5') wide bicycle paths should be designated where feasible on Mt. Hermon Road, Scotts Valley Drive, Lockwood Lane, Kings Village Road, Blue Bonnet Lane, Bean Creek Road, Glenwood Drive, Green Hills Road and Vine Hill School Road. Other streets are too narrow, private, or too sloping to have a 5' wide bicycle path designated.





## E. Schools



## SCHOOLS

School facilities should be used to enhance and increase the developed park acres needed. These facilities include play fields, play areas and structures, common classrooms, multi-purpose facilities and gymnasiums. Joint use agreements establish a cost effective means of utilizing these facilities.

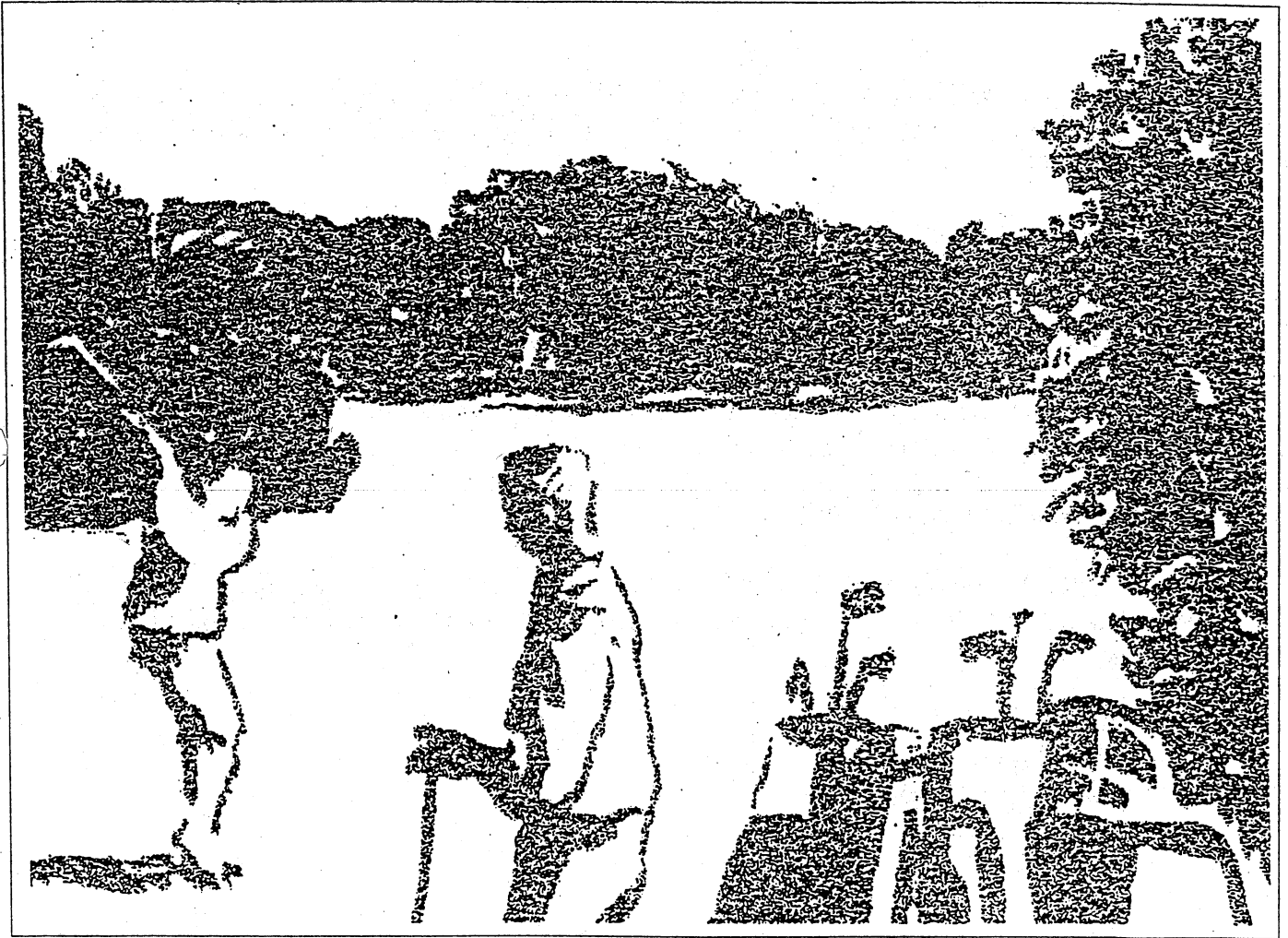
Several public schools and one private school provide a substantial amount of open space needed to enhance the recommended 75 developed acres of park land and facilities needed for the City. On both existing and proposed school sites, the Commission recommends and encourages:

1. Joint use agreements
2. Schools to be located with recreation areas in close proximity to, or preferably adjacent to, city facilities to enhance city-owned recreation areas.

