



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: June 13, 2024
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 6-7-2024 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.gov .

COMMISSIONERS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner	Taylor Bateman, Community Development Director Susie Pineda, Contract Planner Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS

Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: <https://www.scottsvalley.gov/129/Agendas-Minutes>

Public Participation:

The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: <https://us02web.zoom.us/j/88671741298>

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce

that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve Planning Commission meeting minutes from the 12-14-2023 and 05-09-2024 meetings

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Use Permit, Design Review Permit and Environmental Assessment to demolish an existing 3,985 sf building and construct a new 17,660 sf one- story building to store private collector cars and host private events and gatherings, located on a 0.93-acre site located at 4860 Scotts Valley Drive.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: December 14, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 12-8-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PRESENT:

Chuck Maffia, Vice Chair
Commissioner Hodgins
Commissioner Mosley
Commissioner Simonovich

PLANNING COMMISSIONERS

ABSENT:

Lori Gentile, Chair

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Sarah Wickle, Senior Planner
Gabriela Cortez, Associate Planner
Jonathan Kwan, Contract Planner
Lauren Lambert, Deputy City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

None.

CONSENT AGENDA

1. Approve Planning Commission meeting minutes of 11-16-2023

M/S: Hodgin/Mosley

To approve the Consent Agenda

Carried 4/0/1 (AYES: Maffia, Hodgin, Mosley, Simonovich; NOES: None; Absent: Gentile)

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Mitigated Negative Declaration (EA22-002) and Land Division Application (LD22-001) to allow a nine-lot subdivision of a 5.71 acre site south of Sandraya Heights Road (APN: 023-113-36)

Jonathan Kwan, City Planning Consultant, gave a presentation regarding the Mitigated Negative Declaration and Land division Application to allow a nine-lot subdivision of a 5.71 acre site south of Sandrya Heights Road. The Commissioners asked clarifying questions.

Acting Chair Maffia opened the Public Hearing at 6:36 PM.

Todd Kramer, C2G Civil Consultants Group, came forward representing Granite Ridge Properties, the applicant, answered questions from commissioners.

Susie Yost, 212 St Augustine Way, spoke about the concern for the shared cost in maintaining the private road with the residents in the cul-de-sac. Ms. Yost would like to see something in writing with the residents that buy the lots understand their obligation to road maintenance with the private road. Ms. Yost also spoke on concerns when putting in the cul-de sac, they don't change the slope or grade or anything on that road.

Earl Huffman, 210 Sandraya Heights, spoke on the concern of erosion runoff for the proposed cul-de-sac.

Evan Siroky, Volunteer with Santa Cruz YIMBY, commented that this site was not part of the Housing Element Sites and believed it should be added. Mr. Siroky also mentioned that there is a disproportionate amount of housing that is being proposed in this area of northern Scotts Valley. Mr. Siroky believes this site has potential to have more homes than the nine that are proposed, to help address the housing crisis.

Audrey San Filippo, resident, asked that during construction will Sandraya Heights Road be used as parking for construction workers or contractors at all.

Todd Kramer, C2G Civil Consultants Group, came forward representing Granite Ridge Properties, the applicant, and answered questions that the public asked.

Acting Chair Maffia closed the Public Hearing at 6:59 PM.

M/S: Maffia/Mosley

To recommend that the City Council adopt a resolution certifying the Mitigated Negative Declaration EA22-002 and approve Land Division Application LDD22-001 with the following modifications:

1. **Add a condition of approval for the lots accessed off San Augustine Way to participate in road maintenance of San Augustine Way.**
2. **Direct staff to work with the developer and neighbors regarding participation in road maintenance for the lots accessed off San Augustine Way prior to the City Council meeting.**
3. **Correction of the application number from EA22-003 to EA22-002.**
4. **Add a condition of approval to require submission of a landscaping plan that looks at options of trees and locations of trees that would not impact roads.**

Carried 4/0/1 (AYES: Maffia, Hodgin, Mosley, Simonovich; NOES: NONE; ABSENT: Gentile)

2. Consideration of an Amendment (PD19-004.1) to Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to modify the covered parking requirements for Lot 3 (APN 022-902-26) of a previously approved three-lot subdivision located at 310 Coastal Oak Court (formerly 4303 B Scotts Valley Drive).

Sarah Wikle, Senior Planner, gave a presentation regarding the Planned Development Amendment request to modify the covered parking requirements for a previously approved three lot subdivision involving the construction of two new single family dwelling units and construction of a new two-car garage for an existing single family home. The Commissioners asked clarifying questions.

Acting Chair Maffia opened the Public Hearing at 7:16 PM.

Rick Hochler, the developer for this project, spoke on the history of this project and answered questions from commissioners.

Acting Chair Maffia closed the Public Hearing at 7:30 PM.

M/S: Hodgins/ Simonovich

To approve Planned Development Amendment (PD19-004.1), by adoption of a Resolution, to allow for the modification of a Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to eliminate the covered parking requirement (retain attached office space) and provide uncovered surface parking for Lot 3, subject to the conditions listed in Exhibit A.

Carried 4/0/1 (AYES: Maffia, Hodgins, Mosley, Simonovich; NOES: None; ABSENT: Gentile)

3. Consideration of an amendment to a previously approved Planned Development Permit (PD22-001) and Design Review Permit (DR22-006) to modify the Planned Sign Program for the Hangar at Skypark. All changes proposed are for signage located at 262 Mount Hermon Road (Faultline Brewing Company).

Gabriela Cortez, Associate Planner, gave a presentation regarding the request to modify the Planned Development Permit and Design Review Permit to amend the previously approved Planned Sign Program for the Hangar at Skypark.

Acting Chair Maffia opened the Public Hearing at 7:37 PM

Sam Ghadiri, the applicant and business owner of Faultline Brewing, gave background on why they are asking for an increase in square footage of the signage to accommodate the change in ownership of the brewery from Faultline Brewing to Laughing Monk Brewing. Mr. Ghadiri answered questions from Commissioners.

Acting Chair Maffia closed the Public Hearing at 8:06 PM

M/S: Mosley/Simonovich

To approve Planned Development Permit (PD22-001.1) and Design Review Permit (DR22-006.1) by adoption of a Resolution, modifying the Planned Sign Program at Skypark, increasing the allowable sign area for the North and East Elevation signs for Faultline Brewing to rebrand to Laughing Monk Brewing.

**Roll Call Vote: AYES: Mosley, Maffia; NOES: Hodgins, Simonovich; ABSENT: Gentile
Does Not Pass**

M/S: Mosley/Maffia

To approve Planned Development Permit (PD22-001.1) and Design Review Permit (DR22-006.1) by adopting a Resolution with the following modifications:

1. **Approve an amendment the Planned Sign Program at Skypark and approve an increase the allowable sign area for the North Elevation sign only;**
2. **Defer action on the East Elevation sign to a future Planning Commission meeting, date uncertain; and**
3. **Direct the applicant to provide additional information on the East Elevation sign for Planning Commission consideration.**

**Roll Call Vote: AYES: Hodgin, Mosley, Simonovich, Maffia; NOES: None;
ABSENT: Gentile
Motion Passes**

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 8:39 PM.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: May 9, 2024
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 5-3-2024 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:05 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgins, Commissioner

COMMISSIONERS ABSENT:

Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development
Director
Scott Hamby, Public Works
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

None.

CONSENT AGENDA

1. Meeting minutes for the 4-11-2024 Planning Commission meeting

M/S: Mafia/Hodgin

To approve the Consent Agenda with no alterations.

Carried 3/0/2 (AYES: Gentile, Maffia, Hodgin; NOES: None; ABSENT: Mosely, Simonovich)

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

None.

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

1. Five Year CIP: General Plan Consistency

Scott Hamby, Public Works Department, presented this item and responded to questions from the Commissioners.

M/S: Hodgin/Maffia

To adopt the resolution recommending:

- (1) That the City Council adopts the Capital Improvement Plan (CIP), and
- (2) That the City Council finds the CIP consistent with the Scotts Valley General Plan

Carried 3/0/2 (AYES: Gentile, Maffia, Hodgin; NOES: None; ABSENT: Mosely, Simonovich)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 6:26 PM.

City of Scotts Valley
PLANNING COMMISSION STAFF REPORT

Date: June 13, 2024

Applicant/

Property Owner: Bruce Canepa

Applications: Use Permit U23-002
Design Review DR23-002
Environmental Assessment EA23-005

Location: 4860 Scotts Valley Drive
022-091-057, 022-091-058

General Plan/Zoning: Commercial Service/C-S

Environmental Status: Exempt pursuant to Section 15332

Request: Consideration of a Use Permit, Design Review Permit and Environmental Assessment to demolish an existing 3,985 sf building and construct a new 17,660 sf one- story building to store private collector cars and host private events and gatherings, located on a 0.93-acre site located at 4860 Scotts Valley Drive

Staff Planner: Susie Pineda, Consulting Planner, (408) 331-7987
spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A.

PROJECT LOCATION

The project site (APN 022-091-057, 022-091-058) is a flag lot, located adjacent to the Canepa Headquarters building, on the east side of Scotts Valley Drive, north of Carbonero Way in an urban area surrounded by residential and commercial development (Attachment 1 Location Map). The parcels currently include a parking area and a large metal storage building with a paved driveway. Carbonera Creek runs along the eastern property line with mature trees in the riparian corridor, including coast live oak, willow and acacia species.

PROJECT DESCRIPTION

The proposed project includes a new 17,660 square foot 1-story building with 16 on-site parking stalls, and an additional 14 spaces that would be shared with the adjacent Canepa Headquarters building (4900 Scotts Valley Drive). Shared parking is discussed in more detail in the analysis below.

The 13,680 sf first floor of the building would be used for storage of 30-35 classic private cars, and the 3,980 square foot mezzanine located at the rear of the building would include a sitting area for private clients that store cars in the building. The mezzanine would also allow for small gatherings of private members or enthusiasts to view the cars. It is anticipated that the gatherings would occur 6-8 weekend days per year and would include no more than 30 guests at a time. There would be no full-time employees working on-site.

The building design includes the use of brick walls, high glass clearstory windows and entry glazing. Two glass roll-up entry doors would be concealed behind metal rolling doors for client vehicular access to the interior. A large, vaulted barrel feature of glass and wood trusses runs down the center of the building allowing natural light to enter the space to further enhance the classic cars being displayed.

DISCUSSION AND ANALYSIS

Design Review

A design review process is established to carryout the objectives of the city's general plan and related zoning ordinances and to ensure that permits for construction will not be detrimental to the surrounding uses and is consistent with the overall planning goals of the city. When reviewing a design review application, the Planning Commission shall consider the following items as may be appropriate:

1. The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood;
2. Materials, colors, proportion, mass and detail. All structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures;
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;
4. Landscaping and Irrigation. Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.
5. The size, location and arrangement of on-site parking and paved areas;
6. Ingress, Egress and Internal Traffic Circulation. All the above factors shall be related to the setting or established character of the neighborhood or surrounding area.

Parking lot layout

Per the Scotts Valley Municipal Code, this project requires 30 parking spaces. The proposed project includes 16 parking spaces which are provided on the subject site (Attachment 2, Sheet A.2), 10 of which currently exist as a row of parking located on the northern side of the driveway, and an additional 6 new spaces located within the front setback area. The other 14 required parking spaces exist on the adjacent site, at 4900 Scotts Valley Drive, the Canepa Headquarters building.

Shared Parking

To meet the City's parking requirements, the applicant is requesting to share parking spaces between the project site and the adjacent Canepa Headquarters building. The applicant currently owns both sites. The Canepa Headquarters building has an abundant amount of unused parking directly adjacent to existing parking on the project site and since the proposed new building is a low intensity use, shared parking would be a practical arrangement. The following table shows the required parking per the Scotts Valley Municipal Code and how the proposed project would meet the standards.

4860 PARKING REQUIREMENTS

Building Area	Parking Required	Parking Ratio	Parking Provided on site	Parking Shared with 4900 Scotts Valley Drive
First Floor 13,680 SF	14	1/1000	14	0
Mezzanine 3,980 SF	16	1/250	2	14
Totals 17,660 SF	30		16	14

4900 PARKING REQUIREMENTS

Building Area	Parking Required	Parking Ratio	Parking Provided
Totals 61,740 SF	139	1/445	139

*From approved SV Permits U03-007.1 and DR13-006

Since the approvals of 4900 Scotts Valley Drive, on June 12, 2014, the Headquarters building has never approached the need for 139 parking stalls during the weekdays 7:30am - 9:00pm. On an average day 75-85 stalls are used by employees and visitors. The remaining 50 stalls remain vacant.

The proposed shared parking stalls are the most remote parking spaces for 4900 Scotts Valley Drive and are rarely used, and they are in close proximity to the proposed building at 4860 Scotts Valley Drive, which makes shared parking at this location ideal for both buildings. The project has been conditioned to require formal documentation recording the shared parking plan.

Landscaping

The proposed project would maintain most of the existing landscaping on site and the existing native riparian area to the rear of the building would remain undisturbed. A photo of typical landscaping on site is shown on the landscape plan (Attachment 2, Sheet C5). Proposed new landscaping is minimal and isolated to areas adjacent to the existing landscape irrigation system. All new irrigation is proposed to connect to an existing drip system and provide drip service to all new plantings. In addition, two new trees are proposed in the parking lot to comply with Section 17.44.030(G)(7) which requires landscaped areas within or adjacent to the parking area to provide a minimum of one shade tree for every four parking stalls. Overall, approximately 20% of the site is landscaped, which exceeds the applicable development standard in the zoning code

which requires that not less than ten percent of the total site area shall be landscaped and permanently maintained.

Trees

No trees are proposed to be removed on site with the exception of non-native, invasive acacia trees that have been removed, in accordance with the biological resources report (Attachment 4) which encourages removal of all non-native trees.

Signage

Proposed signage consists of one building address sign on the front elevation of the building, shown on the building elevation (Attachment 2, Sheet A5). The sign consists of dark bronze raised channel letters with a white paint square background frame.

Use Permit

The project site is in the Service Commercial (C-S) zoning district. Per Section SVMC section 17.20.030, automotive related services in the C-S zoning district require Use Permit approval from the Planning Commission.

Due to their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and provide the district use regulations the necessary flexibility, the Planning Commission is empowered to grant and to deny applications for use permits and to impose such reasonable conditions in connection with a use permit as it deems necessary to secure the purposes of this title.

The planning commission may grant an application for a use permit as applied for or in modified form, if on the basis of the application and the evidence submitted the following findings are made:

1. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
2. The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The C-S district is designed to create and maintain areas accommodating city wide and regional services that may be inappropriate in neighborhood or pedestrian oriented shopping areas and which generally require automotive access for customer

convenience, servicing of vehicles or equipment, loading or unloading or parking of commercial service vehicles.

As discussed in the project description, the first floor of the building would be used for storage of 30-35 classic private cars, and the mezzanine, located at the rear of the building would include a sitting area for private clients that store cars in the building. The mezzanine would also allow for small gatherings of private members or enthusiasts to view the cars.

The proposed project is consistent with the objectives of the zoning ordinance and unlikely to disrupt the general welfare of the City because the proposed new building is located adjacent to the existing Canepa headquarters site and is expected to be a low intensity use. It is anticipated that gatherings would occur only 6-8 weekend days per year and would include no more than 30 guests at a time and there would be no full-time employees working on-site.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A Biological Resources Evaluation dated March 2024 and prepared by Albion (Attachment 4) concluded that no special status plant species or wildlife were detected during the survey and recommends Avoidance and Minimization measures to limit potential effects on biological resources in the project area. All recommendations included in the report will be incorporated as project conditions of approval.

A Trip Generation Analysis memorandum dated May 1, 2024, and prepared by Kimley Horn (Attachment 5) concluded that the proposed project would not generate sufficient traffic to warrant a Traffic Impact Analysis per the City of Scotts Valley *Traffic Impact Studies Guide* (2009) or a VMT analysis per the City of Scotts Valley *Analyzing Vehicle Miles Travelled* for CEQA compliance (December 2023), and therefore no further analysis is necessary.

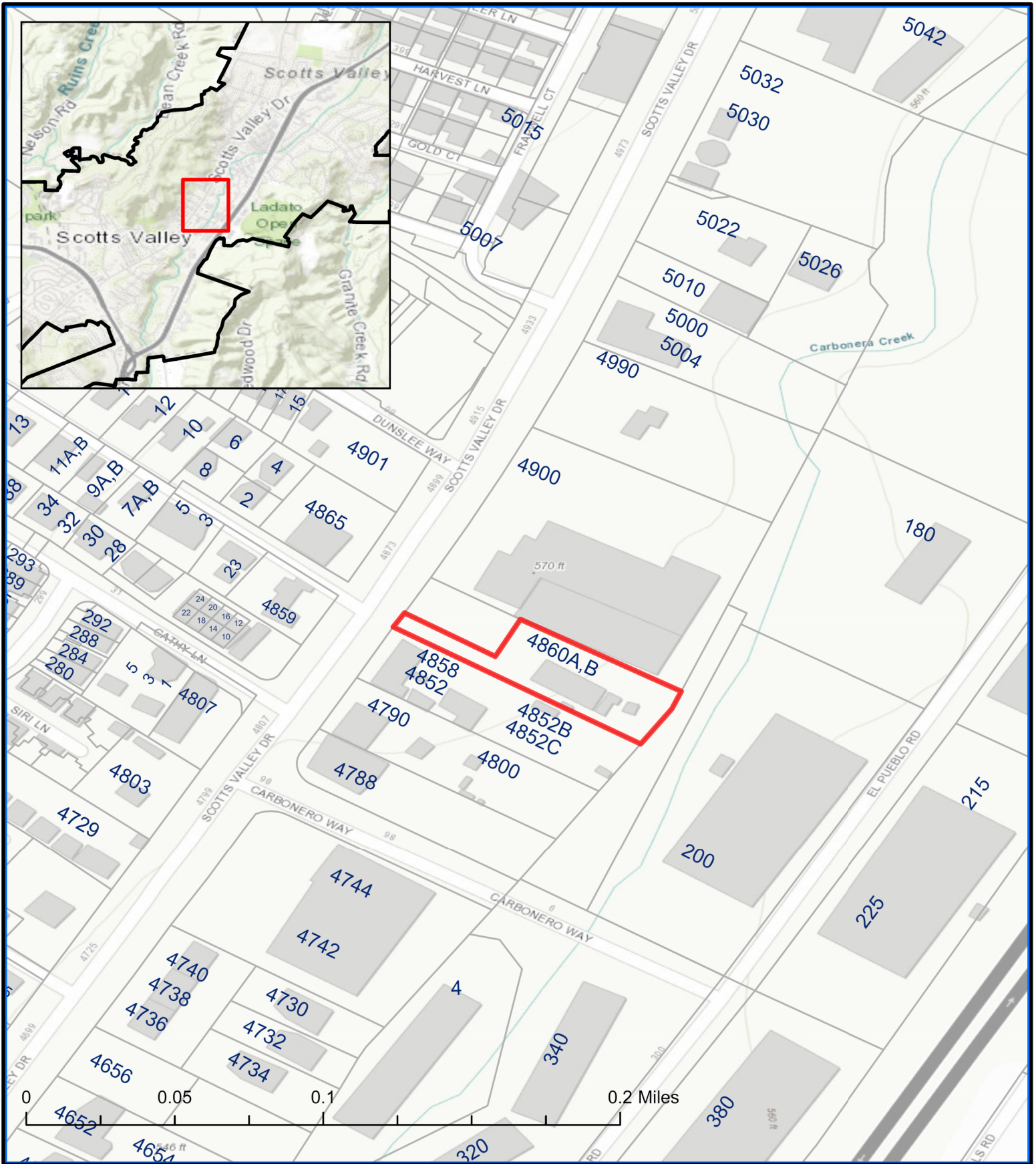
The project is exempt from the California Environmental Quality Act (CEQA) and the CEQA Guidelines, pursuant to Section 15332, Infill Development Projects.

PUBLIC NOTICE/COMMENT

On May 31, 2024, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. No comments have been received.

ATTACHMENTS

1. Location Map
2. Project Plans
3. Resolutions with Conditions of Approval
4. Biological Resources Report dated March 2024
5. Trip Generation Analysis dated May 1, 2024



Location Map

4860 Scotts Valley Drive
APN 022-091-58



NEW BUILDING FOR CANEPA

SCOTTS VALLEY,CALIFORNIA

PLANNING DEVELOPMENT SUBMITTAL 07.28.2023
REVISED SUBMITTAL 04.01.2024

PROJECT DESCRIPTION

A NEW 17,660SF 1-STORY BUILDING WITH ON-SITE PARKING IS PROPOSED TO BE CONSTRUCTED WHERE AN EXISTING BUILDING OF 3,985 SF IS CURRENTLY LOCATED AND WILL BE DEMOLISHED AS A PART OF THIS APPLICATION. THE NEW BUILDING INCLUDES 13,680SF AT THE GROUND LEVEL AND A 3,980SF MEZZANINE. THE FIRST FLOOR WILL BE USED TO STORE PRIVATE COLLECTOR CARS. THE MEZZANINE WILL BE USED FOR LIMITED EVENTS AND GATHERINGS FOR THE OWNER. THE MATERIALS PROPOSED ARE BRICK VENEER, CMU BLOCK, ALUMINUM CANOPY, AND TWO GLASS ROLL UP DOORS FRAMES WHICH WILL COMPLEMENT THE EXISTING ADJACENT CANEPA HEADQUARTERS.

SEE EXPANDED PROJECT DESCRIPTION ATTACHED TO THE APPLICATION.

