



AGENDA

Meeting of the
**Scotts Valley Planning Commission
 and Cultural Resources
 Preservation Commission**
In-Person and Remote Access
Date: September 12, 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 9-6-2024 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvally.org .

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 Sarah Winkle, Senior Planner Susie Pineda, Consulting 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.scottsvally.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 REGULAR AGENDA

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

REGULAR 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 Cultural Resources Alteration Permit (CRA23-001) to allow for the demolition of an existing commercial building and construction of two new buildings totaling 52,250 sf in size within areas of moderate and high sensitivity for cultural resources located at 125 Bethany Drive (APN 023-102-15).

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 (U24-001), Design Review Permit (DR24-001), and Environmental Assessment (EA24-001) to change the use of buildings 6 and 9 from manufacturing to mini storage, located on a 29.62-acre site in the Light Industrial (I-L) Zoning District at 440 Kings Village Drive (APNs 022-221-01, -02, -03, -04, -05 and 033-611-01).

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.

City of Scotts Valley Cultural Resource Preservation Commission Staff Report

To: Cultural Resource Preservation Commission

From: Susie Pineda, Contract Planner

Date: September 12, 2024

Subject: Cultural Resource Alteration Application No. CRA23-001
125 Bethany Drive / APN 023-102-15

PROJECT DESCRIPTION: The project proposes a negative declaration, general plan amendment, zone change, planned development zoning and planned development permit, use permit, design review application and cultural resources alteration application to allow for demolition of the existing commercial buildings and construction of a three-story commercial redevelopment, which consists of two buildings totaling 52,250 square foot (sf). (Attachment 2: Sheet A2.1 Site Plan). These buildings would include 10,000 square feet of professional and administrative office space, and 42,250 square feet of space for storage use.

DISCUSSION: The Scotts Valley General Plan, Figure OSC-6 (Cultural Resource Areas) indicates that the subject parcel is located within areas of moderate and high or moderate potential for cultural resources. In compliance with City Regulations, a Cultural Resource application has been submitted for the project.

A Cultural Resource Evaluation dated June 14, 2021, was completed for the project (attached) and concluded that one informally recorded archaeological resource, P-2, is located within or adjacent to the proposed project area. Three additional previously recorded resources are located within a one-quarter mile radius of the proposed project area: CA-SCR-238, CA-SCR-239, and P-44-402. No significant cultural materials, prehistoric or historic, were noted during surface reconnaissance; however, surface visibility was somewhat limited due to existing structures, hardtop surfaces, and landscaping materials. In addition, the proposed project area is located in close proximity to Carbonera Creek, a watercourse along which prehistoric sites have been encountered in the past. Thus, it is recommended that archaeological monitoring be carried out during earth moving activities for the proposed project.

The implementation of standard conditions of approval for development will ensure that that no cultural resource, archaeological, or human remains will be destroyed if discovered during project grading or other subsurface work. As part of the standard conditions of approval, the project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance.

RECOMMENDATION: Due to the sensitive nature of the site, it is recommended that the site be monitored during construction. Staff recommends that the Cultural Resource Preservation Commission approve CRA23-001, subject to standard conditions of approval in Exhibit A.

ATTACHMENTS:

1. Conditions of Approval
2. Location Map
3. Proposed Project Site Plan and Preliminary Grading Plan

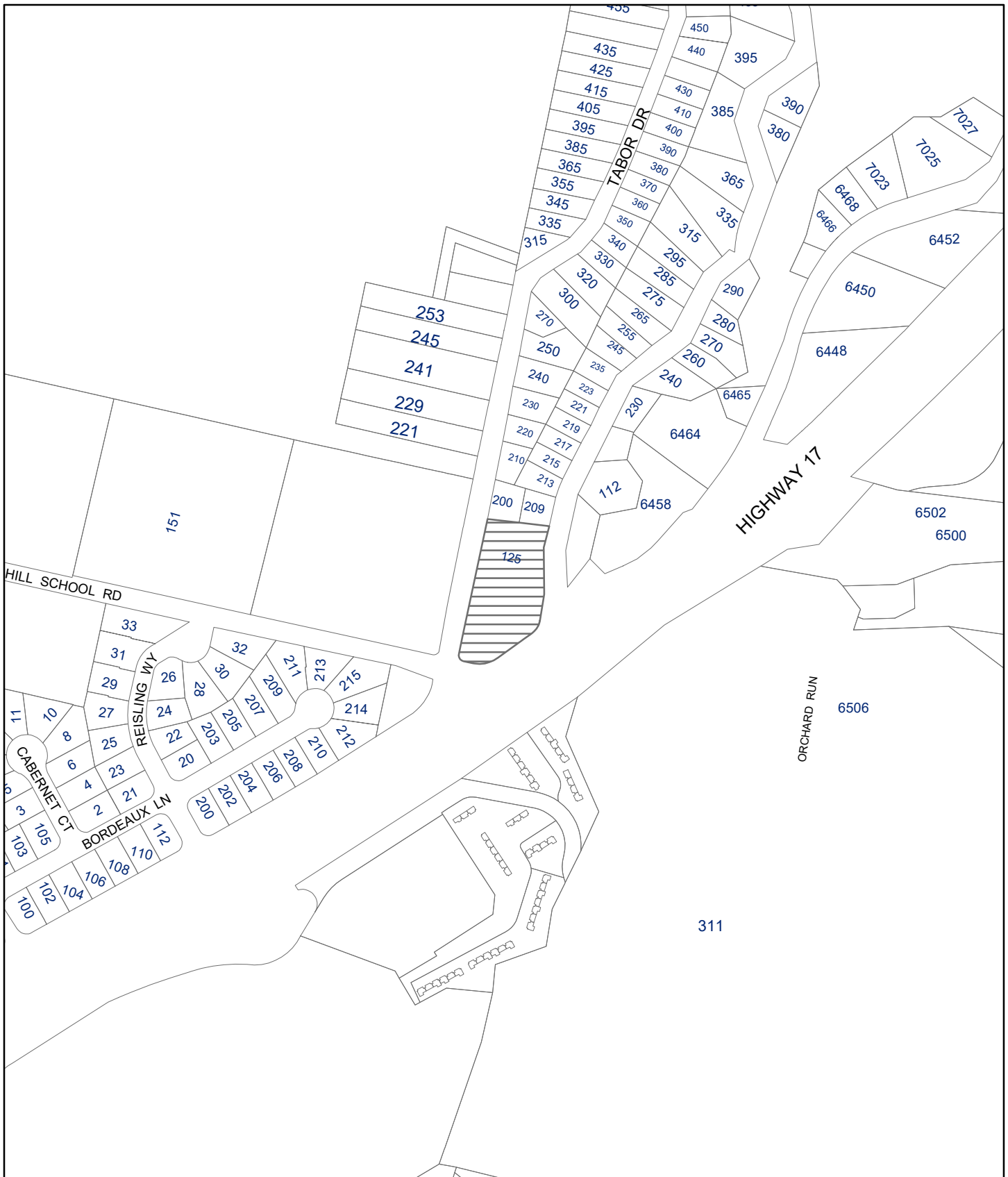
Confidential Documents Not for Public review:

4. Cultural Resource Evaluation of the Heritage Real Estate Ventures, LLC Project at 125 Bethany Drive, dated 06/15/2021

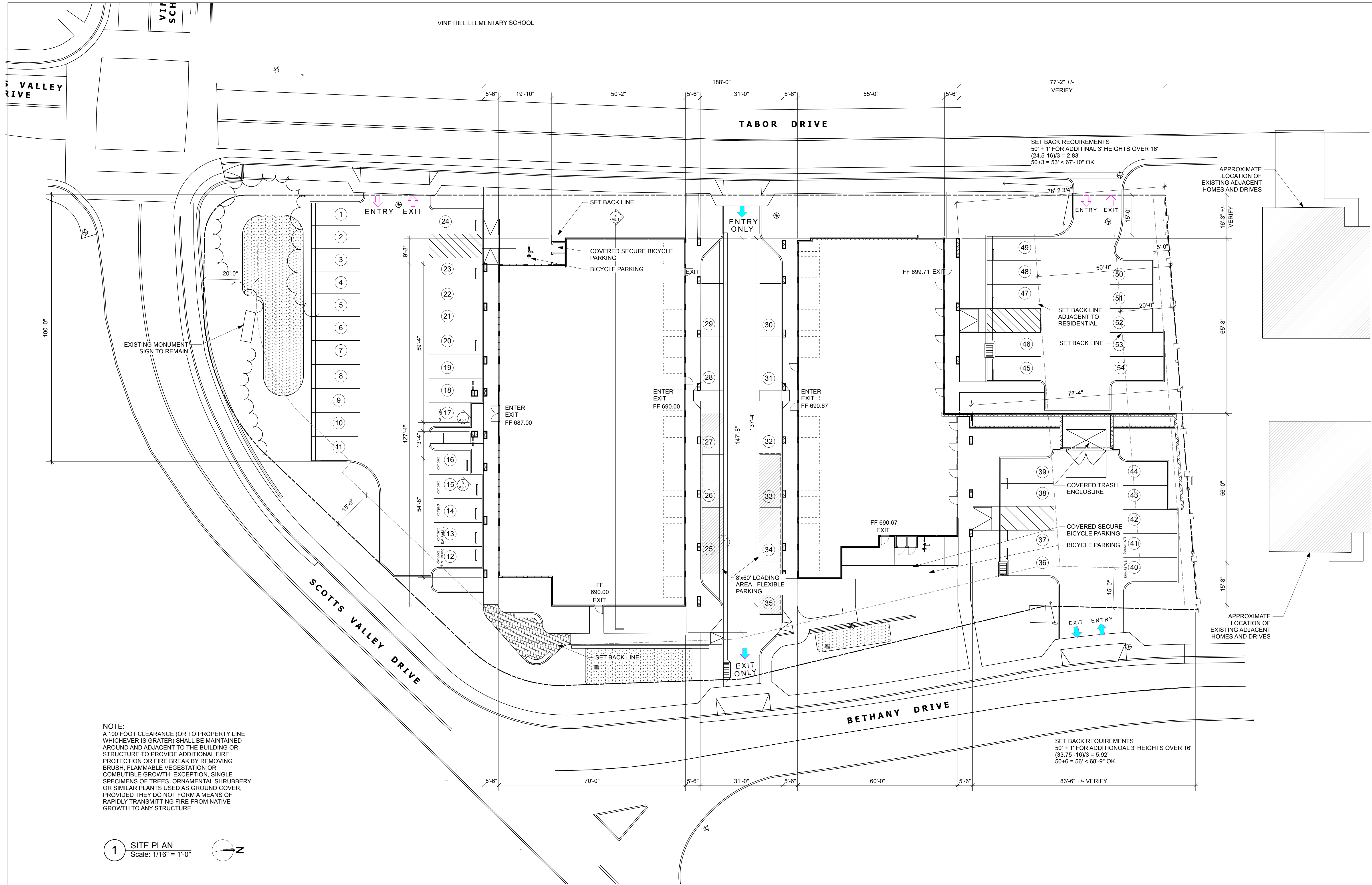
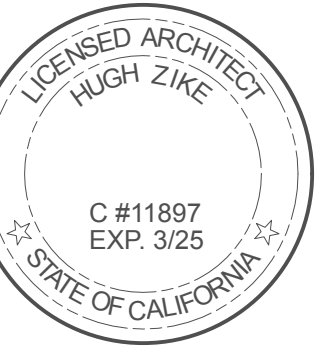
EXHIBIT A
CONDITIONS OF APPROVAL

1. Monitoring of all earthmoving construction activities shall be conducted by a qualified archaeologist. Prior to issuance of a building permit, the applicant shall provide proof of a contract with a qualified archaeologist which provides on-site monitoring of earthmoving activities.
2. If any important cultural remains are discovered, all earth disturbing work within fifty (50) meters (150 feet) of the find shall be immediately halted to allow for the inspection, evaluation and as necessary, the recovery of such remains, **or capping or other measure to preserve find**, prior to resumption of the grading or other earth-disturbing construction activities. It may be necessary to resume grading or excavation activities under the direction of the supervision of archaeologist in order to locate or expose cultural remains.
3. A final monitoring report prepared by the project archaeologist shall be submitted to and approved by the City prior to issuance of any permits for construction of structures on the site.

125 Bethany Drive / APN 023-102-15

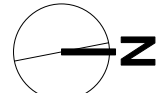


VINE HILL ELEMENTARY SCHOOL



NOTE:
A 100 FOOT CLEARANCE (OR TO PROPERTY LINE WHICHEVER IS GRATER) SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING BRUSH, FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH. EXCEPTION, SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVER, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.