The following lists current as well as proposed school sites:

- o Vine Hill School - This site includes 4.0 acres of open space and playground areas. Recreation areas are adjacent to Siltanen Park on the east side. This property is owned by Scotts Valley Unified School District.
- o Scotts Valley Middle School - This parcel is located in central Scotts Valley with 4.5 acres of playing fields located off Bean Creek Rd. The school has a pavilion, one of the only large meeting facilities currently available in the city. It is owned by Scotts Valley Unified School District. The Middle School is tentatively proposed to be relocated and expanded at some future date.
- o Brook Knoll School - This 4.5 acres of open space and playground equipment lies outside the city limits but, through a joint use agreement, city recreation programs utilize this parcel extensively. It is owned by Scotts Valley Unified School District.
- o The recreation division should work closely with the Scotts Valley Unified School District in the design and development of the proposed high school, third elementary school and relocation of the existing middle school.

## F. Private Recreation Areas



## PRIVATE RECREATION AREAS

These areas currently provide valuable recreation services to the community or are proposed to be developed with facilities which will provide amenities that the city is unable to provide based on space, specialized services or cost. The commission encourages continued operation of private facilities for public use. Private facilities currently or proposed to provide services to the public include:

- o Scotts Valley Roller Rink - This facility provides a valuable resource in skating opportunities, exercise programs and special functions as it is the largest open building currently built in the city.
- o Valley Gardens Golf Course - This 9-hole golf course assists the golf community and provides a visual open space resource. It should remain a recreation resource to enhance the city-owned facilities.
- o Bethany College - This area is heavily forested in the northern-most part of Scotts Valley. It has a substantial number of buildings including a gymnasium (the only regulation sized gym in Scotts Valley) and beautiful natural areas for hiking and walking. Park facilities in this area should be included in any future development planning.
- o Sportsman Range - This is a one acre facility on the Lodato Park property that is leased to the Sportsman Club for use as a rifle range.
- o Baymonte Christian School

Scotts Valley has a variety of private recreation facilities within the community that provide recreation activities for the citizens of Scotts Valley. These include, but are not limited to, the following:

- o Dance studios
- o Fitness spas
- o Martial arts studios
- o Movie theater
- o Video arcade

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## VI. SUMMARY

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With the adoption of the Parks Master Plan, 43.5 acres of city-owned developed recreation sites will be planned within the city limits. With the addition of the school acreage and private with public access acreage, Scotts Valley area will have a total of 85 acres of developed parkland. Lodato Park, public trails and paths are an important element in this plan. They act as links, buffers and scenic resources for the community. The trails plan should be implemented and Lodato Park preserved. The City should continue to be aware of opportunities to acquire additional undeveloped recreation facilities within the planning area.

Existing and proposed public and quasi-public developed recreation areas totaling 85 acres are shown on the following table:

# TABLE IV

## CITY-OWNED AND PROPOSED RECREATION SITES

	STATUS	DEVELOPED ACRES	UNDEVELOPED ACRES
Camp Evers	in progress	.5	
Senior Center	existing	1.0	
Granite Creek	proposed	.5	
Gateway North	proposed	.5	
Hocus Pocus	in progress	1.0	
MacDorsa	existing	5.0	
Quarry	proposed		2.2
Polo Ranch	proposed	5.0	
Siltanen	existing	7.5	
Skypark	proposed	22.5	
Lodato	in progress		49.0
Subtotal		43.5	51.2

## SCOTTS VALLEY SCHOOL DISTRICT; EXISTING AND PROPOSED

Vine Hill School	existing	4.0
SV Middle School	existing	4.5
SV Middle School addition	proposed	3.0
3rd elementary school	proposed	5.0
High school	proposed	10.0
Subtotal		26.5

## QUASI-PUBLIC DEVELOPED RECREATION SITE ACREAGE

Valley Gardens Golf Course	existing	15.0
Sportsman's Range	existing	0
Subtotal		15.0
Grand total of developed acres		85.0