SHEET INDEX

ARCHITECTURAL

- A0 COVER SHEET
- A1 VICINITY MAP AND PHOTOS OF SURROUNDING PROPERTIES
- A2 SITE PLAN
- A3 FIRST FLOOR PLAN
- A4 MEZZANINE FLOOR PLAN
- A5 NORTH AND WEST ELEVATION
- A6 SOUTH AND EAST ELEVATION
- A7 BUILDING SECTIONS
- A8 ENLARGED ELEVATION AND BUILDING SECTION
- A9 MATERIALS AND FINISHES
- A10 ROOF PLAN

CIVIL AND LANDSCAPE

- C1 EXISTING SITE PLAN
- C2 CIVIL SITE PLAN
- C3 GRADING AND DRAINAGE PLAN
- C4 POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- C5 LANDSCAPE PLAN



PROJECT INFORMATION

PROJECT TEAM

PROJECT DATA

APN	022-091-057
ZONING	022-091-058
OCCUPANCY GROUP	C-S SERVICE COMMERCIAL BUSINESS
CONSTRUCTION TYPE	BUSINESS (AUTO STORAGE)
	TYPE V FULLY SPRINKLED 1-STORY BUILDING WITH MEZZANINE
SITE AREA	40,431 SF(0.93 AC)

AREA CALCULATIONS

TOTAL AREA	17,660 SF
FIRST FLOOR	13,680 SF
MEZZANINE	3,980 SF

DEVELOPMENTAL STANDARDS

REQUIRED FOR C-S DISTRICT ZONE (SVMC)

	PROVIDED	REQUIRED
LOT AREA	40,431 SF (0.93 AC)	10,000 SF MIN
LOT WIDTH	108'-5"	100' MIN
LOT DEPTH	405' +/-	100' MIN
LOT FRONTAGE	108'-5"	100' MIN
BUILDING COVERAGE	44%	45% MAX
FRONT SETBACK	214'-0"	20' MIN
REAR SETBACK	40'-8"	0' MIN
SIDE SETBACK	5'-7" - 8'-8"	0' MIN
BUILDING HEIGHT	35'	35' MAX

PARKING CALCULATIONS

	REQUIRED	PROVIDED(1)
TOTAL PARKING STALLS	14	14
STORAGE AREA	14 (1/1000)	14 (1/1000)
MEZZANINE	16 (1/250)	2 (1)
LOADING SPACE 45'x12'	1	1
ACCESSIBLE STALLS	2	2
ACCESSIBLE STANDARD STALLS	1	1
ACCESSIBLE VAN STALLS	1	1
CLEAN AIR VEHICLES	3	3
EV STALLS (10%)	4	4
BIKE PARKING	4	4
SHORT TERM BIKE (5%)	2	2
LONG TERM BIKE (5%)	2	2
MOTORCYCLE PARKING (1/20)	2	2

(1) PARKING STALL CALCULATIONS BASED ON FIRST FLOOR USEABLE AREA OF 13,680 SF WITH 14 STALLS REQUIRED AND 14 STALLS PROVIDED. MEZZANINE AREA ONLY USED FOR LIMITED USE SEE EXPANDED PROJECT DESCRIPTION. MEZZANINE REQUIRED PARKING CALCULATED AT 1 SPACE FOR EVERY 250 SQUARE FEET OF SPACE. TWO(2) STALLS PROVIDED ON-SITE WITH 14 STALLS PROVIDED IN A SHARED PARKING AGREEMENT WITH CANEPA HEADQUARTERS AT 4900 SCOTTS VALLEY DRIVE.

OWNER

BRUCE CANEPA
4900 SCOTTS VALLEY DR
SCOTTS VALLEY, CA 95066

Phone: 831.430.9940
Contact: Bruce Canepa
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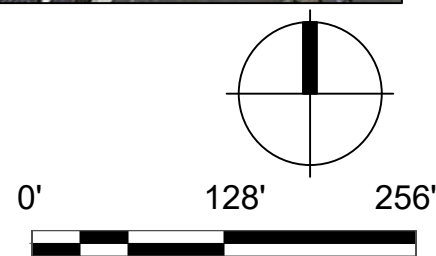
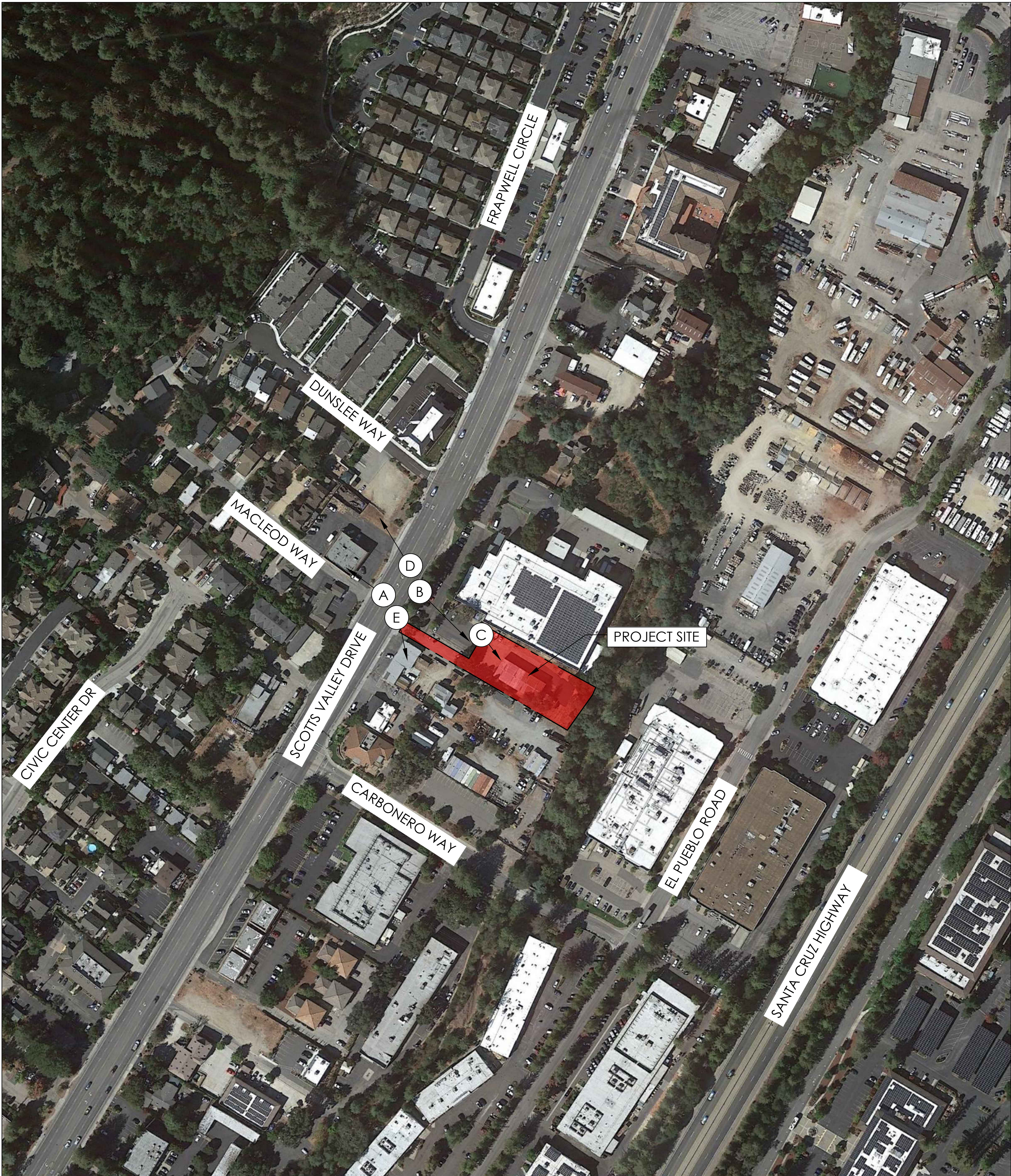
MH ENGINEERING CO.
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Phone: 408.779.7381
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LANDSCAPE CONSULTANT

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Email: allena@mhengineering.com



VICINITY MAP 1"=1/128" 2



A BUILDING ACROSS THE STREET AT 4865 SCOTTS VALLEY BOULEVARD



D VIEW LOOKING NORTH ALONG SCOTTS VALLEY BOULEVARD



B EXISTING BUILDING TO BE DEMOLISHED



E ADJACENT BUILDING AT 4858 SCOTTS VALLEY DRIVE



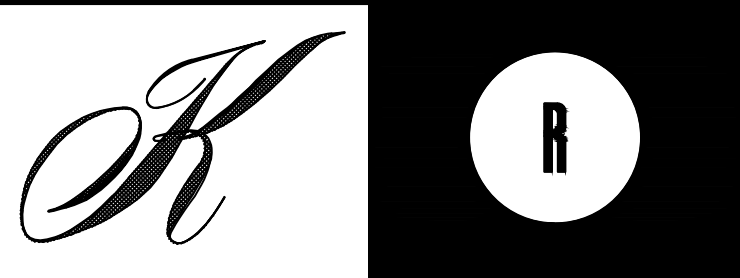
C EXISTING BUILDING TO BE DEMOLISHED

PHOTOS OF SURROUNDING PROPERTIES

NEW BUILDING
FOR
CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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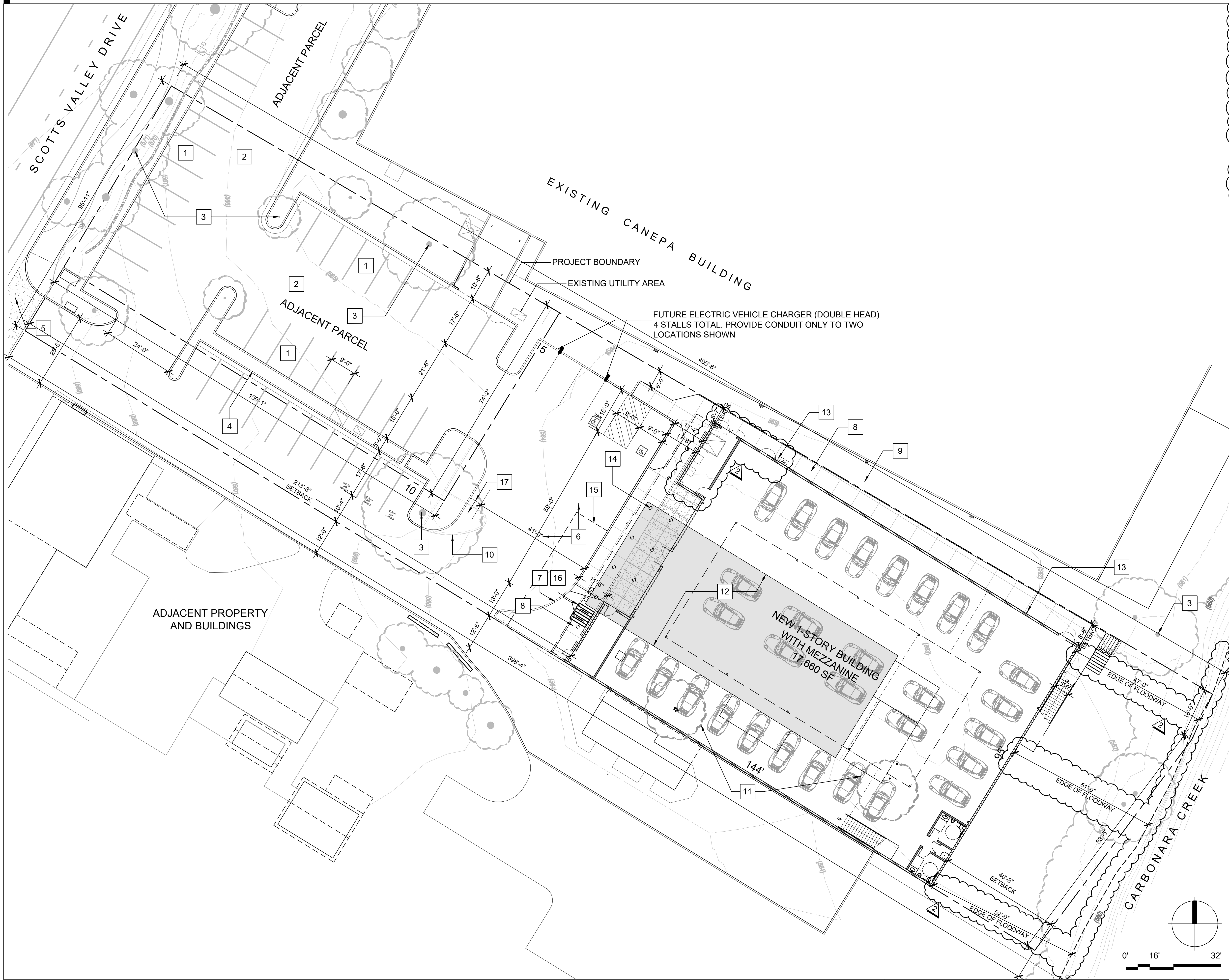
REVISION

- 02.01.24  REVISED PLANNING SUBMITTAL #1
04.01.24  REVISED PLANNING SUBMITTAL #2

PROJECT NO.	37.671	DATE	07.28.23
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VICINITY MAP AND
PHOTOS OF
SURROUNDING
PROPERTIES

A1



PROJECT SITE SUMMARY

SITE AREA	40,431 SF
BUILDING AREA	0.93 AC
FIRST FLOOR	17,660 SF
MEZZANINE	13,680 SF
PARKING	3,980 SF
BUILDING FOOTPRINT COVERAGE	16 STALLS
LANDSCAPE COVERAGE	44 %
PAVEMENT COVERAGE	18.2 %
	48.0 %

NOTE: SEE COVER SHEET FOR PARKING CALCULATIONS

GENERAL NOTE

FOR PARKING LOT LANDSCAPE CALCULATIONS SEE SHEET C2 AND C5

KEY NOTES

- EXISTING PARKING
- EXISTING AC PAVING
- EXISTING LANDSCAPE / TREE
- EXISTING CONCRETE CURB
- EXISTING DRIVEWAY APRON
- NEW AC PAVING
- NEW 6" CONCRETE CURB
- NEW CONCRETE WALKWAY
- NEW LANDSCAPING
- EXISTING CURB TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- EXISTING 3,985 SF BUILDING TO BE REMOVED
- LED WALL PACK LIGHT FIXTURE
- NEW RECESSED CANOPY DOWNLIGHT, WIDE BEAM LED RECESSED CEILING DOWNLIGHTS, BY BEGA
- LOADING SPACE, 12'X45'
- SHORT TIME BIKE PARKING(4 STALLS)
- MOTORCYCLE PARKING (2)

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
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APN# 22-09-058



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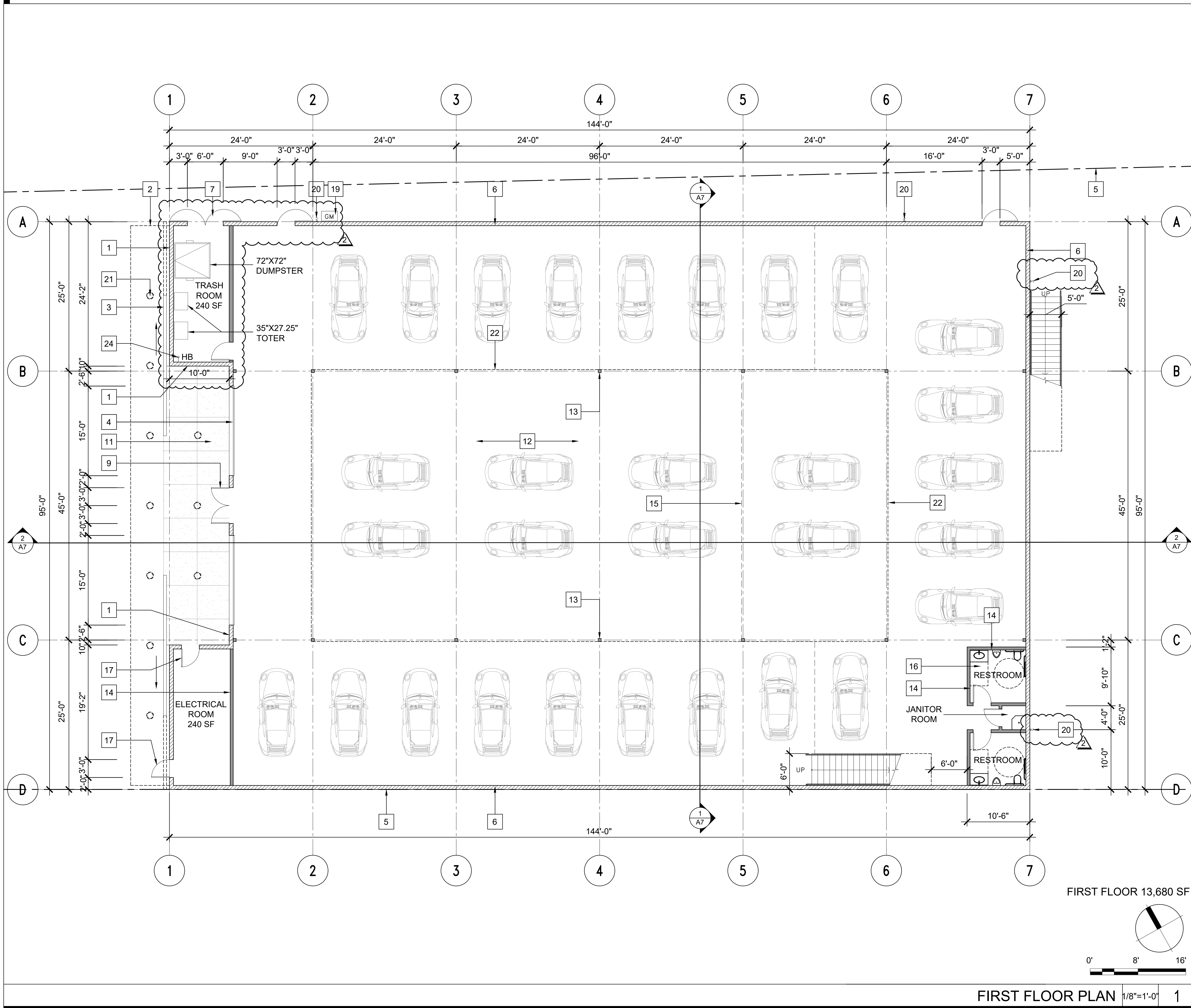
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SITE PLAN

A2

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- KEY NOTES**
- 1 BRICK VENEER OVER CMU WALL
 - 2 ALUMINUM / STEEL CANOPY ABOVE
 - 3 SLIDING METAL DOOR
 - 4 ALUMINUM AND GLASS ROLL-UP DOOR
 - 5 PROPERTY LINE
 - 6 8X8X16 CMU BLOCK WALL
 - 7 PAIR OF 3'X7' HOLLOW METAL DOORS
 - 8 CLERESTORY WINDOW - CLEAR GLASS SET IN BRONZE FRAMES (4'X5')
 - 9 PAIR OF 3'X9' CLEAR GLASS SET IN BRONZE ALUMINUM DOOR FRAMES
 - 10 42" HIGH GLASS RAILING
 - 11 6" CONCRETE APRON WITH EXPANSION JOINTS AND TEXTURED FINISH
 - 12 6" POLISHED CONCRETE FLOOR SLAB
 - 13 6"X6" STEEL COLUMN
 - 14 6" METAL STUD WALL
 - 15 LINE OF MEZZANINE ABOVE
 - 16 ALL GENDER RESTROOM
 - 17 3'X7' HOLLOW METAL DOOR
 - 18 ROOF HATCH AND LADDER
 - 19 NEW GAS METER
 - 20 LED WALL PACK LIGHT FIXTURE (WITH LIGHT SHIELD TO DIRECT LIGHT DOWN TO GROUND)
 - 21 RECESSED CANOPY DOWNLIGHT, WIDE BEAM LED RECESSED CEILING DOWNLIGHTS, BY BEGA
 - 22 LINE OF BARREL TRUSS ABOVE
 - 23 INTERIOR HEATING UNIT SUSPENDED FROM ROOF FRAMING. TYPICAL OF 4
 - 24 HOSE BIB

