

321 ACRES



FOR SALE

321 Acre Site in Santa Cruz County



QUARRY SITE

Mount Hermon Road & Conference Drive

Between Scotts Valley & Felton

For Sale

QUARRY SITE 321 Acre Site in Santa Cruz County

Mount Hermon Road & Conference Drive
Santa Cruz County

PREPARED BY:

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I. The Property

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THE PROPERTY

SITE DESCRIPTION: This property is approximately 321 acres and is located between the cities of Felton and Scotts Valley in the unincorporated Santa Cruz County. The subject site consists of vacant land formerly used for mining and quarry operation. The property is generally located to the southwest of Mount Hermon Road and south of Conference Drive immediately adjacent to the City of Scotts Valley in Santa Cruz County. From a regional context the property is accessible via State Highway 17, five miles north of the City of Santa Cruz and 20 miles south of the City of San Jose, in the coastal foothills of the San Francisco Bay Area. The subject property includes nine (9) parcels containing approximately 321 acres.

LAND AREA: 321.829 Acres

- Included in the 321 acres is a 40 acre parcel (APN 071-141-11) utilized for environmental mitigation. This parcel is located adjacent to the Lone Star Mine and 16.2 acres of it is encumbered by an open space easement.

PRICE: \$2,500,000

ACCESS: The main access to the subject is via a gated entrance on Conference Drive. Conference Drive is a two-lane street and Mount Hermon Road is a four-lane road.

TOPOGRAPHY: The property has areas with significant slope.

UTILITIES: Existing utilities are located on Mount Hermon Road and Conference Drive, near the subject site. The subject is currently served by electrical power and telephone on-site. The following entities supply utilities:

- Water: 3 on-site wells/1 operational well and 2 wells of unknown condition.
- Sewer: None currently; sewer services not available
- Electricity: Pacific Gas & Electric Company
- Gas: Pacific Gas & Electric Company
- Telephone: AT&T

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**DEVELOPMENT
GUIDELINES:**

The following are guidelines that are important for a buyer to review to consider future opportunities for the property. All references are included in the sections below. You will also find direct links for ease of accessing information.

COUNTY PROPERTY:

The property currently is located within the jurisdiction of the County of Santa Cruz

GENERAL PLAN DESIGNATION:

R-M/Mountain Residential
(Parcel 067-021-21 is also designated R-UL).

GENERAL PLAN WEBSITE

<http://gis.co.santa-cruz.ca.us/PublicGISWeb/>

ZONING DESIGNATION:

APN	ZONING	LAND ACREAGE
067-011-07	SU – Special Use	84.174
067-021-21	R-1-10, R-1-6, SU	179.622
067-021-22	No Designation	6.636
070-231-05	RA – Rural Residential	0.274
070-231-13	RA – Rural Residential	1.840
070-231-25	RA – Rural Residential	0.656
070-341-08	RA – Rural Residential	3.263
070-341-09	RA – Rural Residential	4.812
071-141-11	SU – Special Use	40.552
Total Gross Vacant Land:		321.829

ZONING WEBSITE:

<http://www.sccoplanning.com/Portals/2/County/Planning/zoning/Zone%20District%20Summary.pdf>

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SANDHILLS HABITAT:

The subject parcels are all located within the Sandhills Habitat; two parcels are partially within the habitat (APN 070-231-13 and 071-141-11). The Sandhills Habitat is unique and contains a collection of sensitive plants and animal species, many of which are found nowhere else. Based on the special species that are known to occur in the Sandhills Habitat, the US Fish and Wildlife Service (USFWS) and the County of Santa Cruz Planning Department have specific regulations for any development on these Sandhills Habitat properties.

For additional information on the Sandhills Habitats go to the following link:

<http://www.sccoplanning.com/Portals/2/County/Planning/env/Permit%20Processing%20for%20Properties%20in%20Sandhills.pdf>

RECLAMATION:

The subject site is a former mine/quarry that is currently being reclaimed in accordance with an approved Reclamation Plan. The Reclamation Plan generally involves returning the subject site property to a state similar to that before mining occurred. In order to comply with the State of California Surface Mining and Reclamation Act the property owner has removed man-made improvements, graded the site, built an existing storm water structure and began the revegetation process.

There is an on-going responsibility of the owner of the subject property to maintain the Reclamation Plan until approximately 2030 and includes an on-going financial responsibility (ask listing broker for additional information).