## APPENDIX A

### PUBLIC WORKS ANALYSIS OF TRAILS AND PATHS ON CITY STREETS

Highway 9	This is entirely outside of the city limits.
Old Big Trees Rd.	This is entirely outside of the city limits.
Conference Dr.	This is entirely outside of the city limits.
Mt. Hermon Rd.	The portions of Mt. Hermon Rd. which are within the city limits are those between Highway 17 and Lockhart Gulch Rd. Mt. Hermon Rd. is in the county for that portion beyond Lockhart Gulch Rd. The city-wide traffic master plan has identified Mt. Hermon Rd. as both a pedestrian and bicycle route and all projects which the city has undertaken since that time have included facilities for both pedestrians and bicycles. It is anticipated, with planned projects in the future, that sidewalk facilities and bicycle lanes for the length of Mt. Hermon Rd. within the city limits will be completed without further action. Because of the traffic volumes on the length of Mt. Hermon Rd. it is the engineering division's opinion that other uses such as equestrian and recreational uses would be inappropriate.
Graham Hill Rd.	This is entirely outside of the city limits.
Lockhart Gulch Rd.	Lockhart Gulch Rd. is partly outside the city limits; however a portion forms the city boundary. Lockhart Gulch Rd. is primarily remote in nature but will require pedestrian and bicycle facilities if the quarry site is developed for residential use.
Lockwood Lane	Lockwood Lane is within the city limits for all but the last small portion near Graham Hill Rd. Recent projects, both private and public, have made improvements for pedestrian and bicycle access and all future projects will be conditioned to do likewise. Lockwood Lane was identified in the city-wide traffic master plan as requiring both pedestrian and bicycle access. The city has received funding from a congestion mitigation and air quality (CMAQ) grant. This funding will provide for construction of an asphalt pedestrian/bicycle path from Whispering Pines to the existing sidewalk at Twin Pines.
Whispering Pines	Whispering Pines Dr. is a completed roadway without facilities for bicycles or pedestrians for the majority of its length. Because of the steep nature for much of Whispering Pines Dr. and the fact that the area is entirely built out, it would be cost prohibitive to make substantial changes for any type of additional use. There are no further private or public projects on Whispering Pines Dr. that will be making any changes.

- La Madrona Dr.** La Madrona Dr. was realigned as part of the Gateway South Assessment District. With that realignment, bike lanes were constructed on both sides of the roadway from Mt. Hermon Road to the city limits. Additionally, sidewalks were installed on one side of the roadway from Mt. Hermon Rd. to Silverwood Dr. A substantial future development is anticipated in this currently undeveloped area. As those projects are considered, additional pedestrian facilities may be required.
- Kings Village Rd.** There are no planned private or public projects which would provide additional facilities, along Kings Village Rd. Kings Village Rd. is entirely within the city limits and experiences a moderate level of traffic, particularly near Mt. Hermon Rd. Its proximity to Kings Village shopping center, the senior center, the Light of Life Lutheran Church, the post office and the roller rink does make it a good candidate for pedestrian and possibly bicycle use.
- Bluebonnet Lane** Bluebonnet Lane has been identified in the city-wide traffic master plan as a possible portion of a bypass route from Bean Creek Rd. through Skypark to the vicinity of Lockwood Lane and Mt. Hermon Rd. It is a good candidate for both pedestrian and bicycle routes and those facilities were included within the Bluebonnet Lane Assessment District. Because of its possible use in the future as part of a bypass with substantially heavy traffic on it, it is the engineering division's opinion that is unsuitable for equestrian uses.
- Bean Creek Rd.** Bean Creek Rd. lies within the city limits from Scotts Valley Dr. to and including the mobile home park. A short distance thereafter it becomes a county road. The project recently approved by the city council for a 17 lot subdivision known as Creekside Estates, was conditioned to do modest widening along the portion of Bean Creek Rd. past Monteville Mobile Home Park and provide pedestrian access from the project to Bluebonnet Lane. The environmental consequences and extreme cost due to the steepness of the area from anything exceeding a modest widening, makes this portion of Bean Creek Rd. a poor candidate for any additional facilities. The traffic volumes on Bean Creek Rd. beyond Bluebonnet Lane are very low and would, in of themselves, not cause problems if this area was used for other uses.
- El Rancho Dr.** Only a small portion of El Rancho Dr. is within the city limits immediately adjacent to the off ramp from Highway 17 onto Mt. Hermon Rd. The traffic volumes on El Rancho Dr. are relatively light. There are no public or private projects planned which would change El Rancho Dr. in any way or provide additional facilities.
- Glen Canyon Rd.** Only a portion of Glen Canyon Rd. is within the city limits. That portion extends from Mt. Hermon Rd. underneath Highway 17, across Carbonero Creek to the point where it intersects Green Hills Rd. At an area just past this intersection, Glen Canyon Rd. becomes a county road. Until such time as a mid-town interchange is constructed, which will provide cross freeway and



freeway access to the Sequoia Research Park area, traffic volumes on Glen Canyon Rd. during commute hours will be heavy. Glen Canyon Rd. cannot be widened without prohibitive cost where it crosses beneath Highway 17, thus any additional facilities in this area would have to face that constraint. Sidewalks and bike paths should be considered with the new Camp Evers Fishing Park.