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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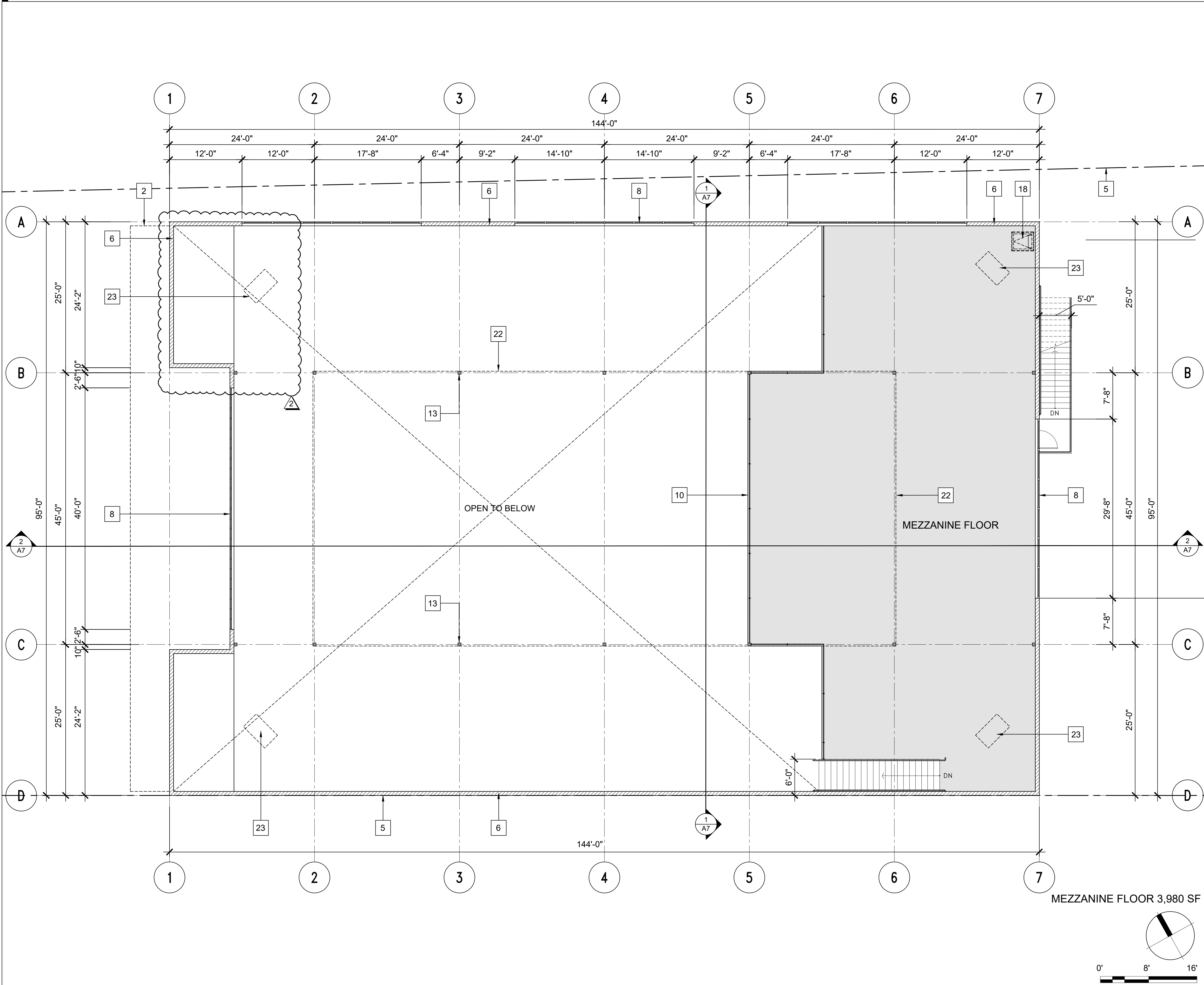
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PROJECT NO. 37.671 DATE 07.28.23
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FIRST
FLOOR PLAN

A3

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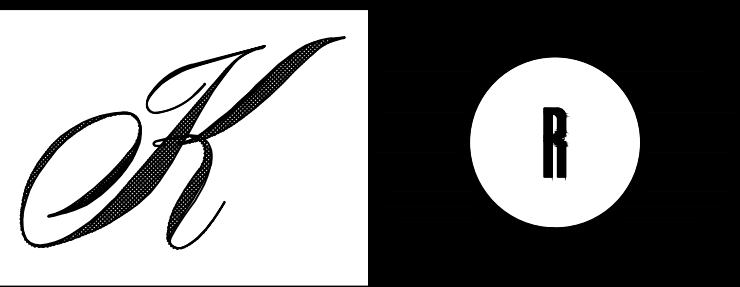


- KEY NOTES**
- 1 BRICK VENEER OVER CMU WALL
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 - 24 HOSE BIB

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
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APN# 22-09-058



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PROJECT NO. 37.671 DATE 07.28.23

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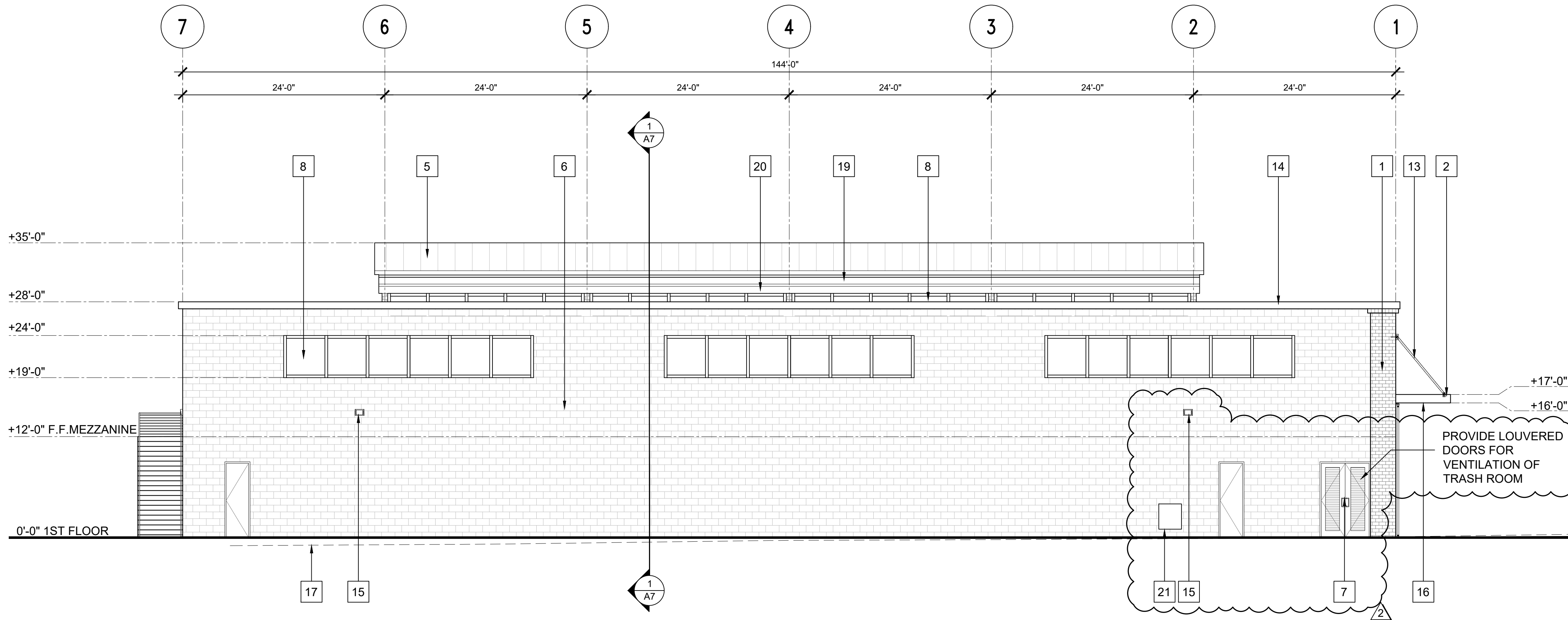
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MEZZANINE
FLOOR PLAN

A4

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MEZZANINE FLOOR PLAN 1/8"=1'-0" 1

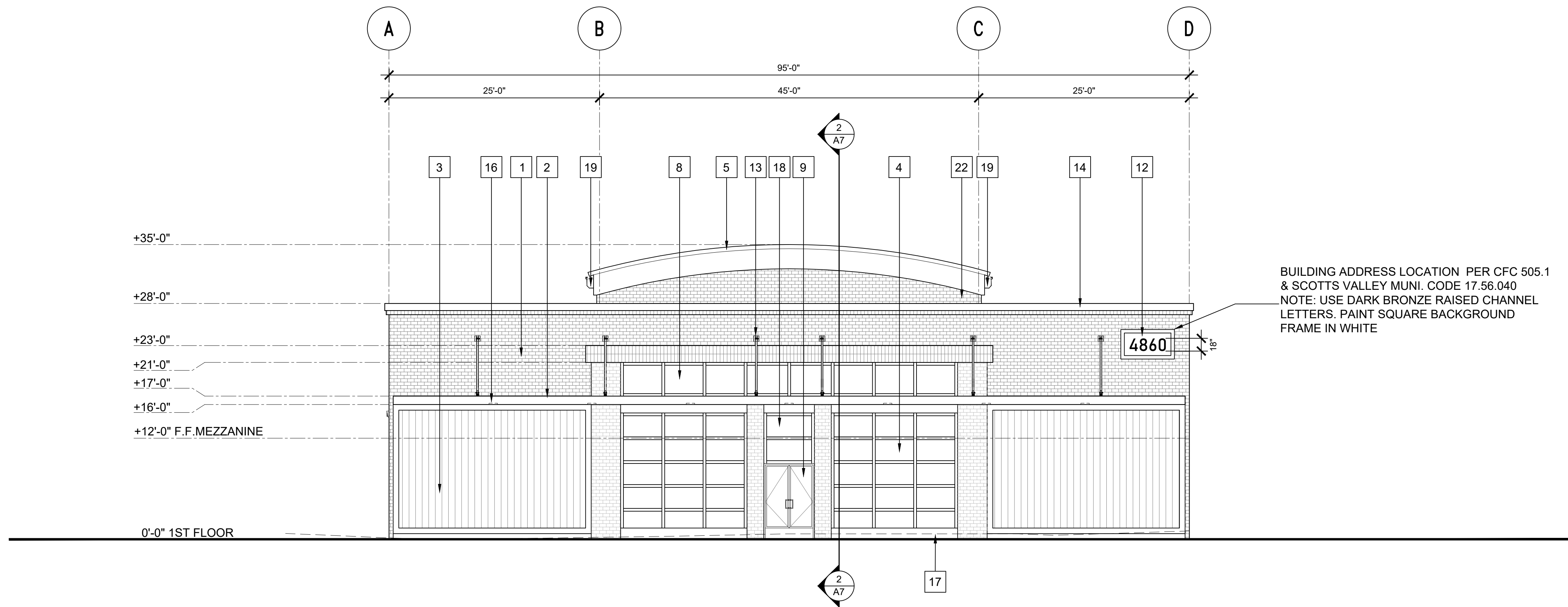


NORTH ELEVATION 1/8"=1'-0" 2

KEY NOTES

- 1 BRICK VENEER OVER CMU WALL
- 2 ALUMINUM / STEEL CANOPY
- 3 SLIDING METAL DOOR
- 4 ALUMINUM AND GLASS ROLL-UP DOOR
- 5 ALUMINUM RIBBED ROOFING
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- 12 PAINTED ADDRESS
- 13 STEEL TIE BACK FROM CANOPY
- 14 CONTINUOUS METAL FLASHING
- 15 LED WALL PACK LIGHT FIXTURE (WITH LIGHT SHIELD TO DIRECT LIGHT DOWN TO GROUND)
- 16 RECESSED CANOPY DOWNLIGHT, WIDE BEAM LED RECESSED CEILING DOWNLIGHTS, BY BEGA
- 17 NATURAL GRADE
- 18 CLEAR GLASS SET IN BRONZE FRAMES
- 19 CONTINUOUS ALUMINUM GUTTER
- 20 WOOD FASCIA
- 21 NEW GAS METER
- 22 BRICK VENEER OVER WOOD STUD

NOTE: SEE SHEET A-9 FOR BUILDING MATERIALS AND COLORS

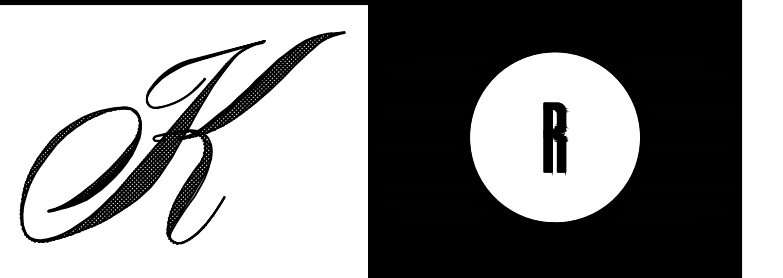


WEST ELEVATION 1/8"=1'-0" 1

NEW BUILDING FOR CANEPA

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SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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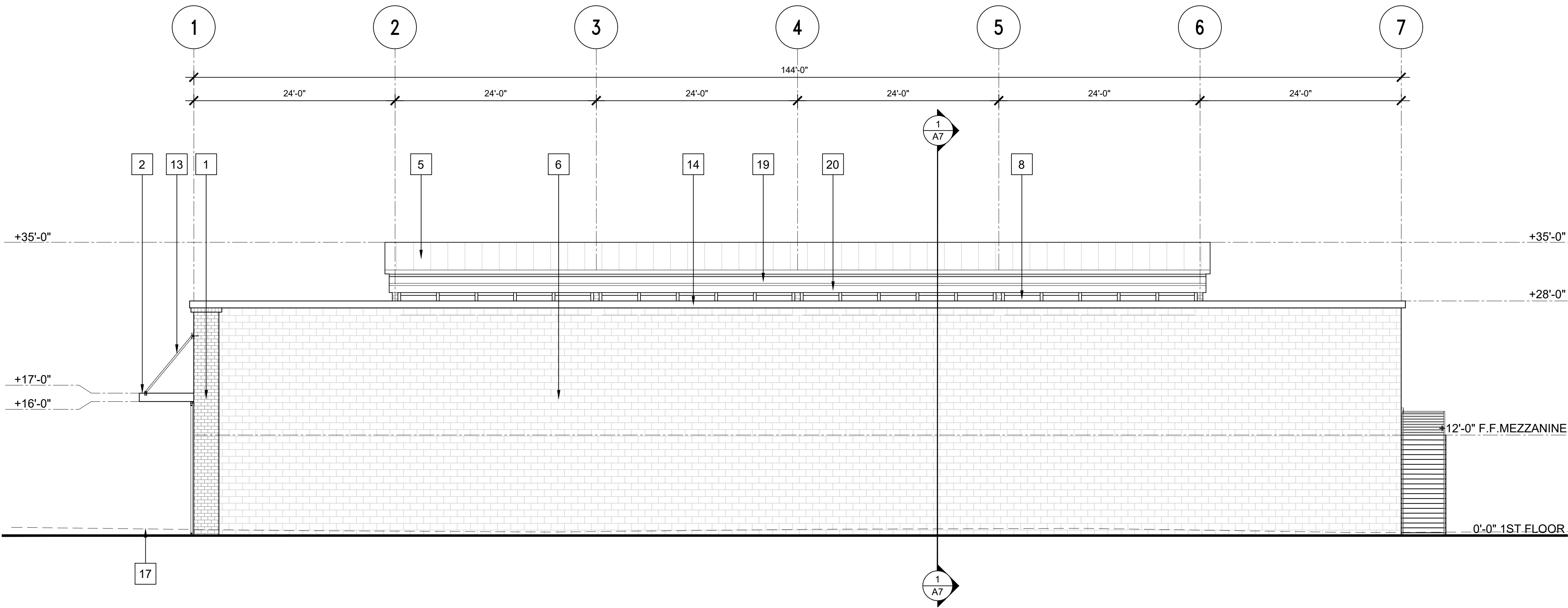
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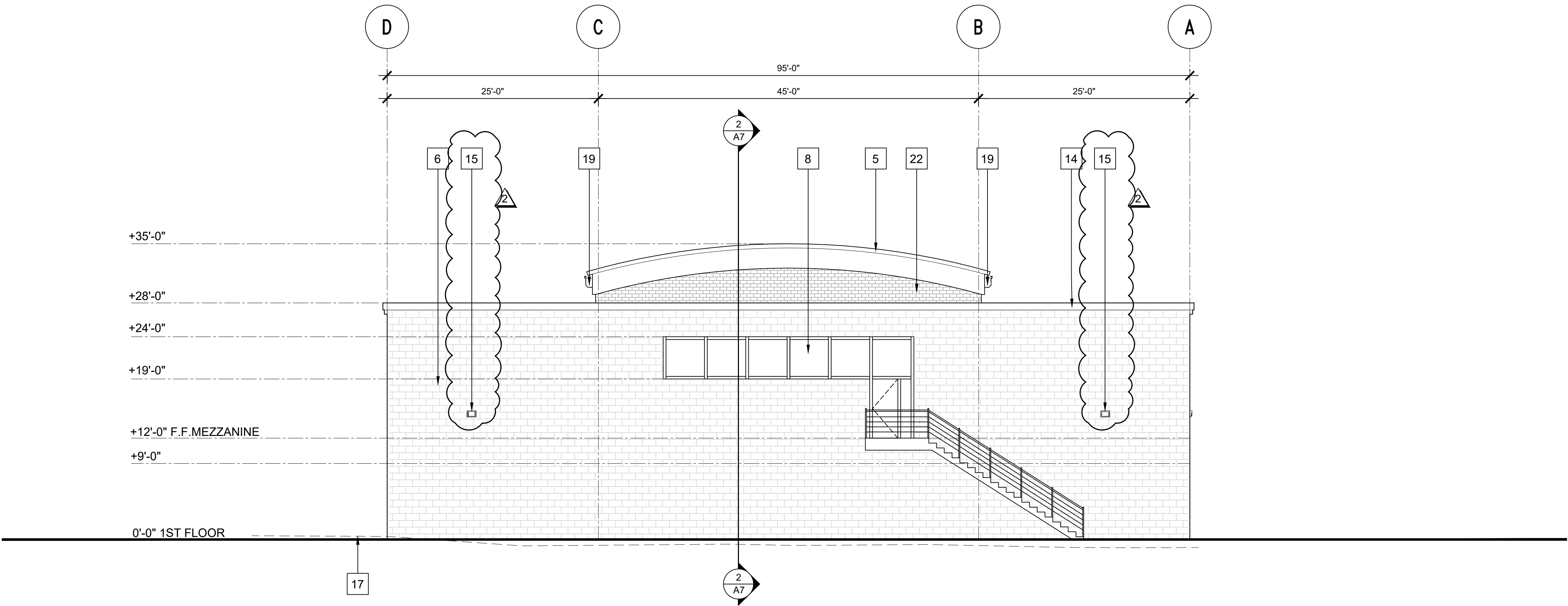
NORTH AND WEST
ELEVATION

A5

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SOUTH ELEVATION 1/8"=1'-0" 2



EAST ELEVATION 1/8"=1'-0" 1

KEY NOTES

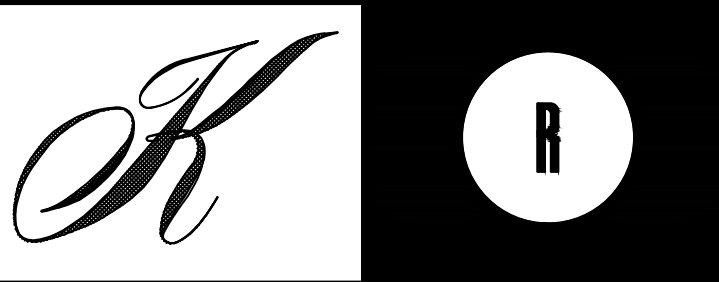
- 1 BRICK VENEER OVER CMU WALL
- 2 ALUMINUM / STEEL CANOPY
- 3 SLIDING METAL DOOR
- 4 ALUMINUM AND GLASS ROLL-UP DOOR
- 5 ALUMINUM RIBBED ROOFING
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- 22 BRICK VENEER OVER WOOD STUD