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CITY PROFILE:

Scotts Valley is a small city (population of 11,580 as of 2010 Census) in the west hills of the Santa Cruz Mountains. Residents and visitors enjoy Scotts Valley's beautiful, clean suburban setting, high-quality city services, low crime rate, quality schools and natural setting. The City has a reputation as a particularly desirable place to live "out of Silicon Valley" yet provides easy access over the Santa Cruz Mountains to the center of Silicon Valley.

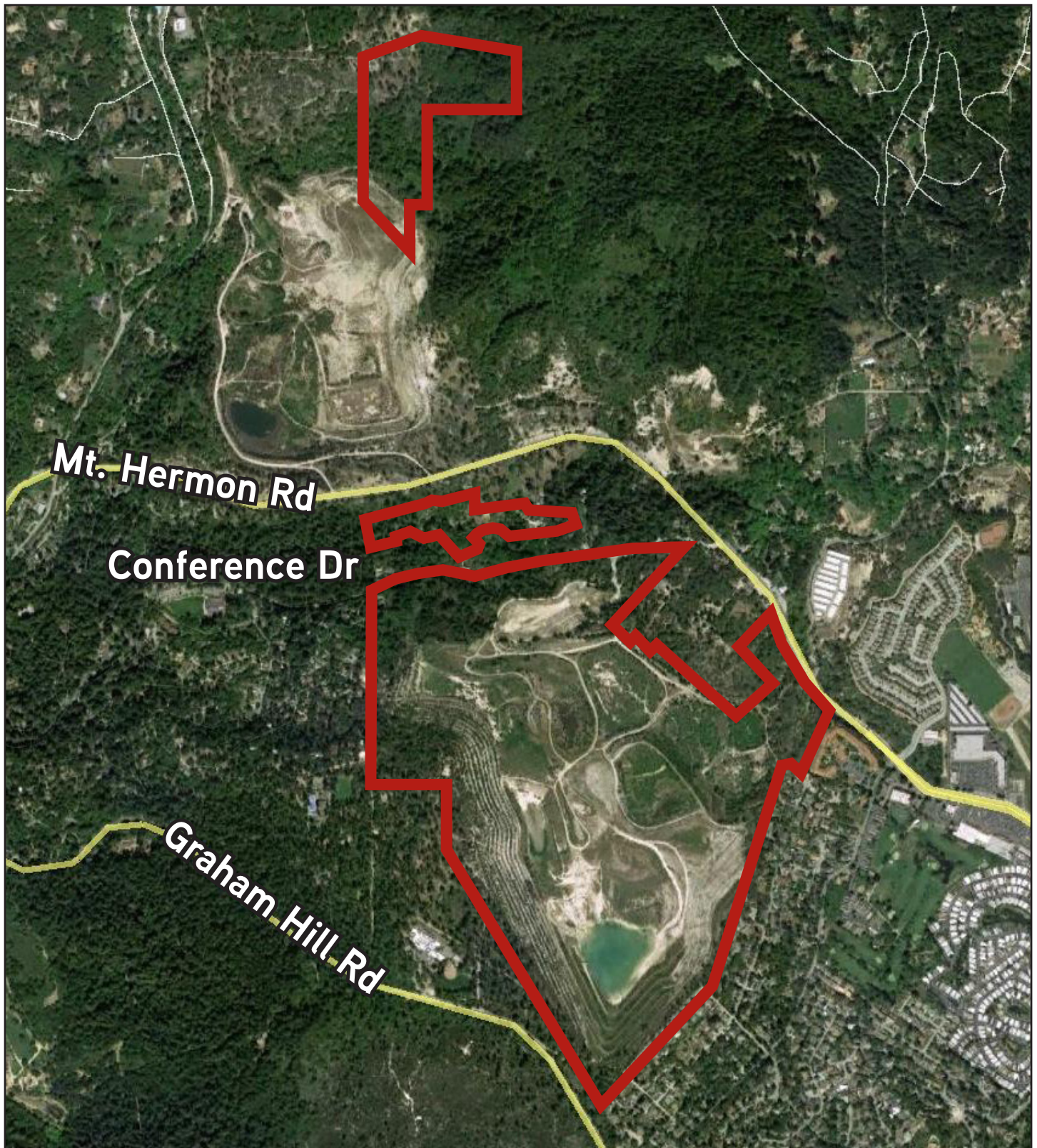
The community lies 30 miles south of downtown San Jose and six miles north of Monterey Bay. Principal access to the city is supplied by State Route 17 that connects San Jose and Santa Cruz.