**Oak Creek Blvd.**

Oak Creek Blvd. lies entirely within the city limits and is in an area which is nearly built out. There are currently neither bicycle or pedestrian facilities along the entire length of Oak Creek Blvd. Traffic volumes along Oak Creek Blvd. are light at all times. A gate has been installed on Oak Creek Blvd. near the point where it turns down towards Scotts Valley Dr. to prevent cut through traffic in the residential neighborhood. There are no additional private or public projects planned which would change Oak Creek Blvd. in any way.

**Scotts Valley Drive**

Scotts Valley Dr. Master Plan has been in existence since 1981 and has not substantially changed since that time period. The master plan for Scotts Valley Dr. calls for a bicycle lane both north and south bound from Mt. Hermon Rd. to Glenwood Dr. to approximately Tabor Dr. The city council has indicated that as soon as financing is available for the reconstruction of Scotts Valley Dr., this work will commence. Because of the heavy traffic volumes on Scotts Valley Dr., additional uses such as equestrian and recreational use are considered by the engineering division to be inappropriate.

**Quien Sabe**

Quien Sabe is entirely within the city limits. With the closure of Oak Creek Blvd. at the north end, Quien Sabe is one of only two routes into and out of the residential neighborhood. The street is in a completely built-out neighborhood. There are no plans, either public or private, at this time which would make any changes to it. The traffic volumes on Quien Sabe are light and are expected to continue to be that way in the future.

**Kirkorian Court**

Kirkorian Court is entirely within the city limits and in an entirely built-out area. There are no plans, either public or private, to make physical changes on Kirkorian Court. Traffic volumes are very light.

**Cadillac Drive**

Cadillac Dr. lies entirely within the city limits; however, the entirety of its length is under private ownership and the residents along this area which own the road have been very protective of their rights to retain that road as private in order to discourage additional traffic in their otherwise remote neighborhood. There are no plans, public or private, to make any changes on Cadillac Dr. Traffic on Cadillac Dr. is extremely light and would not present any conflict with other uses.

**Hacienda Drive**

Hacienda Dr. is entirely within the city limits. Traffic volumes on Hacienda

Dr. are generally light. It is expected there will be a number of small projects of a private nature to be constructed on Hacienda Dr. in the future. None of these projects are expected to make substantial changes to the majority of Hacienda Dr.

#### **Carbonero Way**

Carbonero Way lies entirely within the city limits and serves primarily an industrial area. With the construction of a mid-town interchange in the future, it is very likely that Carbonero Way will become a major access point to that interchange and will require substantial improvements. These improvements would include widening for additional traffic lanes. Because the existing right-of-way is limited and physical restraints which may exist at the time of the construction of the mid-town interchange may preclude the acquisition of additional right-of-way, it is possible that it will be unfeasible to provide bicycle and pedestrian facilities for at least a portion of Carbonero Way. This is unknown at this time as there has been actual design work on the mid-town interchange.

#### **El Pueblo Road**

El Pueblo Road lies entirely within the city limits and serves primarily an industrial area. The traffic volume on El Pueblo Road is moderate and there are no projects, public or private, which will be making changes to El Pueblo Road.

#### **Glenwood Drive**

Glenwood Dr. is partially within the city limits and partially outside. The Glenwood Estates specific plan which includes approximately 272 homes and an 18-hole golf course is proposed to reconstruct Glenwood Dr. throughout the majority, if not the entirety of the length of Glenwood Dr. within the city limits. With the construction of the project there will be a substantial increase of traffic on Glenwood Dr. Traffic is currently light except for the portion between Scotts Valley Dr. and Vine Hill School Rd. Traffic volumes will increased substantially with the construction of the Glenwood Estates subdivision and golf course. It is expected that Glenwood Dr. will be four lanes from Scotts Valley Dr. to the clubhouse area of the golf course and two lanes for the remainder of the length. The city-wide traffic master plan has identified Glenwood Dr. as both a pedestrian route and bicycle route. Pedestrian and bicycle facilities will be installed at such time as Glenwood Dr. is reconstructed by the Glenwood Estates project. Because of the open nature of the golf course and the rural nature of Glenwood Dr. beyond the future subdivision, the engineering division believes that other uses would be appropriate and could be accomplished in a cost effective manner a portion of the subdivision construction.