NOTE: SEE SHEET A-9 FOR BUILDING MATERIALS AND COLORS

NEW BUILDING
FOR
CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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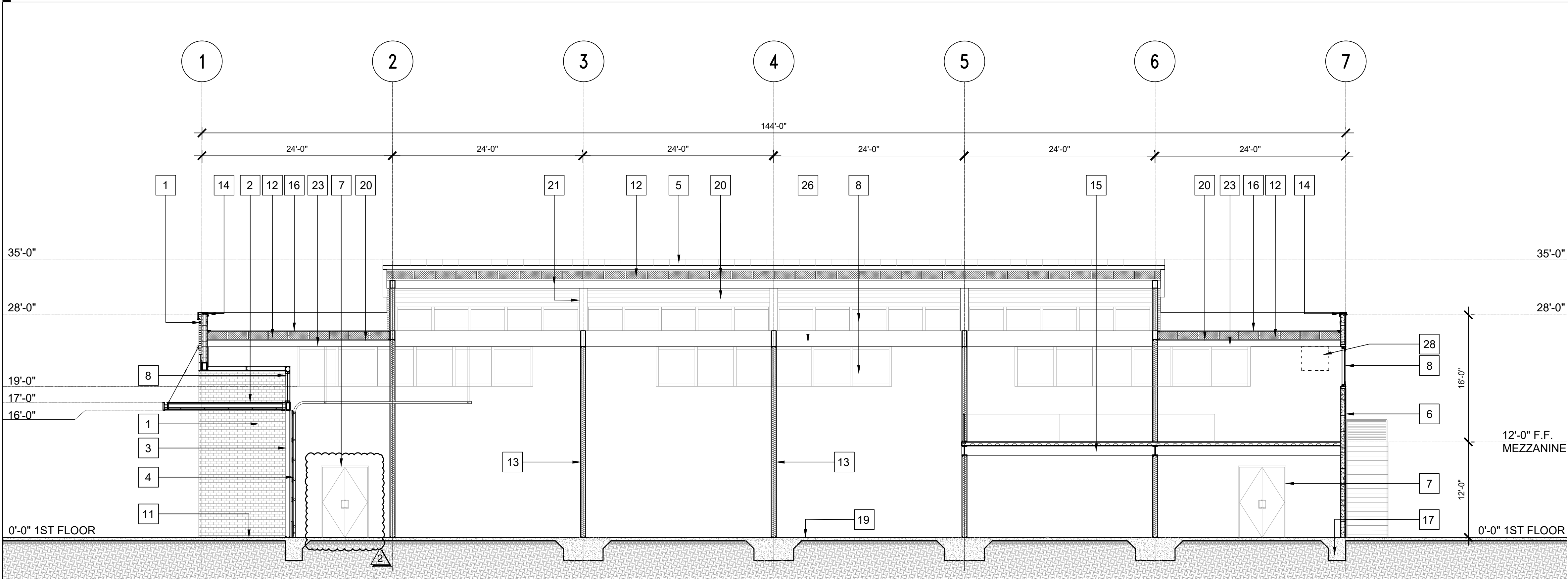
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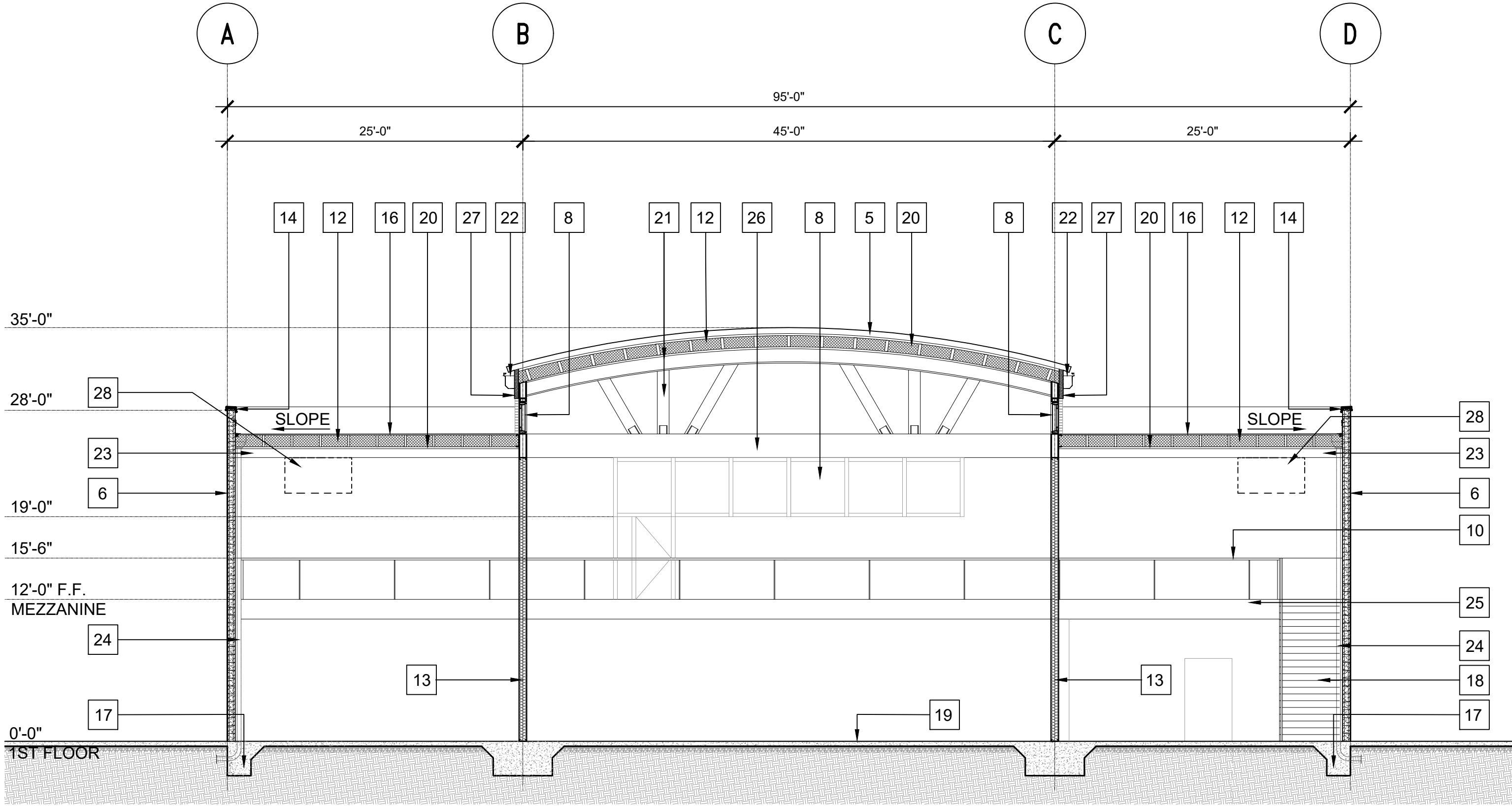
SOUTH AND EAST
ELEVATION

A6

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BUILDING SECTION 1/8"=1'-0" 2



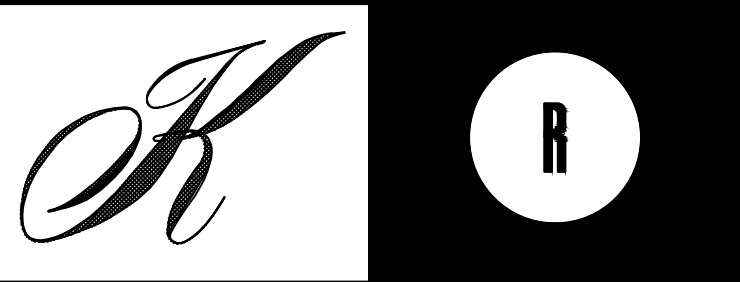
BUILDING SECTION 1/8"=1'-0" 1

- KEY NOTES**
- 1 BRICK VENEER OVER CMU WALL
 - 2 ALUMINUM / STEEL CANOPY
 - 3 SLIDING METAL DOOR
 - 4 ALUMINUM AND GLASS ROLL-UP DOOR
 - 5 ALUMINUM RIBBED ROOFING
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 - 13 6"X6" STEEL COLUMN
 - 14 CONTINUOUS METAL FLASHING
 - 15 WIDE FLANGE BEAM
 - 16 TPO ROOFING
 - 17 CONCRETE FOUNDATION
 - 18 METAL AND GLASS STAIR TO MEZZANINE
 - 19 6" POLISHED CONCRETE FLOOR SLAB
 - 20 1 X 8 T & G SIDING
 - 21 WOOD BOW TRUSS W/WOOD WEBS
 - 22 CONTINUOUS ALUMINUM GUTTER
 - 23 GLULAM BEAM
 - 24 CAST IRON DRAIN & OVERFLOW / SECURE TO CMU WALL
 - 25 MEZZANINE FLOOR
 - 26 WOOD BOTTOM CORD OF TRUSS
 - 27 WOOD FASCIA
 - 28 INTERIOR HEATING UNIT SUSPENDED FROM ROOF FRAMING TYPICAL OF 4

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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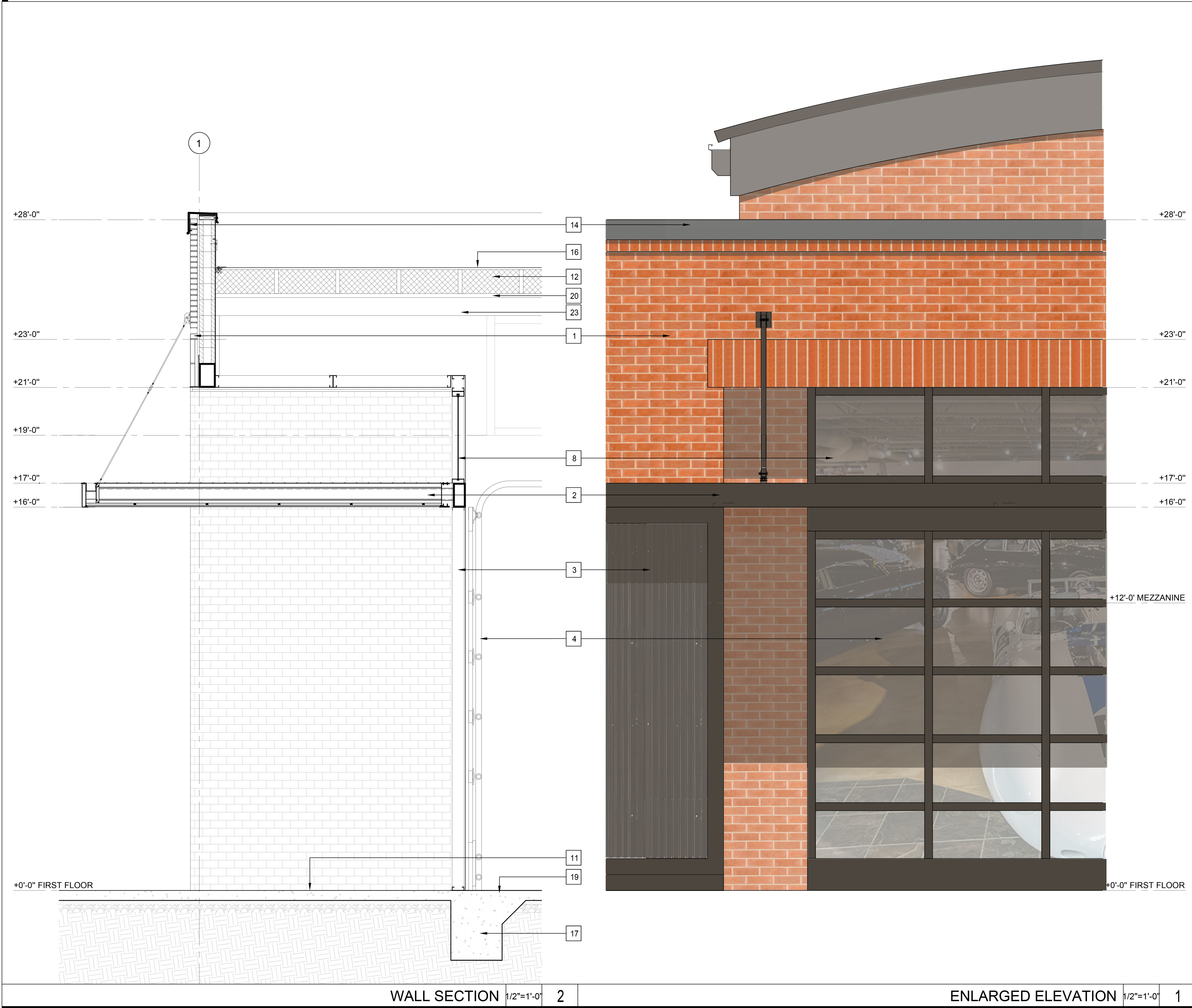
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PROJECT NO. 37.671 DATE 07.28.23
DRAWN BY SCALE AS SHOWN
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BUILDING SECTIONS

A7



- KEY NOTES**
- 1 BRICK VENEER OVER CMU WALL
 - 2 ALUMINUM / STEEL CANOPY
 - 3 SLIDING METAL DOOR
 - 4 ALUMINUM AND GLASS ROLL-UP DOOR
 - 5 ALUMINUM RIBBED ROOFING
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NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
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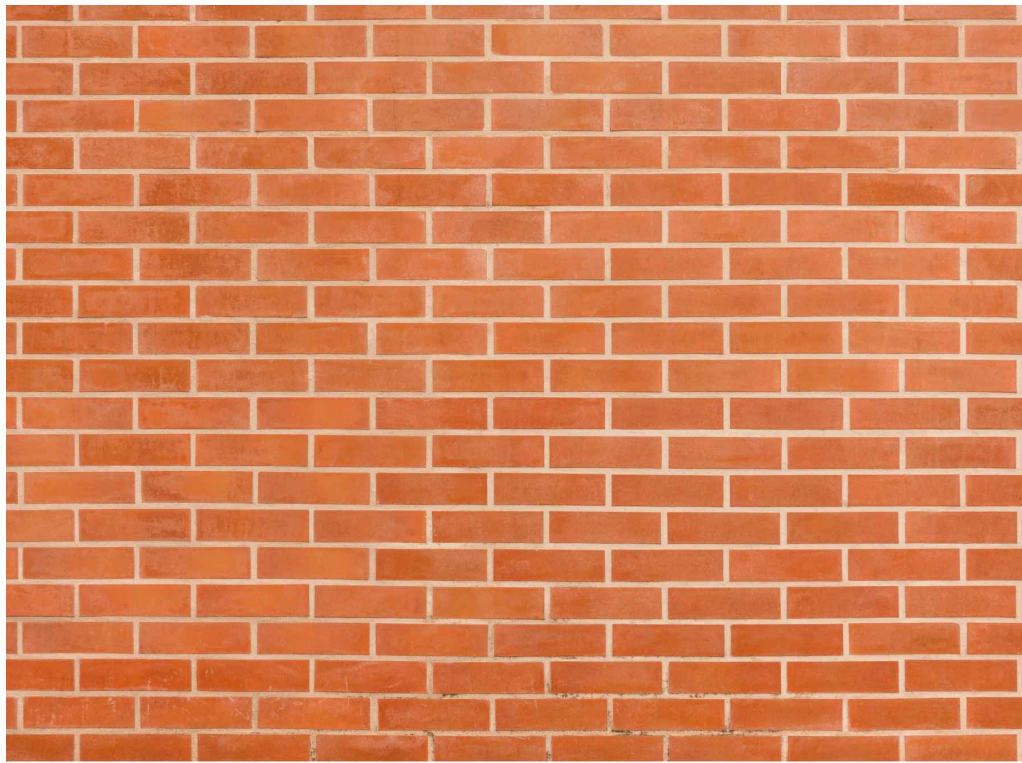
- 02.01.24 1 REVISED PLANNING SUBMITTAL #1
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PROJECT NO. 37.671 DATE 07.28.23
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ENLARGED
ELEVATION AND
WALL SECTION

A8

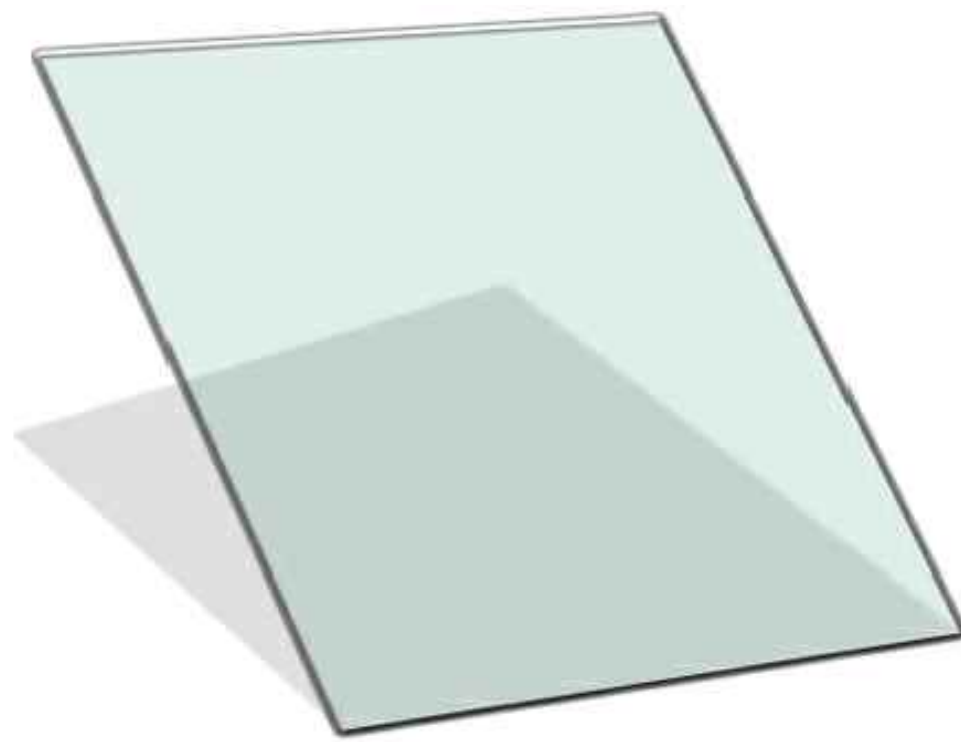
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1 BRICK VENEER- MUTUAL MATERIALS CO - INCA SMOOTH



4 ALUMINUM CANOPY WITH TIE BACKS
BRONZE FINISH TO MATCH #3 ALUMINUM CLADDING



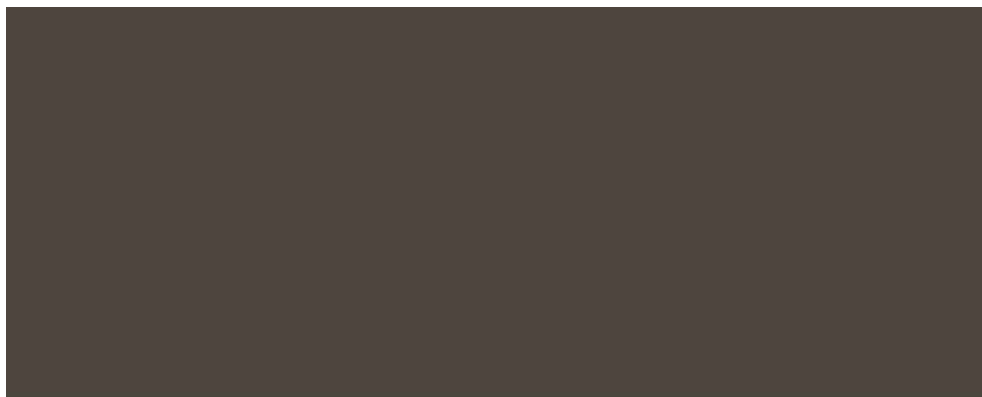
2 CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR
LOW-IRON GLASS



5 ALUMINUM AND GLASS ROLL-UP DOOR
CLEAR GLASS SET IN BRONZE FRAMES
TO MATCH #3 ALUMINUM CLADDING



7 WALL MOUNTED LED LIGHT PACK - FULL CUT-OFF
SAYLITE DCL SERIES BRONZE FINISH



3 ALUMINUM CLADDING- PPG METAL COATINGS- CHOCOLATE BRONZE



6 SLIDING METAL DOOR PAINTED BRONZE TO MATCH #3
ALUMINUM CLADDING



8 ALUMINUM RIBBED ROOFING
(NATURAL ALUMINUM COLOR)

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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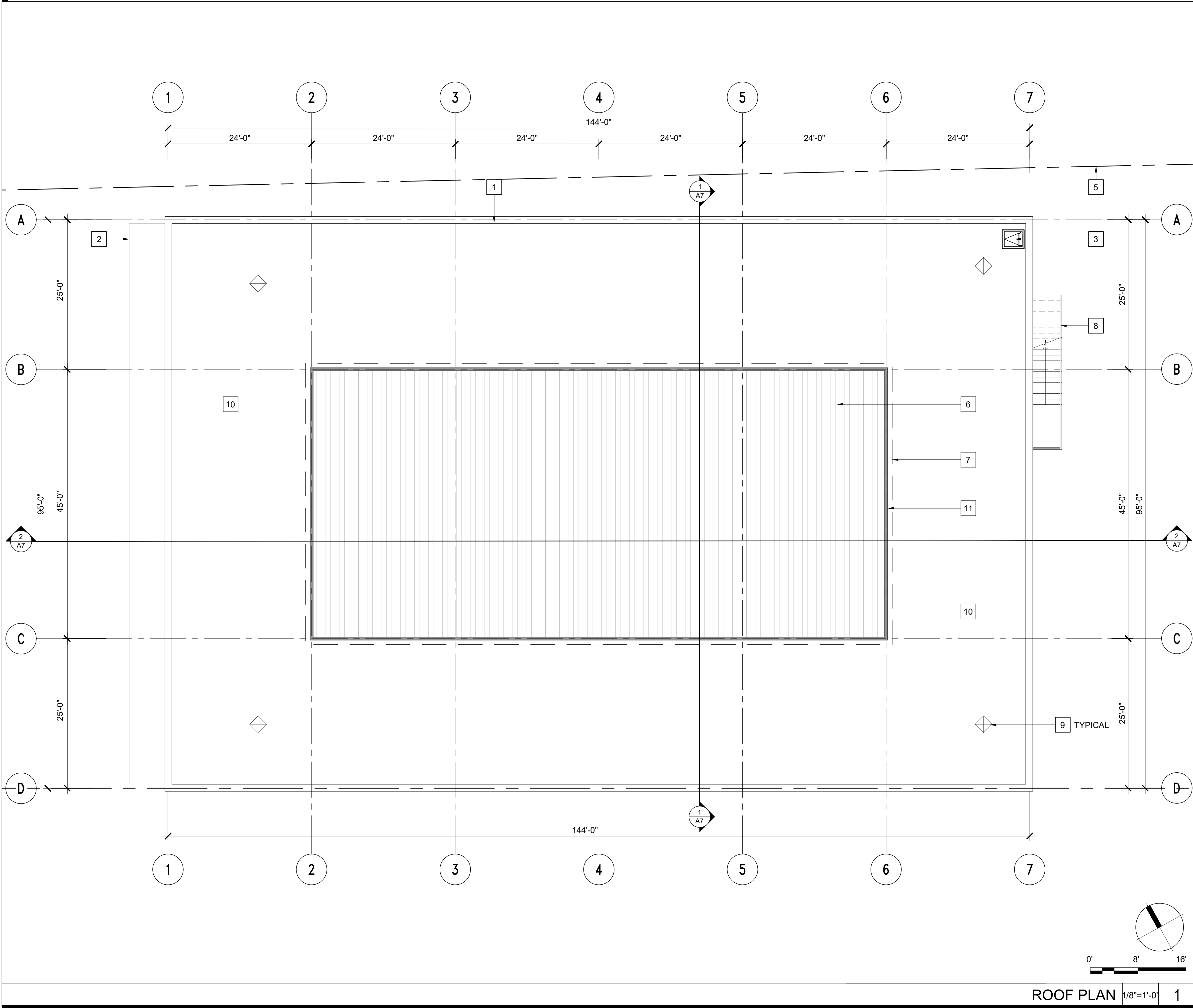
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SUBMITTAL #1
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SUBMITTAL #2