1 SITE PLAN
Scale: 1/16" = 1'-0"



1/16" = 1'-0"																
No.																
A2.1																
of																
Total Sheets																
Sheet the																
ARCHITECTURAL SITE PLAN																
Consultant																
838 WESTERN DR 125 BETHANY DRIVE SCOTTS VALLEY, CA APN 023-102-15																
831-818-5808																
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THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF THE ARCHITECT. IT IS AN INSTRUMENT OF SERVICE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. THE ARCHITECT'S ELECTRONIC TRANSFER OF DATA SHALL BE LIMITED TO THE DATA SET FORTH ON THIS SHEET. 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SCOTT VALLEY DRIVE

TABOR DRIVE

SCOTT VALLEY DRIVE

BETHANY DRIVE

STATE HIGHWAY 17

GENERAL GRADING NOTES

1. SURFACE VEGETATION PRESENT AT THE TIME OF CONSTRUCTION SHOULD BE STRIPPED TOGETHER WITH ORGANIC LADEN TOPSOIL. THE ACTUAL DEPTH SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION. FOR PLANNING PURPOSES THE AVERAGE DEPTH MAY BE ASSUMED TO BE 3-INCHES IN VEGETATED AREAS.
2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE SOILS ENGINEER.
3. THESE SOILS WILL NEED TO BE PROCESSED; MOISTURE CONDITIONED AND RECOMPACTED AS ENGINEERED FILL. AT A MINIMUM, SUBGRADE SHOULD BE SACRIFICED TO A DEPTH OF 8-INCHES; MOISTURE CONDITIONED AND RECOMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
4. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
5. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
6. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST ADDITION OF THE UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
9. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PROJECT.
10. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
12. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
13. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 300 FOOT RADIUS OF THE FIND. ARCHEOLOGIST SHALL BE PRESENT ON SITE DURING ALL EARTH MOVING ACTIVITIES.

EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACT, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	770	1980

NET VOLUME = 1210 CU.YDS. OF FILL

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 45,600 (REFER TO IMPERVIOUS AREA TABLE ON C2.1)

PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION

- DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM WALKWAYS ONTO VEGETATED AREAS
- DIRECT RUNOFF FROM DRIVEWAYS ONTO VEGETATED AREAS

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT

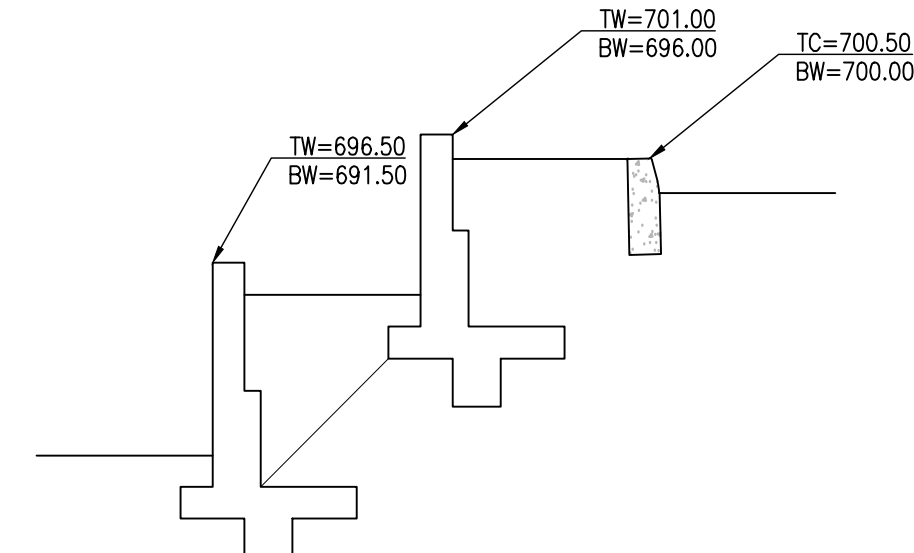
- BIO-RETENTION TREATMENT SYSTEM

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION

- RETENTION WITHIN ROCKED SECTION OF BIOFILTRATION SYSTEM
- PERFORATED PIPE SHALL BE SET ABOVE RETENTION VOLUME IN ORDER TO OPTIMIZE INFILTRATION

PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT

- PEAK MANAGEMENT WILL BE ADDRESSED BY DETAINING STORM WATER ABOVE LIMIT OF RETENTION AND HAVE A RESTRICTOR ON THE OUTLET STRUCTURE TO RELEASE WATER AT A PRE-DEVELOPMENT RATE

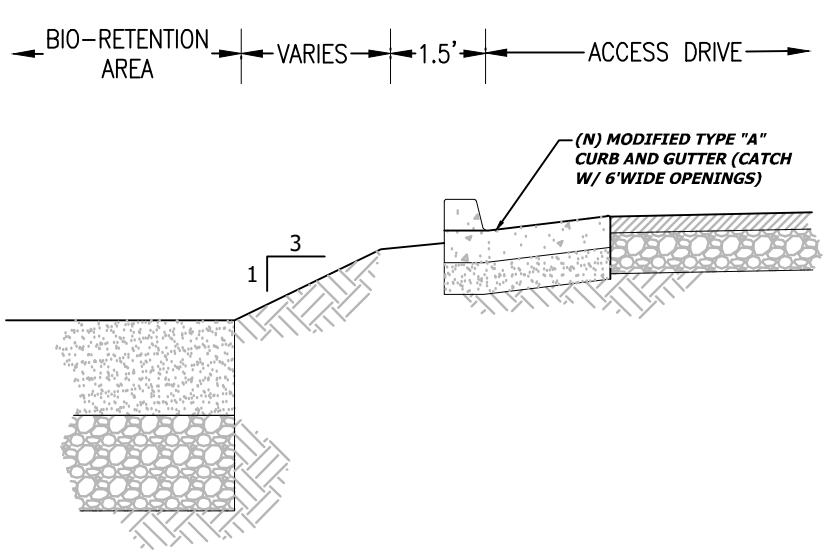


2 WALL X-SECTION

Scale: NTS



Call Two Working Days Before You Dig!



1 ACCESS DRIVE DRAINAGE TO BIO-RETENTION AREA

Scale: 1" = 3'

REVISIONS	BY
1 CITY COMMENTS DATED 11/19/21	TC
2 FIRE COMMENTS DATED 08/24/23	TC

GRADING AND DRAINAGE PLAN



C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4440 Scotts Valley Drive, Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

BETHANY PROFESSIONAL
COMMERCIAL PROPERTY
125 BETHANY DRIVE
SCOTT VALLEY, CALIFORNIA

Date:	11.13.20
Scale:	1" = 20'
Drawn:	TC/JB
Job:	338-40
Sheet:	C3.1
Of 12 Sheets	

9/12/2024

City of Scotts Valley PLANNING COMMISSION STAFF REPORT

Date: September 12, 2024

**Applicant/
Property Owner:** Sylvester Ramirez, Devcon Construction/Kings Village, LLC

Applications: Use Permit U24-001
Design Review DR24-001
Environmental Assessment EA24-001

Location: 440 Kings Village Road
022-221-01, 02, -03, -04 -05 and 022-611-01

General Plan/Zoning: Light Industrial/I-L

Environmental Status: Exempt (Class 15301 Existing Facilities)

Request: Consideration of a Use Permit, Design Review Permit and Environmental Assessment to change the use of buildings 6 & 9 from manufacturing to mini storage, located on a 29.62-acre site located at 440 Kings Village Road

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.

PROJECT LOCATION/BACKGROUND

The project site (APN 022-221-01, -02, -03, -04, -05 and 022-611-01) is located at 440 Kings Village Road (Attachment 1: Location map) on the site formerly occupied by Aviza Technology. Primary access is provided from Kings Village Road, which connects with Bluebonnet Lane. A private road extends from the end of King's Village Road through the project site. The 43 acre site is comprised of seven parcels, one 13.8 acre parcel is located in Santa Cruz County, (where no changes are proposed), and the remaining six parcels (29 acres) are located within the City of Scotts Valley.

The project site was used for semiconductor manufacturing from approximately 1960 to 2011 under several property owners, and the two longest owners were Watkins Johnson (1963- 1999) and Aviza Technology (2003-2009). In 2011, Aviza decommissioned the facility and sold the property.