#### **Green Hills Road**

Green Hills Road is entirely within the city limits. Traffic volumes are generally light except for commute hours during which they are moderate to heavy. Pedestrian/bicycle safety on Green Hills Road is currently a problem. Green Hills Road has limited sight distance in several areas due to the rolling nature of the roadway. Green Hills Road was posted with pedestrian/bicyclist

warning signs to alert motorists that they may encounter either bicyclists or pedestrians. Green Hills Road is currently used to some extent by joggers and bicyclists. There is one approved and partially built 51 lot subdivision on Green Hills Road. The subdivision improvements along their frontage to Green Hills Road includes widening, installation of a bike lane and a multi-use pathway in the immediate area of the subdivision. It should be noted that the area of the subdivision is not one of the areas with severely impaired sight distance and that there are no proposed projects for those areas with the severely impaired sight distance. The engineering division does not believe that there will be any projects in the near future as that particular land lies within the county and has a county designation as open space. Any additional use in this area should be well separated from the traffic on Green Hills Road. The engineering division believes that, given the rural nature of the area and the location of Lodato Park, that additional facilities along Green Hills Road is inevitable. It should be noted however that these facilities may be substantially expensive in that it is unlikely they can be accommodated within existing rights-of-way.

**Vine Hill School Rd.** Sidewalks were installed on Vine Hill School Road from the intersection at Scotts Valley Drive to the bridge crossing the west branch of Carbonero Creek. A grant has been received for extending the sidewalk from that point to the intersection of Glenwood Drive. Construction of the project is anticipated in fiscal 1996/97.

**Sawyer Circle** Sawyer Circle is a privately owned roadway and the city does not own any rights -of-way in this area. Traffic in the neighborhood is extremely light. There are no projects, either public or private, which are proposed to make any changes in this area.

**Tabor Drive** Tabor Drive lies entirely within the city limits. The Glenwood Estates project which is discussed under Glenwood Drive has proposed to make a connection of its roadway system to Tabor Drive. This is not approved at this time although the engineering division has commented that such a connection would be unacceptable if it were not accompanied by a substantial improvement of Tabor Drive below the connection point all the way past the elementary school to Scotts Valley Drive. The majority of Tabor Drive is in a steep area which is entirely built out. There are not other projects, public or private, which would change Tabor Drive in any way.

**Bethany Drive** Bethany Drive lies entirely within the city limits. It is the primary access to Bethany College. Traffic on Bethany Drive is generally light, although there are some instances of moderate traffic. Bethany College is in the process of being acquired for the purpose of further residential development. As part of the project, the developer is being required to provide pedestrian access from the Bethany project down Bethany Drive to the intersection of Scotts Valley Drive. With a recent examination of the conditions in the field, staff has

determined that the pedestrian access is feasible. The developer has indicated they can comply with this condition.

**Santa's Village Road** Santa's Village Road was widened with the installation of bike lanes and sidewalk on one side as part of the Borland campus development. As this project is complete and no further development is anticipated, Santa's Village Road is not expected to change.

**Granite Creek** The Granite Creek overpass will be replaced in the future by a new four lane overpass in the same general vicinity. Currently, there are pedestrian facilities on the south side of this overpass. The construction of a new overpass would include full pedestrian and bicycle facilities. There is no schedule for the construction of this overpass at this time. Because of the extremely heavy volumes of traffic which use the overpass now and will increase in the future, other uses are considered by the engineering division to be inappropriate.

**Granite Creek Road** Granite Creek Road is partially within the city limits and partially outside. The majority of the portion of Granite Creek Road which is in the city limits is in a fully built-out area and does not currently have either bicycle nor pedestrian facilities in the majority of its length. There are no projects, public or private, which are proposed to make any changes to Granite Creek Road.

**N. Navarra Drive** North Navarra Drive is entirely within the city limits. The undeveloped residential area behind Borland proposes to have an emergency access to North Navarra Drive through Sucinto Drive which will be separated by a crash gate. This crash gate would not preclude a facility being constructed to accommodate other access such as pedestrian, equestrian and bicycles. With the exception of this project, this area is entirely built-out and there are no projects, public or private, which would have any effect on North Navarra Drive.

**S. Navarra Drive** South Navarra Drive is entirely within the city limits extending from Granite Creek Road to the emergency barricade which separates the end of South Navarra Drive from the end of Green Hills Road. That barrier does not preclude the use by bicycles, pedestrians or equestrians. The neighborhood served by South Navarra Drive is nearly built-out and there are no known projects, public or private, which would affect South Navarra Drive. It is unknown whether the mid-town interchange would have any effect, although it is possible there would be access from South Navarra Drive to the interchange.