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MATERIALS AND FINISHES

A9

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- KEY NOTES**
- 1 PARAPET
 - 2 ALUMINUM / STEEL CANOPY BELOW
 - 3 ROOF HATCH
 - 4 WALL OF ROOF
 - 5 PROPERTY LINE
 - 6 VAULTED ALUMINUM RIBBED
 - 7 LINE OF ROOF ABOVE
 - 8 STAIR BELOW
 - 9 HEATING UNIT VENT
 - 10 BUILT UP ROOF
 - 11 BRICK VENEER OVER WOOD STUD

NEW BUILDING FOR CANEPA

4860 SCOTTS VALLEY DRIVE,
SCOTTS VALLEY,
CALIFORNIA

APN# 22-09-058



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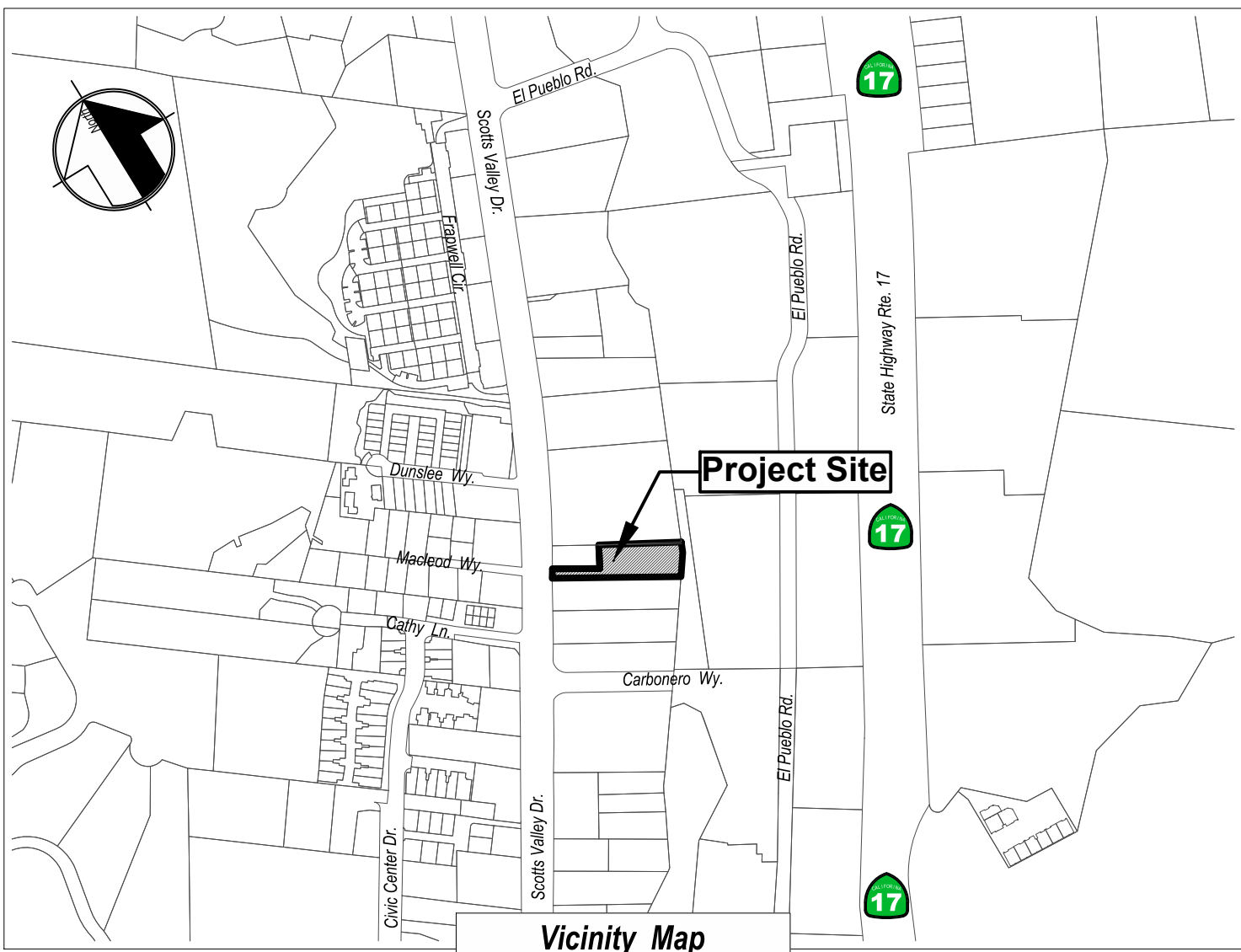
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ROOF PLAN

A10

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ROOF PLAN 1/8"=1'-0" 1



Basis of Bearings: The bearings shown on this map are based on the easterly line of Scotts Valley Drive as found monumented and recorded as North 31° 32' 30" East on that Record of Survey, thereof recorded in Volume 77 of Maps at Page 56, Santa Cruz County Records.

Benchmark: Elevations shown on this plan set are based on the top of the curb at the existing curb inlet in the east side of Scotts Valley Drive just north of the project driveway **ELEVATION 571.00 (NAVD88)**

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings where used in depicting the locations of underground utilities. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Flood Zone: This majority property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain, a small portion near the southernmost property corner along Carbonero Creek is in Zone AE with BFE of 554 according to FIRM 06087C0217E effective April 16, 2012.

Topography Note: Topography show is from field survey conducted by MH engineering in January 2023.

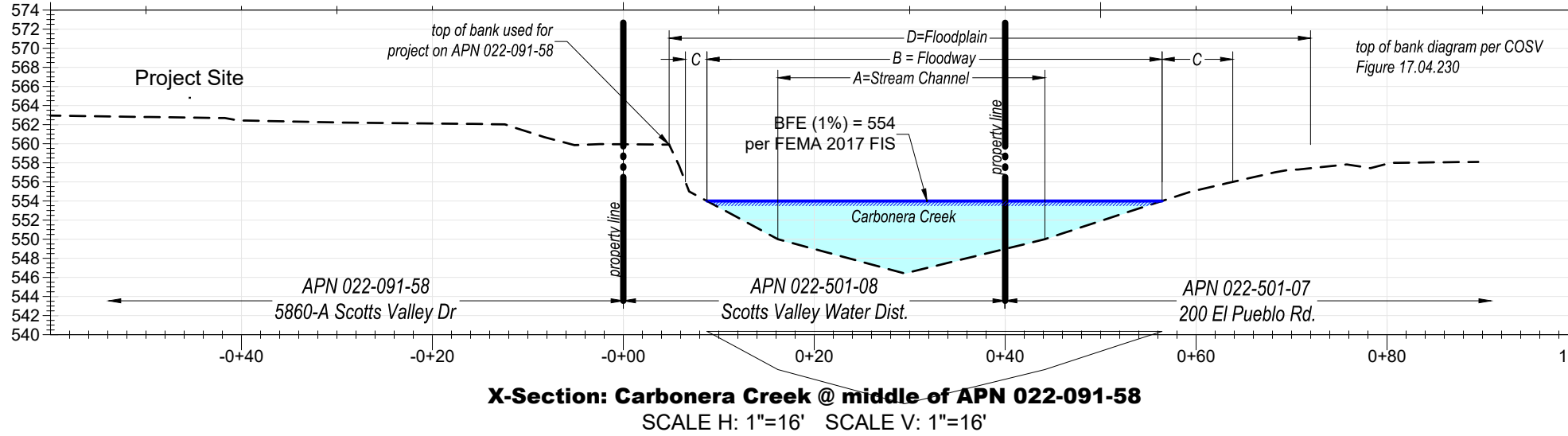
Boundary Note: The boundary and easement information shown on these plans are based on record information and field evidence collected by the surveyor as noted on this plan. Surveyor has displayed the information included within the preliminary report by First American Title Order Number 4408-6762964 dated 10/6/2023.

- Civil Sheet Index:**
- C1 Existing Site Plan
 - C2 Proposed Site Plan
 - C3 Grading & Drainage Plan
 - C4 Proposed Stormwater Control Plan
 - C5 Proposed Landscape Plan

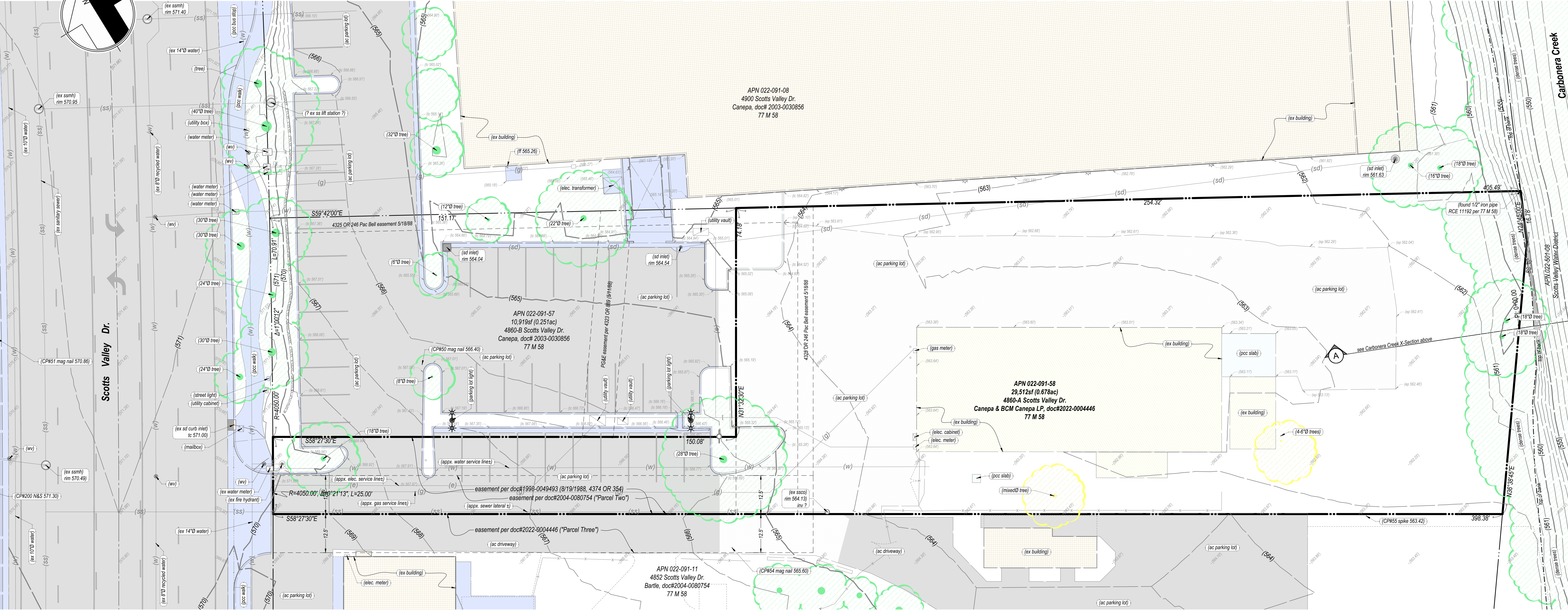
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FOR PLANNING ONLY

REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C58384
EXP. 12-31-2024
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION



Existing Site Plan
(shown to document pre-project conditions, see Sheet 2 for proposed site plan)

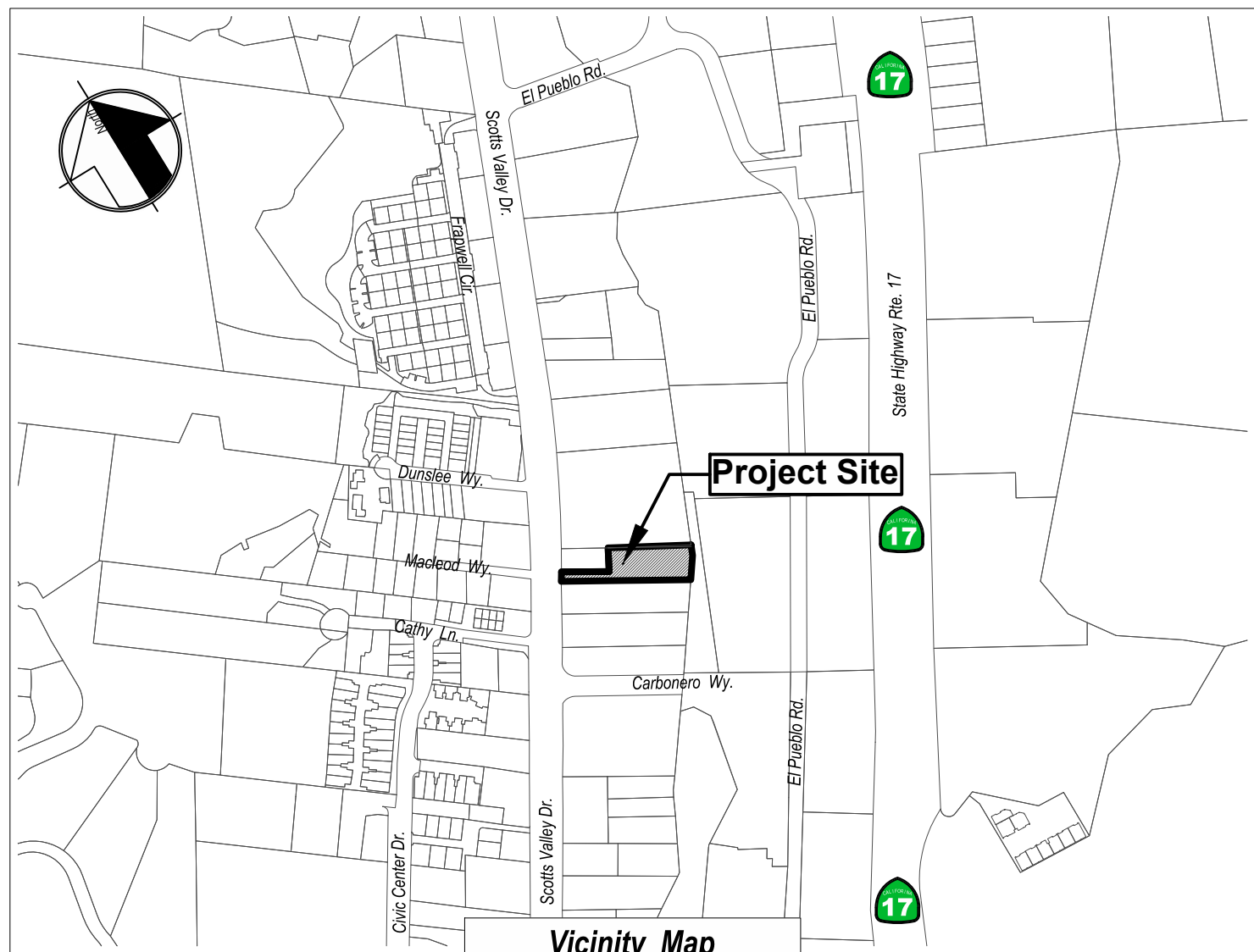


MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Existing Site Plan
Canepa - 4860 Scotts Valley Dr.

DATE: 2024-05-07
SCALE: 1/16" = 1'-0"
JOB NO: 222160
SHEET: C1
OF: 1

DRAWN BY: As
CHECKED BY: ge



Basis of Bearings: The bearings shown on this map are based on the easterly line of Scotts Valley Drive as found monumented and recorded as North 31° 32' 30" East on that Record of Survey, thereof recorded in Volume 77 of Maps at Page 59, Santa Cruz County Records.

Benchmark: Elevations shown on this plan set are based on the top of the curb at the existing curb inlet in the east side of Scotts Valley Drive just north of the project driveway **ELEVATION 571.00 (NAVD88)**

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings where used in depicting the locations of underground utilities. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Flood Zone: This majority property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain, a small portion near the southernmost property corner along Carbonero Creek is in Zone AE with BFE of 554 according to FIRM 06087C0217E effective April 16, 2012.

Topography Note: Topography show is from field survey conducted by MH engineering in January 2023.

Boundary Note: The boundary and easement information shown on these plans are based on record information and field evidence collected by the surveyor as noted on this plan. Surveyor reserves the right update and amend when a comprehensive title report is provided.

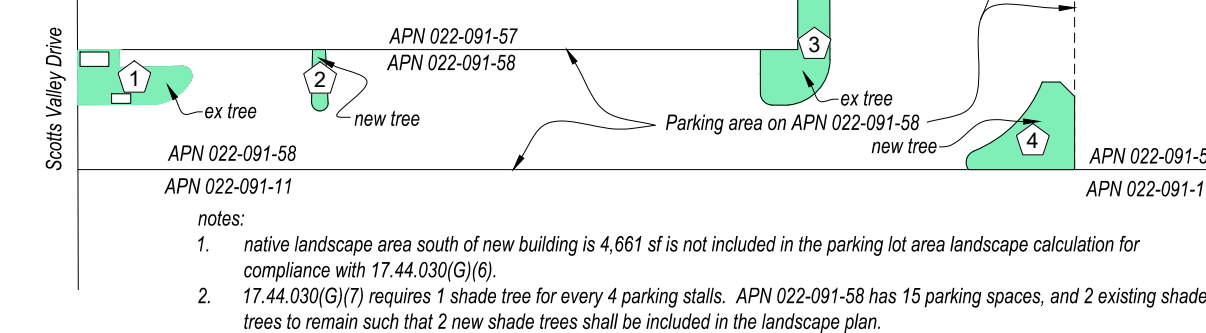
Parking Lot Landscape Area Calculations

9,504 sf = total parking area on APN 022-091-058

- 178 sf = landscape area #1
- 39 sf = landscape area #2
- 276 sf = landscape area #3
- 252 sf = landscape area #4
- 79 sf = landscape area #5
- 488 sf = landscape area #6

1,312 sf = total parking lot landscape area provided

(1,312sf/9,504sf) = 13.8% of parking lot is landscape



Drainage Areas - Impervious / Pervious Areas

APN 022-091-58

Area	Pre Project		ex to be removed	ex to remain	New	Completed Project	
A _{planted & Open Areas}	11,086	38%	5,981	5,105	868	5,973	20.2%
A _{roofs}	4,521	15%	4,521	0	13,210	13,210	44.8%
A _{pcc-walks/parking}	336	1%	291	45	2,727	2,772	9.4%
A _{ac-streets}	13,569	46%	10,271	3,298	4,259	7,557	25.6%
A _{total}	29,512	100%				29,512	100%
A _{pervious}	11,086	38%				5,973	20.2%
A _{impervious}	18,426	62%				23,539	79.8%

- A_{total} = drainage area (sf)
- A_{roofs} = roof areas (sf)
- A_{pcc-walks/parking} = area of pcc walks & parking lot
- A_{pcc-streets} = area of pcc walks and curbs (sf)
- A_{ac-streets} = Street pavement areas (sf)
- A_{pervious} = Planted & Open Areas (sf)
- A_{impervious} = total impervious roof areas, PCC areas & AC areas (sf)

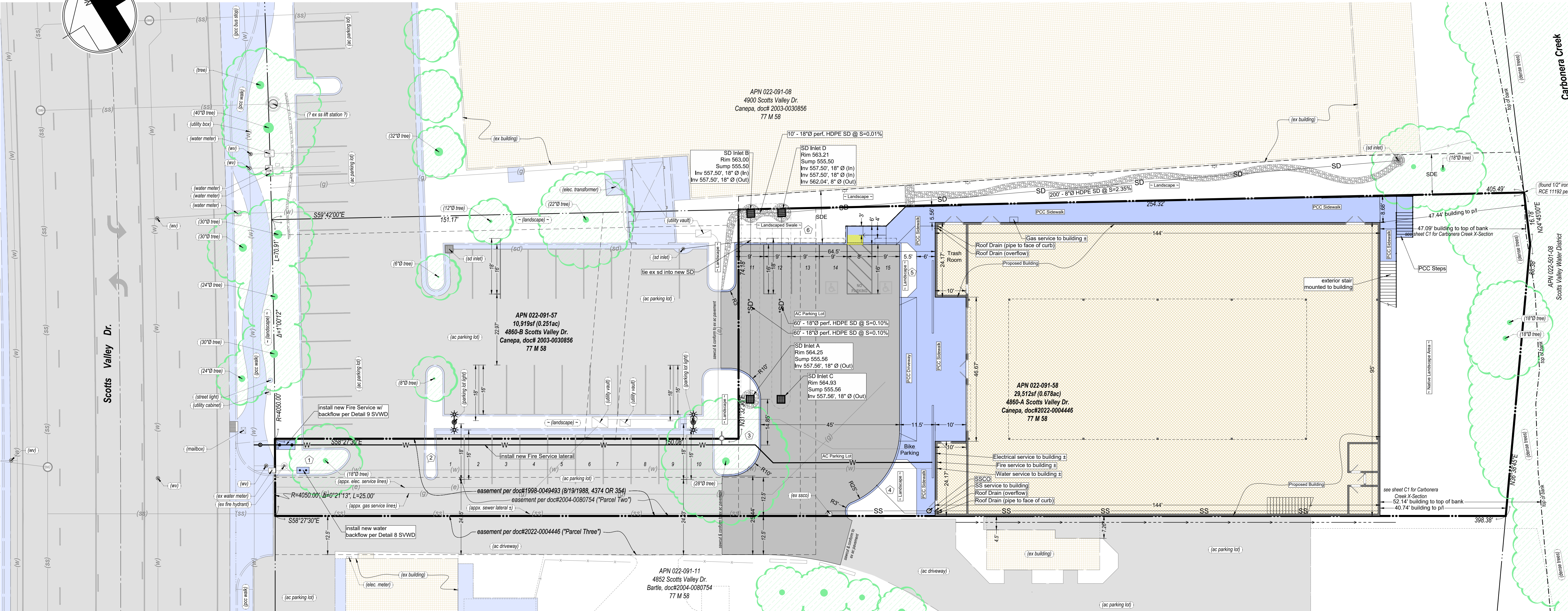
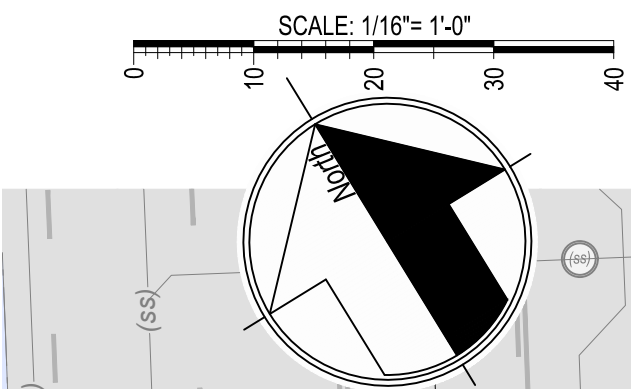