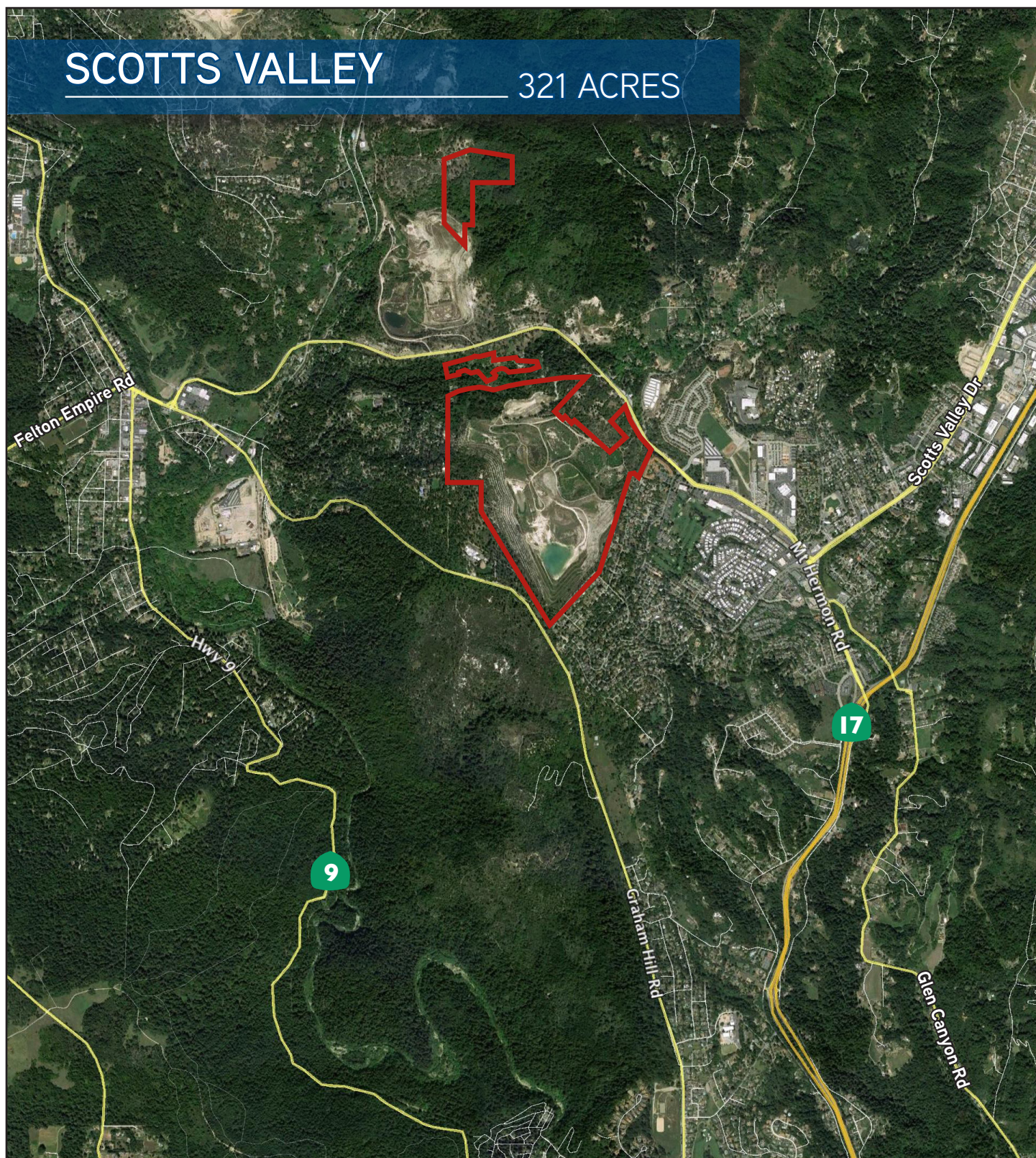
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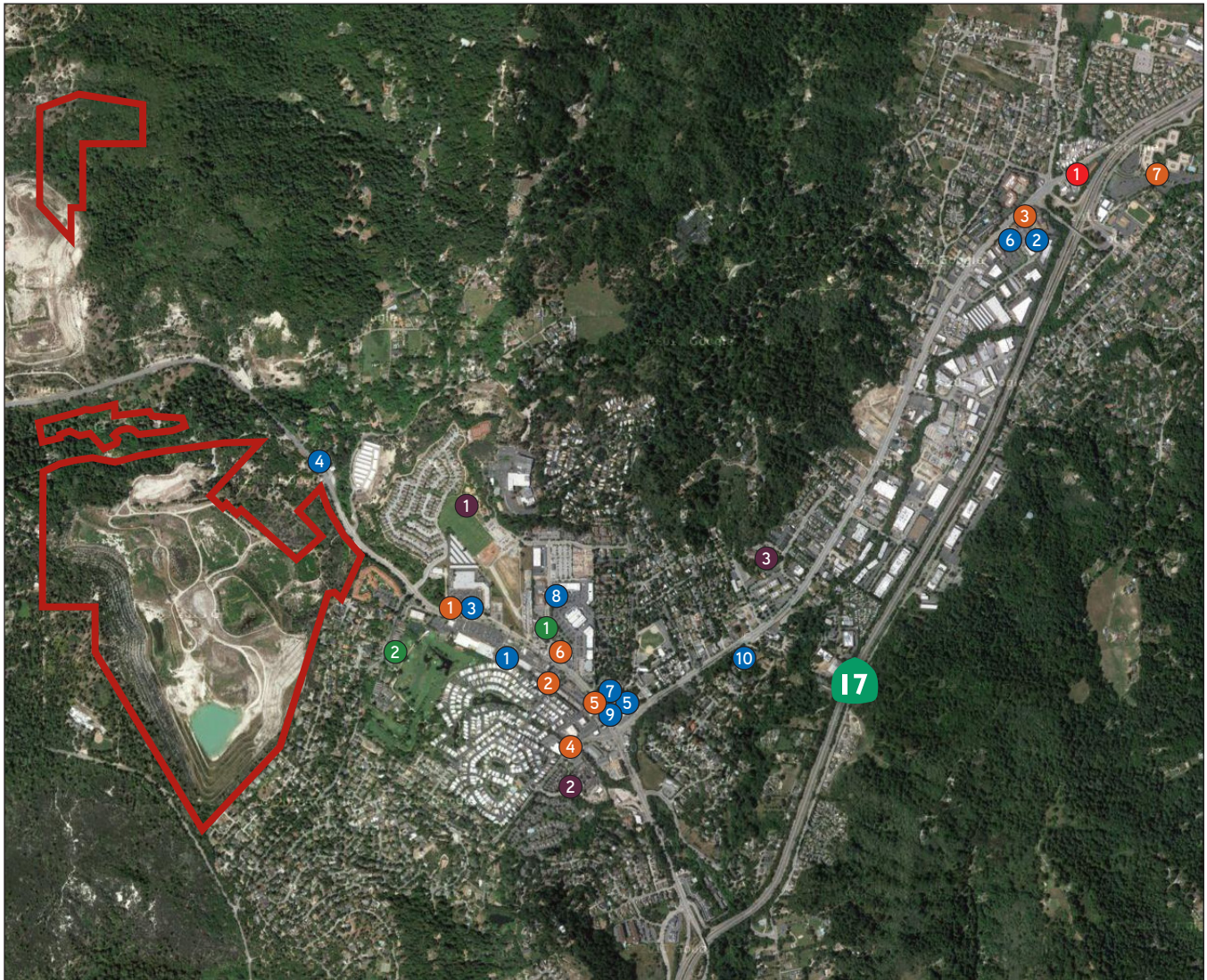
II. Maps & Aerials

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Restaurants

1. Round Table Pizza
2. Jia Tellas
3. Chubby's Diner
4. Heavenly Cafe
5. Mama Mexican Restaurant
6. Yamamori Sushi Boat & Grill
7. Sandabs
8. Bruno's BBQ
9. Auntie Mame's
10. Malone's Grande Grille

Shopping Centers

1. Scotts Valley Square Shopping Center
2. Scotts Village Shopping Center
3. Victor Square Shopping Center
4. West Pines
5. Camp Evers Shopping Center
6. The Real Kings Village Shopping Center
7. Santas Village Shopping Center

Lodging

1. Best Western
2. Hilton

Parks

1. Sky Park
2. Hocus Pocus Park
3. MacDorsa Park

Entertainment

1. CineLux Scotts Valley Cinema
2. Valley Garden Golf Course

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