The project site is bounded to the north by Bean Creek, to the east by the Montevalle community, to the south by the Scotts Valley Senior Center and Skypark, and to the west by Kings Village Road and residential housing. The site is comprised of three individual groupings of structures totaling 213,000 sf. Buildings 1, 2, and 7 are located along the west side of the property while Buildings 3, 4, and 5 and Buildings 6, 8 and 9 are located along the east side of the property. The existing buildings are surrounded by paved surface parking lots and an internal circulation roadway. Current land uses include a variety of manufacturing and light industrial uses. Outdoor RV storage areas also occupy portions of the parking lot.

PROJECT DESCRIPTION

The applicant proposes to change the use of buildings 6 and 9 from manufacturing to mini storage. While the use would change, no major alterations are proposed to the elevations, or existing parking.

Currently, building 6 supports warehouse and storage on two levels of the building. The lower level is occupied by a vitamin/supplements company and the upper level is occupied by a junior roller derby league (the Santa Cruz Derby Groms).

Building 9 supports warehouse & storage on three levels of the building. The lower level provides warehouse space for an electric company. The middle level is occupied by a vitamin/supplements company. The upper level is vacant. Please refer to Sheet AT1.2 for photographs of the existing buildings.

The proposed project includes approximately 21,490 sf of storage on level 2 of building 6 and approximately 27,365 sf of storage spanning all three levels of building 9, which totals approximately 48,855 sf and demised into 222 individual storage units that vary in size. Please refer to Sheets AT2.0-AT2.2 for a breakdown of storage unit sizes and counts.

Although signage is shown in the plan set, on Sheet AT3.0 Exterior Elevations, it is not included as a part of the project. A condition of approval requires the applicant to apply for a Sign Permit application with the Planning Department should the applicant wish to install signage at a future date.

DISCUSSION AND ANALYSIS

Design Review Permit

A design review process is established to carry out 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.

Exterior modifications

Proposed building modifications are shown on Sheet AT3.0, the west elevation of building 9 and include infilling an existing opening, the addition of two new aluminum storefront entry systems at the basement level, and the addition of a metal building address which consists of fabricated metal channel letters affixed to the building, shown on Sheet AT3.1.

The proposed building modifications are minimal and consistent with the existing architectural style of the building.

Parking and Circulation

SVMC Section 17.44.030 Off Street Parking and Loading Requirements require warehouses, storage buildings and storage facilities to provide 1 parking space per 1,000 sf of storage area. The Planning Department analyzed the onsite parking for all uses in all buildings and RV storage to ensure that the site could accommodate the proposed project as shown in the tables below.

Building Number	Floor Area (sf)	Parking Required
1	4,969 sf	5
2	7,387 sf	7
3	7,346 sf	7
4	10,693 sf	11
5	8,858 sf	9
6	50,916 sf	51
7	3,949 sf	4
8	87,740 sf	88
9	29,650 sf	30
Total		212

RV Storage	Square Feet	Parking Required
Yard 1	28,500 sf	87
Yard 2	30,000 sf	106
Total		193

Parking Summary Table	
Total Number of Spaces Required	405 (212 + 193)
Existing Number of Spaces on Site	503
Surplus Parking Spaces	98

As shown in the table above, there is a surplus of 98 spaces on site. Please refer to the Site Plan (Sheet AT1.1) which shows the RV parking as well as each building color coded to match up with its associated parking.

Trash Disposal

The SVMC requires each parcel to provide adequate and accessible trash disposal areas where trash bins can be stored on non-pick-up days. The plans have not identified a dedicated trash disposal area. Currently, trash bins are rolled out on trash pick-up days. Since an operator has not yet been identified for the ministorage, the Planning Department has included a condition of approval that requires the applicant to work with the City to ensure trash enclosure requirements are satisfied prior to building permit approval.

Use Permit

Per Section SVMC section 17.26.030, ministorage buildings in the I-L 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.

Land Use Compatibility

The contextual site plan, Sheet AT1.0, shows the project site and its proximity to surrounding land uses. Buildings 6 and 9 are located along the eastern portion of the site, and the closest residential structure is 186' from the proposed project, creating a sizable buffer. In addition, there is a substantial grade differential between the project site and the residential located to the east. In terms of on-site compatibility, Building 6 and 9 currently house light industrial uses (storage and roller derby) and the addition of mini storage use is not incompatible with other uses within the building, or in the larger context of the site.