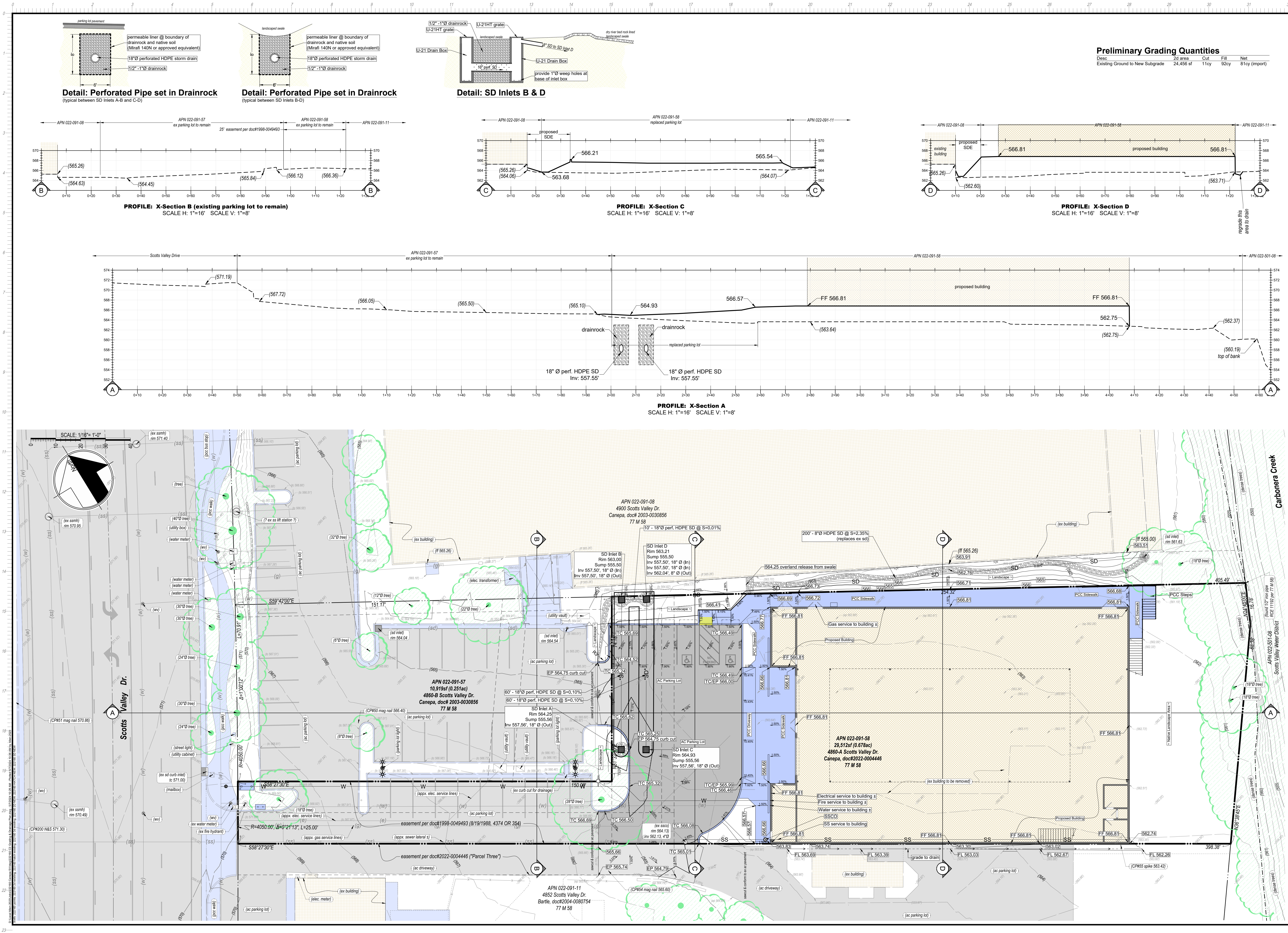
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MH engineering Co.
16075 Vineyard Boulevard
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Civil Site Plan
Canepa - 4860 Scotts Valley Dr.

DATE: 2024-05-07
SCALE: 1/16" = 1'-0"
JOB NO: 222160
SHEET: C2
DRAWN BY: AS
CHECKED BY: GE





Detail: Perforated Pipe set in Drainrock
(typical between SD Inlets A-B and C-D)

Detail: Perforated Pipe set in Drainrock
(typical between SD Inlets B-D)

Detail: SD Inlets B & D

PROFILE: X-Section B (existing parking lot to remain)
SCALE H: 1"=16' SCALE V: 1"=8'

PROFILE: X-Section C
SCALE H: 1"=16' SCALE V: 1"=8'

PROFILE: X-Section D
SCALE H: 1"=16' SCALE V: 1"=8'

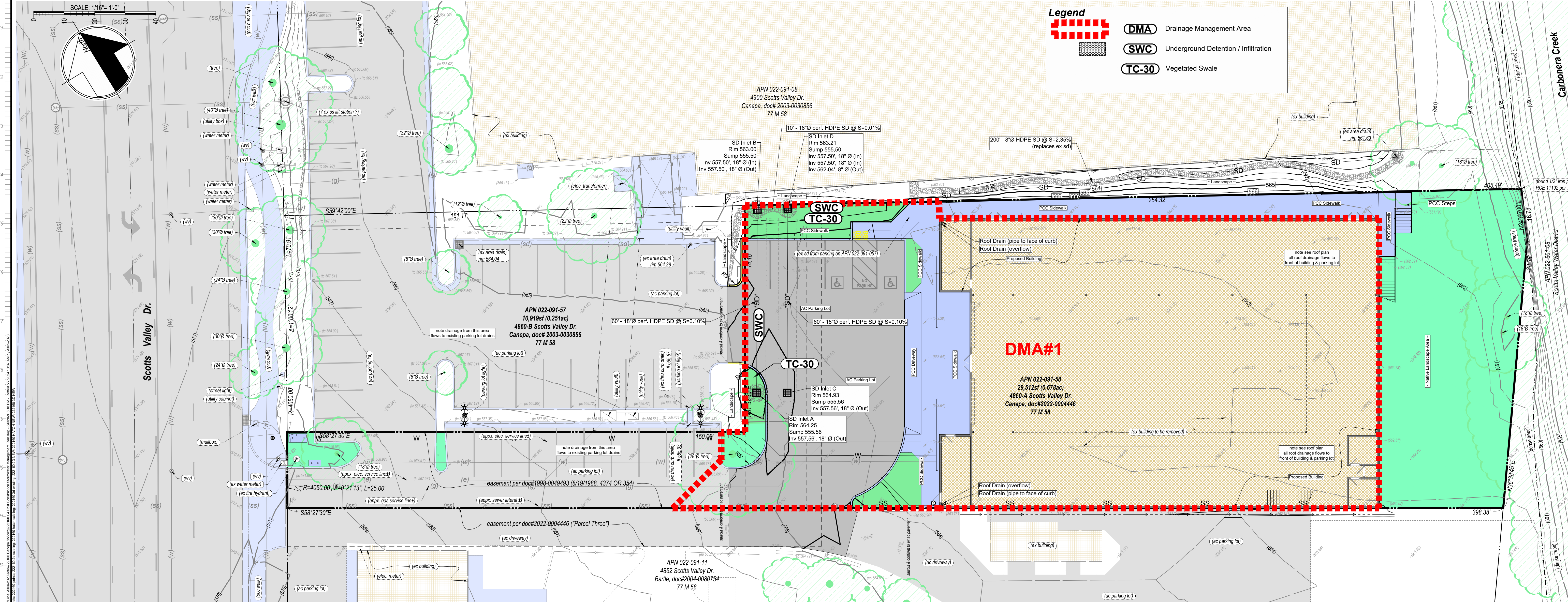
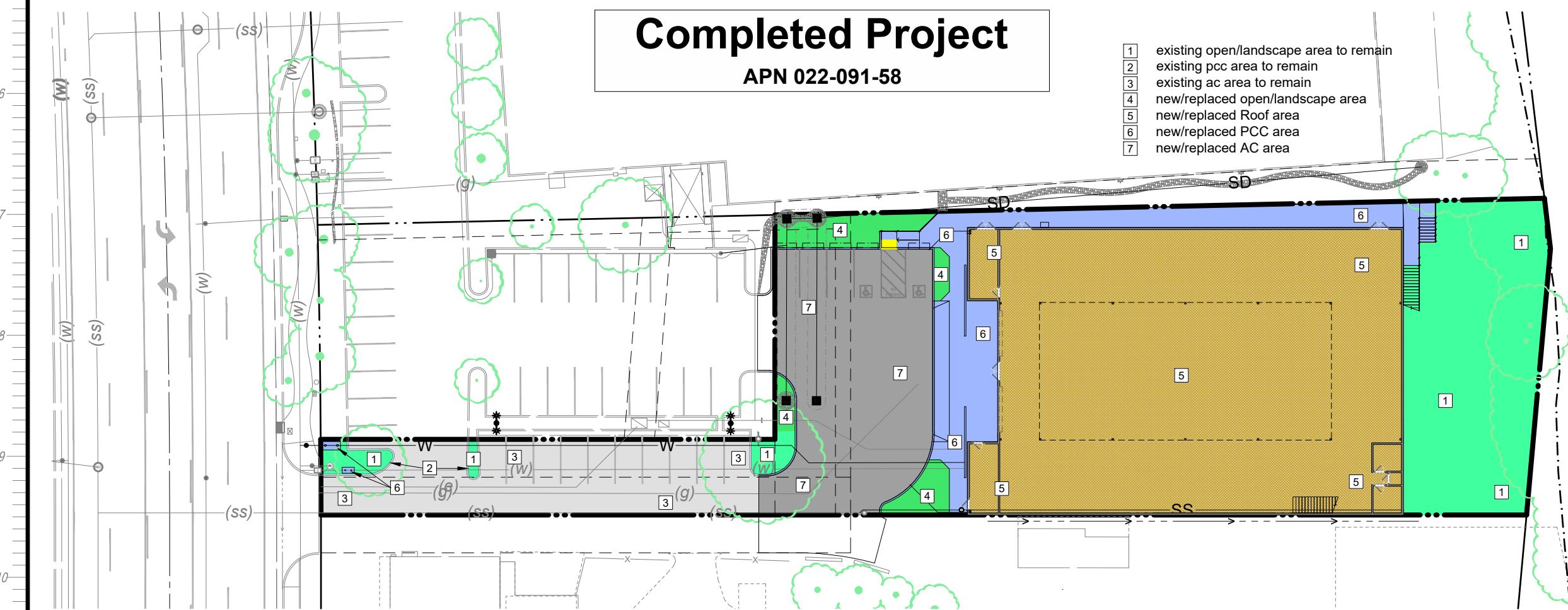
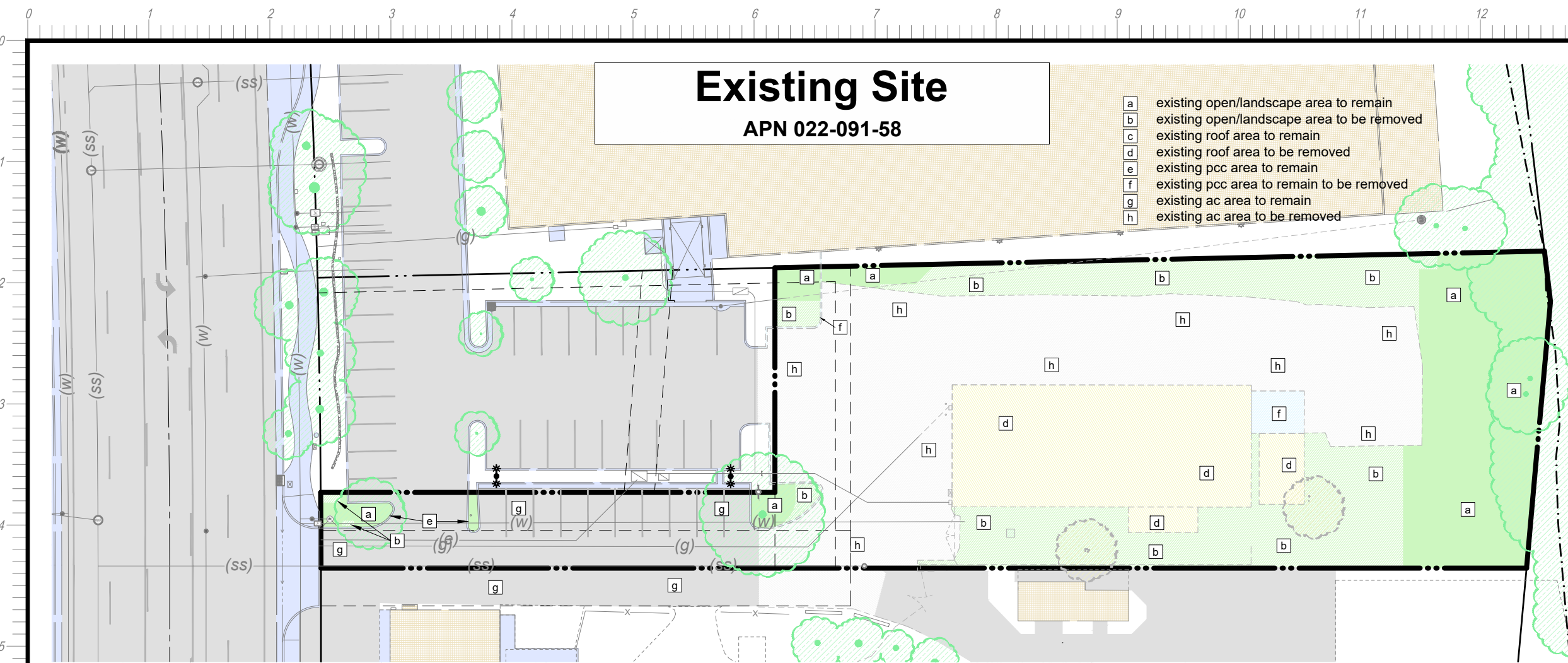
PROFILE: X-Section A
SCALE H: 1"=16' SCALE V: 1"=8'

05/07/2024 10:29 AM
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ALLEN T. ANDRUE
C58384
EXP. 12-31-2024
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MH engineering Co.
Morgan Hill, CA 95037

Grading & Drainage Plan
Canepa - 4860 Scotts Valley Dr.

DATE: 2024-05-07
SCALE: 1/16" = 1'-0"
JOB NO: **222160**
DRAWN BY: AS
CHECKED BY: g
SHEET: **C3**
OF: .



Drainage Areas - Impervious / Pervious Areas

APN 022-091-58

Area	Pre Project		ex to be removed	ex to remain	New	Completed Project	
A _{planted & open areas}	11,086	38%	5,981	5,105	868	5,973	20.2%
A _{roofs}	4,521	15%	4,521	0	13,210	13,210	44.8%
A _{pcc-walks/parking}	336	1%	291	45	2,727	2,772	9.4%
A _{acc-streets}	13,569	46%	10,271	3,298	4,259	7,557	25.6%
A _{total}	29,512	100%				29,512	100%
A _{impervious}	11,086	38%				5,973	20.2%
A _{non-impervious}	18,426	62%				23,539	79.8%

Multi-Family, Commercial, and Others - Project Data Form

Project Name: Canepa

Application/Permit No: APN 022-091-58

Address: 4860-A Scotts Valley Drive

A. Development Type: New Development
Redevelopment/Remodel

B. Impervious & Pervious Data:

Pre development: Impervious = 18,426 SF

Post development: Existing Impervious to Remain = 3,343 SF
Replaced Impervious = 0 SF
New Impervious = 20,196 SF
Total = 23,539 SF
Reduced Impervious Area Credit = 0 SF

Combined New & Replaced Impervious = 20,196 SF
Net Impervious Area = 20,196 SF

Note: Net Impervious Area = (Replaced Impervious Area + New Impervious Area) - Reduced Impervious Area Credit

C. Performance Tier (Automatically determined from calculations above)

(≥2,500 SF of new and replaced, <5,000 SF of net impervious) Tier 1 =
(≥5,000 SF of net impervious; <15,000 SF of new and replaced) Tier 2 =
(≥15,000 SF of net impervious; <22,500 SF of new and replaced impervious area) Tier 3 =
(≥22,500 SF of new and replaced) Tier 4 =

D. BMP Requirements

WMZ = 1 (Enter Watershed Management Zone 1, 2, 3, 5, or 9; see map on 2nd page)

WMZ	Tier 1 - BMP & Runoff Reduction	Tier 2 - Water Quality	Tier 3 - Runoff Reduction	Tier 4 - Peak Management
1	Required	Required	95th - Optimize Infiltration	-

E. Reporting Requirements

Tier	Simple Stormwater Control Plan	Stormwater Control Plan	Operation & Maintenance Plan	Maintenance Agreement
3	-	Required	Required	Required

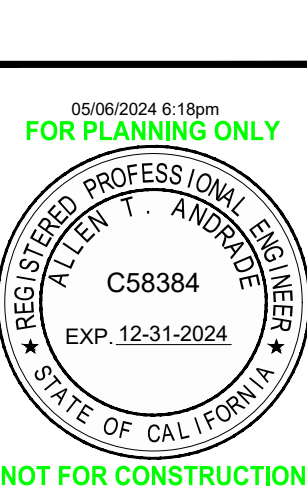
Notes:

1. Tier 3 or 4 projects that require "Optimize Infiltration" shall design stormwater management facility to provide infiltration as the first priority method of mitigation. Compliance for the retention of the remaining volume must be achieved via storage, rainwater harvesting and/or evapotranspiration.

2. Where optimize infiltration is not required, compliance must be achieved via storage, rainwater harvesting, infiltration, and/or evapotranspiration.

3. 85th Percentile 24-hour rainfall depth = 1.5" and 95th Percentile 24-hour rainfall depth = 2.0"

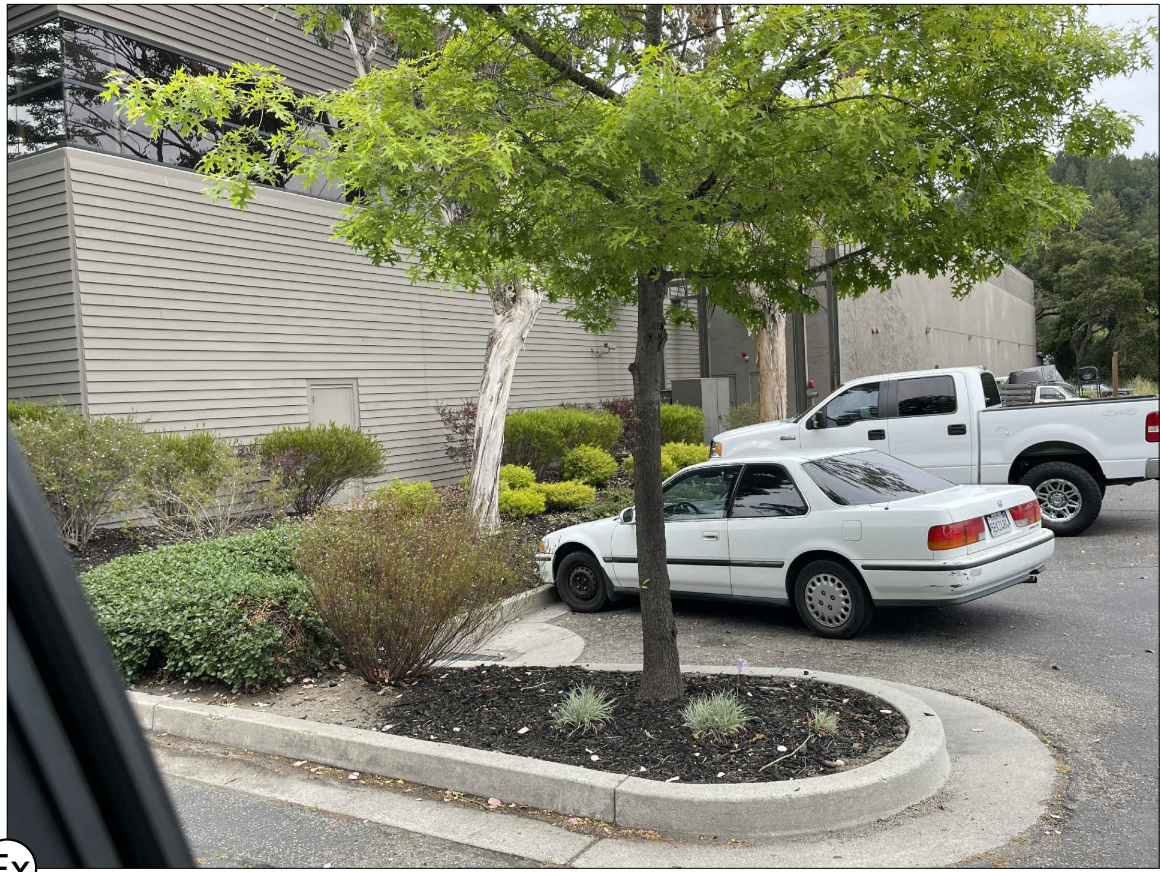
- Storm Water Control Plan:**
- Project Information:
Project Name: Canepa (U23-002, DR23-002, EA 23-005)
Site Address: 4860-A Scotts Valley Drive, Scotts Valley CA 95066
Assessor's Parcel Number: APN 022-091-58
 - Owner/Responsible Party for Stormwater maintenance:
Bruce Canepa
4900 Scotts Valley Dr.
Scotts Valley, CA 95066
(831) 430-9940 / bruce@canepa.com
 - Stormwater Control Facilities:
 - site housekeeping (BMP-1)
 - vegetated swales (BMP-2)
 - storm drain inlets (BMP-3)
 - perforated pipe set in drainrock (BMP-4)



MH engineering Co.
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Post-Construction Stormwater Management Plan
Canepa - 4860 Scotts Valley Dr.

DATE: 2024-05-07
SCALE: 1/16" = 1'-0"
JOB NO: 222160
SHEET: C4
OF: 1



Ex - Typical - existing site landscape to remain as-is

Proposed Landscape Shrubs



S1 - PITTOSPORUM T. 'VARIEGATA'
Variegated Mock Orange



S2 - RHAPHIOLEPIS U. 'MINOR'
Dwarf Yeddo Hawthorn



S3 - DIETES G. 'VARIEGATA'
Striped Fortnight Lily



S4 - TULBAGHIA V. 'TRI-COLOR'
Tri-color Society's Garlic

Proposed Landscape Groundcover



G1 - SATUREJA DOUGLASII
Yerba Buena



G2 - OSTEOSPERMUM F. 'WHITE'
Freeway Daisy

Proposed Landscape Trees



T1 - QUERCUS PALUSTRIS
Pin Oak

existing tree table			
Tree #	Tree Diameter	Tree Species	remain / remove
1	18"Ø	valley oak	to remain
9	28"Ø	live oak	to remain
2	18"Ø	valley oak	to remain
3	18"Ø	valley oak	to remain
6	12"Ø	eucalyptus	to remain
5	22"Ø	eucalyptus	to remain
4	18"Ø	valley oak	to remain
7	6"Ø	pin oak	to remain
8	8"Ø	pin oak	to remain
10	18"Ø	eucalyptus	to remain
11	24"Ø	redwood	to remain
12	30"Ø	redwood	to remain
13	24"Ø	redwood	to remain
14	18"Ø	redwood	to remain
15	30"Ø	redwood	to remain
17	4"-8"Ø	acacia	to be removed
16	(3) 4"-8"Ø	acacia	to be removed

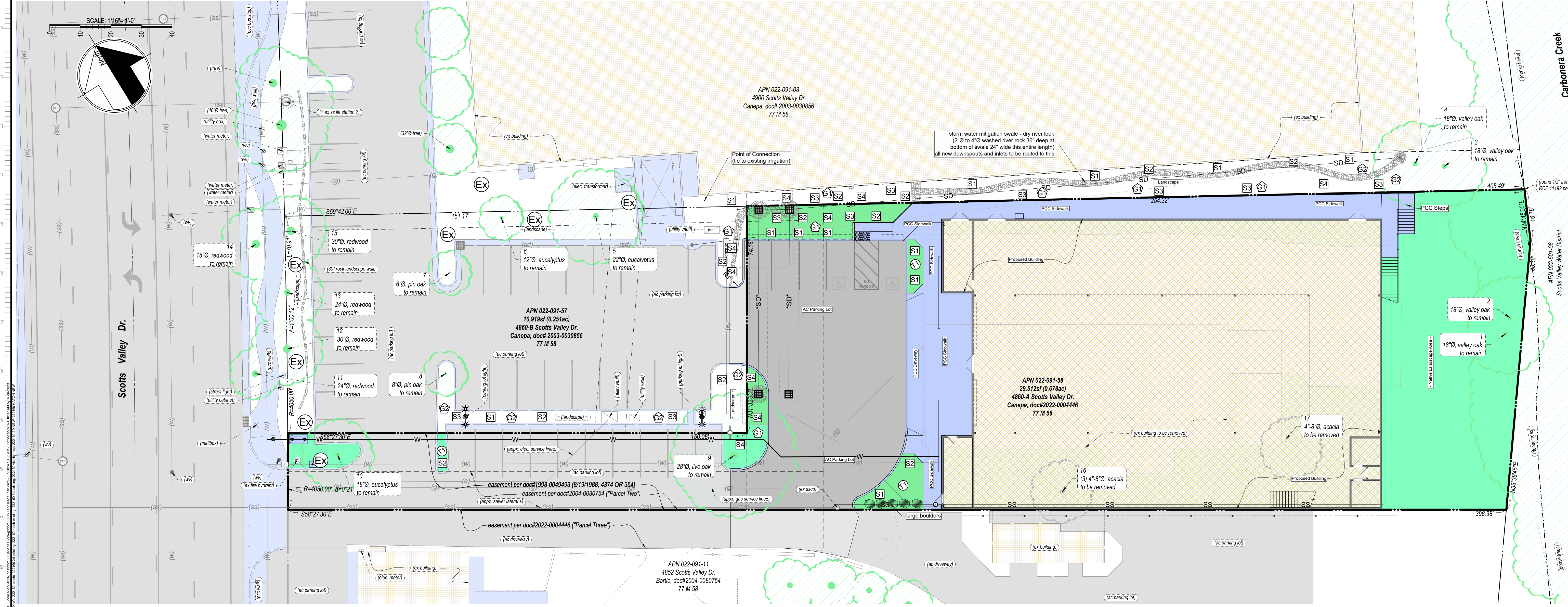
trees to be removed are limited to these two which are in the proposed building footprint

Landscape Plant List

type	Botanical Name	Common Name	Size	Qty.	Water Use
Tree	Quercus palustris	Pin Oak	24" box	3	Low
Shrub	Pittosporum t. 'Variegata'	Variegated Mock Orange	5gc/1gc	18/18	Low
Shrub	Rhaphiolepis U. 'Minor'	Dwary Yeddo Hawthorn	5gc/1gc	18/18	Low
Shrub	Dietes G. 'Variegata'	Striped Fortnight Lily	5gc/1gc	18/18	Low
Shrub	Tulbaghia V. 'Tri-Color'	Tri-color Society's Garlic	5gc/1gc	18/18	Low
Vine	none				
GC	Satureja DouglasII	Yerba Buena	1gc	338sf	Low
GC	Oseospermum F. 'White'	Freeway Daisy	1gc	337sf	Low
native landscape area adjacent to creek (existing to remain)				4,554sf	none
Ground Cover: (shall provide 100% coverage within 1 year)					

Landscape Area Breakdown

29,512sf = Total Project Property Area
5,973sf = Total Landscaped Area on Project site (20.2%)
4,661sf = ex Native Riparian area to remain undisturbed (no irrigation)
1,312sf = New irrigated landscaped area (extension of ex parking lot landscape)



NOT FOR CONSTRUCTION

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Landscape Plan
Canepa - 4860 Scotts Valley Dr.

DATE: 2024-05-07
SCALE: 1/16" = 1'-0"
JOB NO: 222160
SHEET: C5
DRAWN BY: AS
CHECKED BY: GE

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING CONDITIONAL USE PERMIT U23-002 AND DESIGN REVIEW DR23-002 TO DEMOLISH AN EXISTING 3,985 SF BUILDING AND CONSTRUCT A NEW 17,660 SF ONE-STORY BUILDING TO STORE PRIVATE COLLECTOR CARS AND HOST PRIVATE EVENTS AND GATHERINGS AT 4860 SCOTTS VALLEY DRIVE // APN 022-091-057, 022-091-058

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Bruce Canepa for Use Permit No. U23-002 and Design Review No. DR23-002 for the Canepa project located at 4860 Scotts Valley Drive; and,

WHEREAS, the applicant has presented substantial evidence which supports the application; and

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and

WHEREAS,, the project is categorically exempt from CEQA [Class 15332];

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on June 13, 2024.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption [Class 15332] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby make the following findings as further clarified in the staff report dated June 13, 2024:

Use Permit

1. **The location of the new building is in accordance with the objectives of the zoning ordinance and the purposes of the zoning district in which the site is located.** The project meets the requirements of this finding in that the project will provide an amenity to the community, consistent with the broad purpose and objectives of the General Plan and the C-S zone.
2. **The establishment, maintenance, or operation of the new building will**

not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The proposed new building meets the requirements of this finding in that the proposed showroom and event gathering space is expected to be a low intensity use. It is anticipated that gatherings would occur only 6-8 weekend days per year and would include no more than 30 guests at a time and there would be no full-time employees working on-site. In addition, the proposed use is not anticipated to have a significant parking impact.

Design Review

1. **The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood;** The proposed new structure is compatible in size and scale to existing structures in the area and the existing Canepa Headquarters building located adjacent to the site.
2. **Materials, colors, proportion, mass and detail. All structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures;** The building design includes the use of brick walls, high glass clearstory windows and entry glazing. Two glass roll-up entry doors would be concealed behind metal rolling doors for client vehicular access to the interior. The proposed new building will not exceed the maximum height limit of 35 feet. The proposed materials, colors, proportion, mass, and detail of exterior improvements will be compatible with the surrounding neighborhood.
3. **The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;** Signage complies with the signage requirements in SVMC Section 17.56 Signs, and consists of one building address sign on the front elevation of the building. The sign consists of dark bronze raised channel letters with a white paint square background frame.
4. **Landscaping and Irrigation. Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.** The proposed project would maintain most of the existing landscaping on site and the existing native riparian area to the rear of the building would remain undisturbed. Proposed new landscaping is minimal and

isolated to areas adjacent to the existing landscape irrigation system. No trees are proposed to be removed with the exception of non-native acacia trees that have been removed in accordance with the biological resources report prepared for the project which encourages removal of all non-native trees.

5. **The size, location and arrangement of on-site parking and paved areas;** Based on review of proposed on-site parking for the site, the size, location, and arrangement of on-site parking complies with City parking requirements.
6. **Ingress, Egress and Internal Traffic Circulation. All the above factors shall be related to the setting or established character of the neighborhood or surrounding area.** Ingress, egress, and internal traffic circulation will be provided in compliance with City requirements. Access to the site is currently provided via Scotts Valley Drive and is not proposed to change.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit U23-002 to demolish an existing 3,985 sf building and construct a new 17,660 sf one- story building to store private collector cars and host private events and gatherings, located at 4860-A Scotts Valley Drive // APN 022-091-057, 022-091-058, subject to the conditions set forth in the attached Exhibit A which are incorporated herein by this reference.

SECTION 5: Use Permit U23-002 shall lapse and shall become void two years from the date of this resolution unless prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regular meeting held on the 13th day of June 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

EXHIBIT A

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.
3. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.
4. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense.

PLANNING DEPARTMENT

5. At the direction of the City Attorney the property owner shall prepare documentation to establish the required shared parking plan. At a minimum the parking plan shall designate the off-street parking and the structures to be served, with legal descriptions of both sites, and certify that the off-street parking facility shall not be used for any other purpose unless the restriction is removed by resolution of the Planning Commission. The shared parking plan documentation shall be reviewed and approved by the City Attorney and finalized prior to issuance of a Building Permit for the project.
6. The colors, materials, size, location, and design of the improvements shall match the approved plans and material boards for all buildings. Modifications to the approved project may require approval at the discretion of the Community Development Director.
7. The operation of the use shall be limited to the description of use provided in the application.

8. Bicycle parking racks shall be installed prior to occupancy of the building. The location and type shall be approved by the Community Development Director prior to installation.

Design

9. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
10. All mechanical equipment shall be screened from public view.
11. The outdoor storage of material is prohibited.

Landscaping

12. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.
13. The landscaping improvements shall be permanently maintained and irrigated.

Signs

14. Signage shall be consistent with the signage included in the plan set, titled "New Building for Canepa," dated 7.28.2023.

Lighting

15. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.
16. Parking lot light shall be minimized to the minimum necessary for security when the parking lot is not in use.

Biological Resources

17. All recommendations in the Biological Resources Evaluation prepared by Albion and dated March 2024 are incorporated as conditions of project approval.

Grading

18. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
19. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
20. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.

Archeology

21. The project is located in an area of sensitivity for archaeological resources. If the project requires soil to be moved, monitoring by a qualified archaeologist shall be required.
22. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50 feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.
23. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.
24. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary

debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

25. If human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e). In general, these provisions require that the County Coroner shall be notified immediately. If the remains are found to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours. The most likely descendant of the deceased Native American shall be notified by the Commission and given the chance to make recommendations for the remains. If the Commission is unable to identify the most likely descendent, or if no recommendations are made within 24 hours, remains may be reinterred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance. If recommendations are made and not accepted, the Native American Heritage Commission will mediate the problem.

Public Works Department

26. Prior to issuance of a building permit, applicant shall provide infiltration testing.
27. Prior to issuance of a building permit, applicant shall provide geotechnical approval that the adjacent building foundation can accommodate the additional hydrostatic pressure with the system closer than 10' from the foundation.
28. Applicant shall obtain separate building permits for the adjacent property work and permits must be submitted with other owner authorizations. Easements shall provide safe overflow on the adjacent properties.
29. Prior to issuance of a building permit, applicant shall provide geotechnical approval that confirms the proposed undercutting of the foundation on the adjacent property (APN 022- 091-08), will not produce adverse effects.
30. Prior to issuance of a building permit, applicant shall provide final grading details for the drainage pathway from the adjacent property (APN 022- 091-11), compliant with Section 1804.4, of the California Building Code, and those details shall be submitted as a condition of approval for the building permit.
31. Prior to issuance of a building permit, applicant shall provide erosion and sediment control plans.
32. Prior to issuance of a building permit, the grading plan shall be revised to show all slopes with grades and corresponding grade breaks including at the intersection of the driveway and the new parking lot.

33. Prior to issuance of a building permit, applicant shall revise plans to show the new and replaced impervious area calculations including all onsite and offsite work. If regrading parts of the offsite driveway or neighboring property, these areas shall be included in the impervious area calculations.

Stormwater

34. Prior to issuance of a building permit, plans shall be revised to show that the Drainage Management Areas constitute the entire area that drains to the stormwater control measures and shall include all upstream areas including offsite areas if necessary.
- a. If connecting the existing area drain in the adjacent parking area to the new best management practice (BMP), it shall be included in the tributary area and flow rate calculations. If excluding this upstream area from the BMP, it should not be connected to the retention system.
35. Prior to issuance of a building permit, plans shall be revised to show the retention calculations for the swales which includes elevations above the invert out for retention structure and above the rims for the storm drain (SD) structures listed. Plans shall clarify how this area is a retention area and not detention area. Retention areas shall be below the outlet elevation.
36. Prior to issuance of a building permit, plans shall be revised to provide calculations showing that the capacity of swales/SD pipe are adequate for the flow from all upstream areas for the 25-year storm events.

Scotts Valley Fire Protection District

37. Prior to issuance of a building permit, building occupancy is required to be addressed and all requirements shall be incorporated into the plan.

Name and Signature of Property Owner

4860 Scotts Valley Drive Biological Resources Evaluation

Scotts Valley, California

Prepared for Valkyrie Construction Management, LLC



ALBION 
MARCH 2024

Scotts Valley Drive Biological Resources Evaluation

Scotts Valley, California

March 2024
J2024-007.01
Photo Credit: Sandra Menzel

Prepared for

Valkyrie Construction
Management, LLC

Prepared by

Sandra Menzel, M.S.

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Project Description

1

In February 2024, Valkyrie Construction Management, LLC contracted with Albion Environmental, Inc. (Albion) to complete a Biological Resources Evaluation prior to proposed construction at 4860 Scotts Valley Drive (APN: 022-091-057 and 022-091-058), City of Scotts Valley, Santa Cruz County, California (Figure 1). The proposed construction project is for a new 17,660-ft² one-story building with 16 on-site parking stalls. Albion's scope of work included conducting a background review and a reconnaissance habitat assessment survey to evaluate potential project impacts to biological resources such as special-status plant and animal species. On 22 February 2024, Albion's senior biologist Sandra Menzel conducted an initial assessment. In this report, we summarize the findings of the background review and the survey.

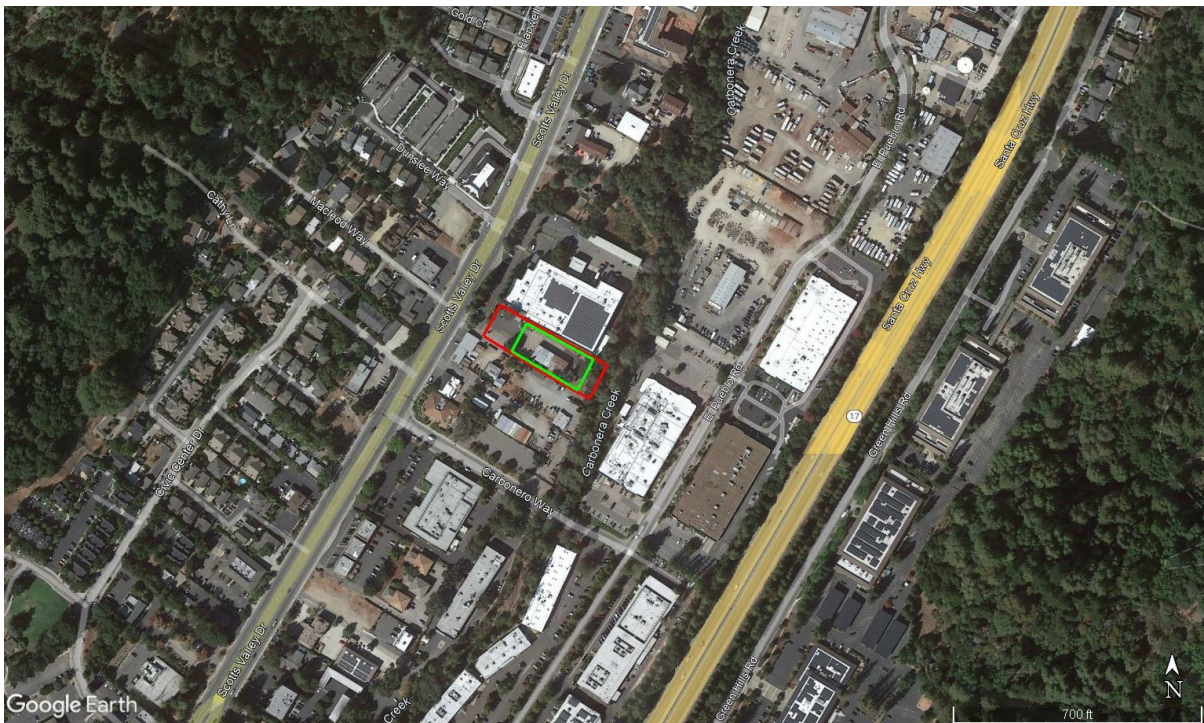


Figure 1. Location of 4860 Scotts Valley Drive, Scotts Valley, CA.

Site Description

2

The parcels APN: 022-091-057 and 022-091-058 are located on the east side of Scotts Valley Drive, north of Carbonero Way in an urban area surrounded by residential and commercial development. The parcels currently contain a parking area and a large metal storage building with a paved driveway (Figure 2 and 3). Carbonera Creek runs along the eastern property line with mature trees in the riparian corridor, including coast live oak, willow, and acacia species. One large acacia cluster grows at the east end of the existing building and a large coast live oak tree is located between the parking area and the existing building. Besides the adjoining riparian corridor, no natural vegetation communities are present within the project area. Topography is flat at an elevation of approximately 600 feet above mean sea level.



Figure 2. Approximate parcel boundary (APN: 022-091-057 and 022-091-058) outlined in red; approximate proposed building footprint outlined in green at 4860 Scotts Valley Drive, Scotts Valley, CA.



Figure 3. View from the east end of the proposed project area at 4860 Scotts Valley Drive, Scotts Valley, CA. (Photographed on 22 February 2024)

Methods

3

BACKGROUND REVIEW

We conducted a records search of online databases to identify sensitive biological resources with potential to occur in the vicinity of the site. We reviewed special-status plant and wildlife species that are listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act; listed or candidates for listing as threatened or endangered under the California Endangered Species Act; designated as fully protected under the California Fish and Game Code; designated as a California species of special concern by the California Department of Fish and Wildlife (CDFW); and/or assigned a California Rare Plant Rank of 1 or 2 by the California Native Plant Society. We reviewed records in the CDFW California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>), California Native Plant Society's Inventory of Rare and Endangered Plants of California (<https://www.cnps.org/rare-plants/cnps-inventory-of-rare-plants>), and the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IpaC) online planning tool (<https://ipac.ecosphere.fws.gov>).

FIELD SURVEY

On 22 February 2024, Albion's senior biologist Sandra Menzel conducted a reconnaissance site assessment of the project area. She inspected the footprint of the project/disturbance area (Figure 2) to identify existing biological resources, including vegetation and wildlife habitat, habitat suitability for special-status plant and wildlife species, and sensitive natural vegetation communities.

Results

4

The background review and the results of the initial field survey conducted on 22 February 2024, indicate that state or federally listed special-status plant species are unlikely to occur in the project area (Table 1). We evaluated 15 state or federally listed special-status wildlife species that have a potential to occur in the project area, mainly in the riparian corridor (Table 2). The eastern property line borders Carbonera Creek and contains sensitive riparian habitat (Figure 4).

SPECIAL STATUS PLANT SPECIES

No special status plant species were detected during the survey. The site is predominantly developed and paved. During the field survey, we recorded several native species including Coast live oak (*Quercus agrifolia*) and willow species (*Salix*), as well as non-native species including acacia species (*Acacia*), Longbeak stork's bill (*Erodium botrys*), Scarlet pimpernel (*Lysimachia arvensis*), stinkwort (*Dittrichia graveolens*), and grass species (*Poaceae*).

Special-status plant species that have potential to occur in the vicinity of the project site are listed and evaluated in Table 1. Based on previous disturbance and development at these two parcels, as well as the urbanized surrounding setting, the occurrence of special-status plant species at the site is unlikely.

Table 1. Special-Status Plant Species potential to occur.

Scientific Name	Common Name	Status (Federal/State/ C RPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Dirca occidentalis</i>	Western leatherwood	None/None/1B.2	Broad-leaved upland forest, Chaparral, Cismontane woodland, Closed-cone coniferous forest, North Coast coniferous forest, Riparian forest, Riparian woodland; Mesic/perennial deciduous shrub/Jan–Mar (Apr)/80–1,390	Low potential to occur. There is marginally suitable habitat present within the riparian corridor. There are no CNDDB occurrences within 5 miles of the project site (CDFW 2024).
<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	None/None/1B.1	Chaparral, Closed-cone coniferous forest, Coastal dunes, Coastal scrub; Gravelly (sometimes), Openings, Sandy (sometimes)/perennial herb/Apr– Sep/35–655	Not expected to occur. There is no suitable habitat for this species present.
<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	Northern curly-leaved monardella	None/None/1B.2	Chaparral, Coastal dunes, Coastal scrub, Lower montane coniferous forest; Sandy/annual	There is no suitable habitat for this species present.

Scientific Name	Common Name	Status (Federal/State/ C RPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Pentachaeta bellidiflora</i>	White-rayed pentachaeta	FE/SE/1B.1	herb/(Apr)May–July (Aug– Sep)/0–985 Cismontane woodland, Valley and foothill grassland/annual herb/Mar–May/115–2,030	Not expected to occur. There is no suitable habitat for this species present.
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcornflower	None/None/1B.2	Chaparral, Coastal prairie, Coastal scrub; Mesic/annual herb/Mar–June/10–525	There is no suitable habitat for this species present.
<i>Trifolium buckwestiorum</i>	Santa Cruz clover	None/None/1B.1	Broad-leaved upland forest, Cismontane woodland, Coastal prairie; Gravelly/annual herb/Apr– Oct/345–2,000	Low potential to occur. There is marginal suitable habitat present. There are recent and historical CNDDDB occurrences within 5 miles (CDFW 2024).

Status Legend

Federal

FE: Federally listed as endangered; FT: Federally listed as threatened

State

SE: State listed as endangered; SR: State listed as rare

California Rare Plant Rank (CRPR)

1A: Plants presumed extirpated in California, rare or extinct elsewhere; 1B: Plants rare, threatened, or endangered in California and elsewhere; 2B: Plants rare, threatened, or endangered in California, more common elsewhere

Threat Rank

0.1: Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat); 0.2: Moderately threatened in California (20%–80% occurrences threatened/moderate degree and immediacy of threat)

SPECIAL STATUS WILDLIFE SPECIES

No special status wildlife species were detected during the survey. The mostly developed and paved project area contains limited habitat for native wildlife. The adjacent riparian corridor offers abundant wildlife habitat.

We observed several bird species during the field surveys, including California scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), dark-eyed junco (*Junco hyemalis*), and Anna's hummingbird (*Calypte anna*); no other wildlife was observed. Suitable nesting habitat for numerous native bird species, which are protected under the Migratory Bird Treaty Act and California Fish and Game Code, occurs in the work area and especially in the riparian corridor.

We evaluated 15 special-status wildlife species that have potential to occur in the vicinity of the project area in Table 2. Avoidance and Minimization Measures to limit potential effects on biological resources during construction are discussed in the recommendations section below.

Table 2. Special-Status Wildlife Species potential to occur.

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
Amphibians				
<i>Ambystoma macrodactylum croceum</i>	Santa Cruz long-toed salamander	FE/FP, SE	Dense riparian vegetation, thick coastal scrub, and oak woodland.	Potential to occur in the riparian corridor.
<i>Aneides flavipunctatus niger</i>	Santa Cruz black salamander	None/SSC	Restricted to mesic forests in the fog belt of the outer Coast Range of San Mateo, Santa Cruz, and Santa Clara counties. Mixed deciduous and coniferous woodlands and coastal grasslands. Occurs in moist streamside microhabitats and is found under rocks, talus, and damp woody debris.	Potential to occur in the riparian corridor. There are CNNDDB occurrences within 5 miles of the project site (CDFW 2024).
<i>Dicamptodon ensatus</i>	California giant salamander	None/SSC	Occurs in wet coastal forests and chaparral near streams and seeps from Mendocino Co. south to Monterey Co. and east to Napa Co. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	Potential to occur in the riparian corridor. There are CNNDDB occurrences within 5 miles of the project site (CDFW 2024).
<i>Rana boylei</i> pop. 4	Foothill yellow-legged frog (central coast DPS)	FPT/SE	Rocky streams and rivers with open banks in forest, chaparral, and woodland.	Low potential to occur. The project site supports marginal habitat for this species.
<i>Rana draytonii</i>	California red-legged frog	FT/SSC	Lowland streams, wetlands, riparian woodlands, livestock ponds; dense, shrubby or emergent vegetation associated with deep, still or slow-moving water; uses adjacent uplands	Potential to occur in the riparian corridor.
Birds				
<i>Agelaius tricolor</i> (nesting colony)	Tricolored blackbird	BCC/SSC, ST	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture.	Not expected to nest or forage. The project site does not support suitable habitat for this species.
<i>Elanus leucurus</i> (nesting)	White-tailed kite	None/FP	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands.	Low potential to nest and forage. The project site contains suitable trees for nesting and marginal open foraging habitat in the project vicinity.
<i>Progne subis</i> (nesting)	Purple martin	None/SSC	Nests and forages in woodland habitats including riparian, coniferous, and valley foothill and montane woodlands; in the Sacramento region often nests in weep holes under elevated freeways	Low potential to nest and forage. The project site supports marginal suitable habitat; however, there are no CNDDDB occurrences within 5 miles of the project site (CDFW 2024).

Scientific Name	Common Name	Status (Federal/ State)	Habitat	Potential to Occur
<i>Riparia riparia</i> (nesting)	Bank swallow	None/ST	Nests in riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with sandy soils; open country and water during migration	Low potential to nest or forage. The project site supports marginally suitable habitat for this species.
<i>Vireo bellii pusillus</i> (nesting)	Least Bell's vireo	FE/SE	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	Not expected to nest or forage. The project site is outside of the known distribution of this species.
Invertebrates				
<i>Danaus plexippus plexippus pop. 1</i>	Monarch butterfly, California overwintering population	FC/None	Wind-protected tree groves with nectar sources and nearby water sources	Low potential to occur. The project site supports marginal nectaring, but not roosting habitat.
Mammals				
<i>Antrozous pallidus</i>	Pallid bat	None/SSC	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Low potential to occur. The project site supports marginal suitable habitat for roosting. There is one CNDDDB occurrences within 5 miles of the project site (CDFW 2024).
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None/SSC	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels.	Low potential to occur. The project site supports marginal suitable habitat for roosting. There are no CNDDDB occurrences within 5 miles of the project site (CDFW 2023).
<i>Neotoma fuscipes annectens</i>	San Francisco dusky-footed woodrat	None/SSC	Forest habitats with a moderate canopy and moderate to dense understory.	Potential to occur. The riparian corridor supports habitat. There is one CNDDDB occurrence within 5 miles (CDFW 2024).
Reptiles				
<i>Emys marmorata</i>	Western pond turtle	None/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Potential to occur. The riparian corridor supports habitat.

Status Legend

Federal

BCC: USFWS—Birds of Conservation Concern; FC: Candidate for federal listing as threatened or endangered; FE: Federally listed as endangered; FPD: Federally proposed for delisting; FPT: Federally proposed for listing as threatened ; FT: Federally listed as threatened

State

FP: CDFW Fully Protected species; SCD: State candidate for delisting; SCE: State candidate for listing as endangered; SE: State listed as endangered; SSC: California Species of Special Concern; ST: State listed as threatened; WL: CDFW Watch List species



Figure 4. View toward the riparian corridor of Carbonera Creek at 4860 Scotts Valley Drive, Scotts Valley, CA. (Photographed on 22 February 2024)

SENSITIVE HABITAT

Carbonera Creek flows along the eastern property line at the proposed project area. We generated a map of the watercourse through the National Wetlands Inventory (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>) database (Figure 5). Carbonera Creek is a federally and state-protected aquatic resource under USACE (Clean Water Act), Regional Water Quality Control Board (Porter-Cologne Water Quality Control Act), and CDFW (California Fish and Game Code Section 1600) jurisdiction. With appropriate setbacks and implementation of Avoidance and Minimization Measures, the project is unlikely to impact the sensitive habitat and wildlife species within.

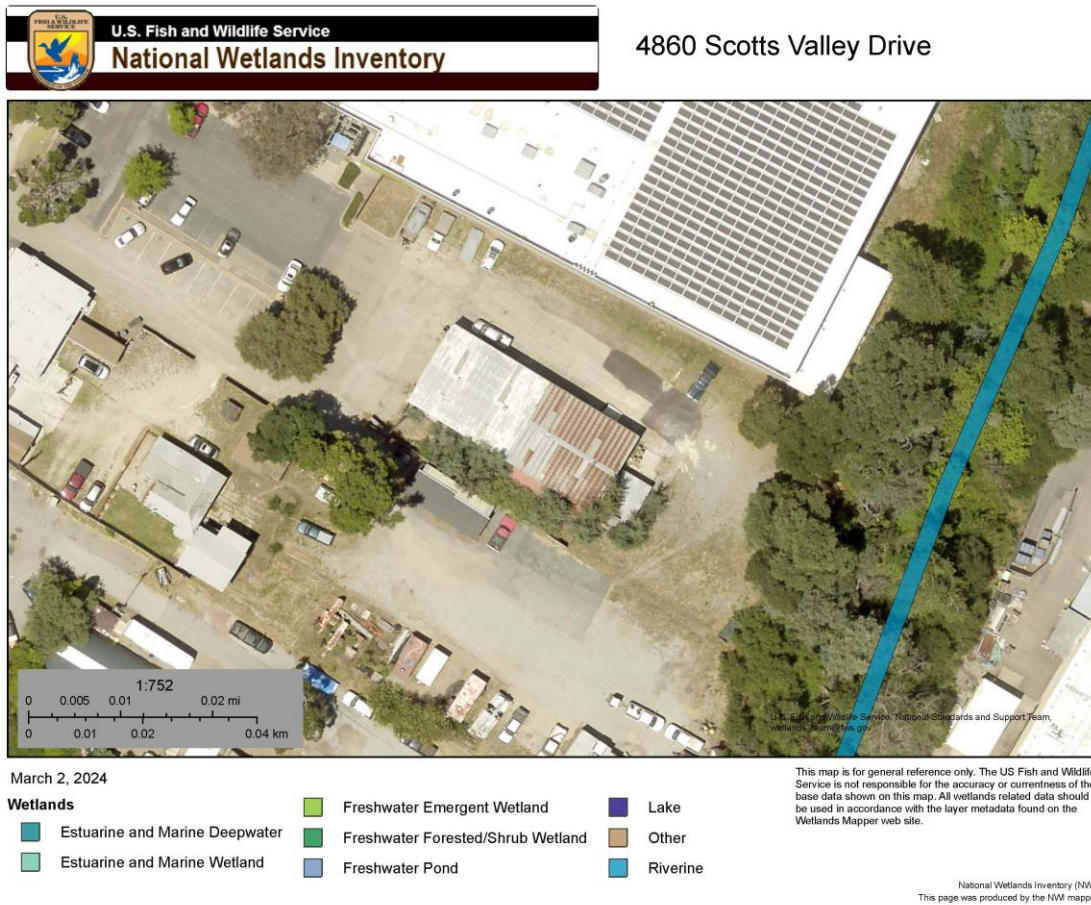


Figure 5. National Wetlands Inventory map of Carbonera Creek at 4860 Scotts Valley Drive, Scotts Valley, CA.

MUNICIPAL CODE CITY OF SCOTTS VALLEY

According to Municipal Code City of Scotts Valley Section 17.20.050 (D), no building shall be located closer than 25 ft from the top of the bank (as defined in Section 17.04.230) of a perennial or intermittent stream. According to the proposed project plans, the building setback will be 38–56 ft from the top of the bank, thus exceeding the setback requirement.

Summary and Recommendations

5

SUMMARY

- a) Special-status plant species are unlikely to occur in the project area
- b) Special-status wildlife species have a potential to occur in the project area
- c) Urban setting and existing development provide limited suitable habitat for special-status species in the project area; suitable habitat is mostly restricted to the riparian corridor
- d) Nesting habitat for native migratory birds is present within the project area
- e) Sensitive riparian habitat with potential occurrence of amphibian and aquatic resources is directly adjacent to the proposed project area.
- f) Avoidance and Minimization Measures will need to be implemented to limit potential effects on biological resources in the project area

RECOMMENDATIONS

Based on an initial assessment, we recommend the following Avoidance and Minimization Measures to limit potential effects on biological resources in the project area:

PLANTS

The building plan does not include removal of native trees. Native trees shall be protected from construction activities. Removal of non-native trees (acacia) is encouraged. Vegetation in the riparian corridor shall be protected with exclusion fencing.

AMPHIBIANS

Exclusion fencing shall be installed and maintained throughout the construction period along the riparian corridor. Exclusion fencing should be connected to the existing building to the north and extended a minimum of 100 ft along the southern property line. Silt fence, or exclusion fencing made specifically for small-sized wildlife (amphibians) is recommended. The bottom of the silt fence must be buried in the ground to exclude small wildlife. Construction staff shall not enter the riparian corridor beyond the exclusion fence.

A qualified biologist shall survey the area immediately prior to the installation of the fencing. Especially if the ground is wet on the day of the installation, a biologist must ensure that no migrating amphibian wildlife species are present within the project area.

BIRDS

The site provides nesting habitat for a variety of native migratory bird species. All native birds and active nests (with eggs or young) are protected by the Migratory Bird Treaty Act and Sections 3503 and 3503.5 of the California Fish and Game Code. If project activities start during the breeding season (February 1–August 31), a nesting bird survey should be conducted no more than 14 days prior to any construction activities or vegetation clearing/tree trimming. A qualified biologist shall conduct a pre-activity nesting bird survey of all potential nesting habitat within the project site, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors where applicable.

If there is a lapse between the survey time and initiation of work activities of 14 days or more, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and a qualified biologist shall determine an appropriate no-work buffer around the nest based on the activity and species, and mark the buffer using flagging and lathe stakes, or a similar marking method. No work shall occur within the buffer until the young have fledged or the nest(s) are no longer active, as determined by the biologist.

INVERTEBRATES

Monarch butterflies are unlikely to roost in the riparian corridor and no preconstruction survey is required.

MAMMALS

Bats may roost in or on the existing building. Prior to demolition, a dusk survey shall be conducted to observe if bats emerge from the building. Additionally, the building shall be inspected for presence/absence of roosting bats and guano.

Dusky-footed woodrats may be present in the riparian corridor. Silt fencing will ensure avoidance of woodrats and no additional action will be required.

REPTILES

Western pond turtles may be present in the riparian corridor. Silt fencing will ensure avoidance of pond turtles and no additional action will be required.

RIPARIAN CORRIDOR

Silt fencing will limit human access to and disturbance of the riparian habitat and no additional action will be required. Construction staff shall not enter the riparian corridor beyond the exclusion fence. Signage shall be installed indicating that access into the riparian corridor is off limits. Silt fencing must prevent sediment runoff from the construction site into the creek to protect potential aquatic and amphibian wildlife.



MEMORANDUM

From: Frederik Venter, P.E. and Anthony Nuti, PE | Kimley-Horn and Associates

To: Susie Pineda | Contract Planner, City of Scotts Valley

Date: May 29, 2024

Re: **Canepa Car Storage Building Trip Generation Analysis**

1. Introduction

This memorandum presents a trip generation analysis of the Canepa Car Storage Building (Project) located at 4860 Scotts Valley Drive in Scotts Valley, CA.

The Project includes a new 17,660 square foot building that consists of the following:

- 13,680 square feet of storage for up to 35 classic private customer cars
- 3,980 square feet of mezzanine space for club member or enthusiast events

It is anticipated that 1-2 current employees in the existing Canepa Museum would provide staff support/contacts for clients with questions or in need of assistance with their cars. The Project plans to expand the existing parking by 16 spaces.

2. Trip Generation

Based on the City of Scotts Valley's *Traffic Impact Studies Guide* (2009), the following criterion is a starting point in determining when a traffic impact study (TIA) is needed if a project:

1. Generates over 50 peak hour trips assigned to a street facility.
2. Generates 20 to 50 peak hour trips assigned to a street facility - and, affected street facilities are experiencing noticeable delay or approaching unstable traffic flow conditions (LOS "C" or "D").
3. Generates 1 to 49 peak hour trips assigned to a street facility - the following are examples that may require a full TIS or some less analysis:
 - a. Affected street facilities experiencing significant delay; (unstable or forced traffic flow conditions LOS "E" or "F").

- b. The potential risk for a traffic incident is significantly increased (i.e., congestion related collisions, non-standard sight distance considerations, increase in traffic conflict points, etc.). Check existing conditions.
- c. Change in local circulation networks that impact a street facility (i.e., direct access to street facility, a non-standard highway geometric design, etc.).

Trip generation has been reviewed for the following:

- Car Storage
- Club Member or Enthusiast Events

Car Storage Trip Generation

As shown in the project Site Plans (7/28/23), the proposed project is a storage facility for classic cars with a capacity of holding 30 to 35 cars. Per email correspondence with the project architect (Ken Rodriques, KRP Architects, 2/13/24), these 35 classic cars will be stored in the new proposed building, which will be accessed on a very limited basis. Approximately 21 cars (i.e., 60%) of these classic cars are private collection of the Client (Bruce Canepa), which will be accessed rarely. The remaining 14 classic cars (i.e., 40%) are owned by individuals, mostly from out of town and who would use the proposed storage facility to ensure that their cars are secure and properly stored/ready to use when needed.

These classic cars may be accessed very few times in a year by their owners, for car shows or planned driving events, typically organized during weekends. During the typical weekday AM (6-8) and PM (4-6) peak periods, a maximum of 1 to 2 trips are anticipated in a week. These classic cars will not be moved from the storage facility daily. During a typical weekend, similar number of trips (i.e., one to two) are anticipated during the weekend peak periods.

The addition of two trips during typical weekday and weekend peak periods, is not anticipated to have an adverse effect on the existing traffic conditions.

Club Member & Enthusiast Events Trip Generation

It is anticipated that the members/enthusiast events will be hosted at the proposed storage facility during weekends. Based on the project description (12/5/23), the following weekend events are anticipated:

- 6-8 weekend events per year
- 5-30 attendees per event can be accommodated at the proposed storage facility.

The existing Canepa Museum site currently hosts weekend events for car enthusiasts, and it is anticipated that similar events will be hosted at the proposed storage facility. The proposed storage facility can accommodate a maximum of 30 attendees at one time and a total of only six

to eight events are anticipated each year. These 30 attendees would generate less than 50 peak hour trips on a weekend.

Due to the infrequent nature of these weekend events, maximum number of attendees that can be accommodate at one time, and estimated number of trips, no adverse effect on existing traffic conditions resulting in increase in delays are anticipated.

3. Vehicle Miles Traveled (VMT) Analysis

As defined in the City of Scotts Valley *Analyzing Vehicle Miles Traveled for CEQA Compliance* (December 2023), the project is exempt from requiring a VMT analysis as it is considered a “Small Project” that generates less than 110 average daily trips (Exhibit 4: Screening Criteria, page 8).

Conclusion

Based on the unique nature of the land uses proposed, there are no standard trip generation guidelines (e.g., Institute of Traffic Engineers [ITE]) available to quantifiably predict future traffic generation. Therefore, profession traffic engineering judgement was used to determine the estimated number of trips that would be generated by the project.

Based on our analysis of the above, the proposed project would not generate sufficient traffic to warrant a TIA per the City of Scotts Valley’s *Traffic Impact Studies Guide* (2009) or a VMT analysis per the City of Scotts Valley *Analyzing Vehicle Miles Traveled for CEQA Compliance* (December 2023), and therefore, no further traffic analysis is necessary.