Access and Hours of Operation

Access to the site is provided via a gate on Kings Village Road (Sheet A1.2-Site Photos). All registered users of the site receive an access code that opens the gate. No access code is required to exit the site. For after-hours entry, security can be contacted by pressing a button and holding to talk and releasing the button to listen. The mini storage facility would provide access to its' clients from 5AM – 10PM (Sunday through Saturday) with office hours from 9AM – 5PM (Monday – Saturday).

The existing parking spaces in front of Building 6 and the existing loading docks would be available for unloading of vehicles. Visitor access to the mini storage building would be through the main entrance located on the middle level adjacent to the main office.

Existing clients would have access to the building with their access cards on the lower level and middle level. The upper level is for emergency access only. Once inside the building, access to the (3) levels of the facility are available by an interior stair or freight elevator. The elevator is also accessible from the exterior of the building to assist with

loading. Exterior stairs are also provided for emergency egress from the upper levels of the facility.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project is exempt from the California Environmental Quality Act (CEQA) and the CEQA Guidelines, pursuant to Section 15301 Existing Facilities.

A Trip Generation memo, prepared by Hexagon Transportation Consultants, Inc, dated April 16, 2024, was prepared (Attachment 4). The memo concluded that the proposed mini storage use meets the small project screening criteria for VMT analysis and is therefore presumed to have a less than significant VMT impact and is not required to conduct a VMT analysis.

In addition, the project would not require a Traffic Impact Study (TIS) because the project would generate four or fewer new peak hour vehicle trips, it would not alter the existing street network or on-site vehicular circulation, and it would not cause any safety hazards or change local circulation networks.

PUBLIC NOTICE/COMMENT

On August 30, 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. On August 5, 2024, a notice of proposed development was posted on site.

As of the date of this staff report no comments have been received on this Use Permit with Design Review request.

ATTACHMENTS

1. Resolution No. ____ - Approving U24-001, DR24-001, EA24-001
2. Location Map
3. Project Plans (dated July 9, 2024)
4. Trip Generation Memo (dated April 16, 2024)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING CONDITIONAL USE PERMIT U24-001, DESIGN REVIEW PERMIT DR24-001 AND ENVIRONMENTAL ASSESSMENT EA24-001 TO CHANGE THE USE OF BUILDINGS 6 & 9 FROM MANUFACTURING TO MINI STORAGE, LOCATED ON A 29.62-ACRE SITE LOCATED AT 440 KINGS VILLAGE ROAD

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Sylvester Ramirez, Devcon Construction for Use Permit No. U24-001 and Design Review No. DR24-001 at 440 Kings Village Road; 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 15301];

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on September 12, 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 15301] 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 September 12, 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 make use of underutilized existing space and is consistent with other uses on site and the broad purpose and objectives of the General Plan and the I-L 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 ministorage use will not be detrimental to the health, safety, peace morals, comfort and general welfare of adjacent neighbors because Buildings 6 and 9 are located along the eastern portion of the site, and the closest residential structure is 186' from the proposed project, creating a sizable buffer. In addition, there is a substantial grade differential between the project site and the residential located to the east. Building 6 and 9 currently house light industrial uses (storage and roller derby) and the addition of mini storage use is not incompatible with other uses within the building, or in the larger context of the site. The mini storage facility would provide access to its' clients from 5AM – 10PM (Sunday through Saturday) with office hours from 9AM – 5PM (Monday – Saturday), and the existing parking spaces in front of Building 6 and the existing loading docks would be available for unloading of vehicles.

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 project is contained within existing buildings.
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;** Proposed building modifications are limited to the west elevation of building 9 and include infilling an existing opening, the addition of two new aluminum storefront entry systems at the basement level, and the addition of a metal building address which consists of fabricated metal channel letters affixed to the building. All proposed modifications are consistent and appropriate in the context of the existing building and surroundings.
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;** No signage is proposed as part of this project. A condition of approval requires the applicant to apply for a Sign Permit application with the Planning Department should the applicant wish to install signage at a future date. Future signage shall be consistent with SVMC Section 17.56 Signs.

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. No new landscaping is proposed. The proposed project would maintain existing landscaping on site.
5. **The size, location and arrangement of on-site parking and paved areas;** The proposed project 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 Kings Village Road 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 U24-001, DR24-002 and EA24-001 to change the use of buildings 6 & 9 from manufacturing to mini storage, located on a 29.62-acre site located at 440 Kings Village Road // APN 022-221-01, 02, -03, -04 -05 and 022-611-01, subject to the conditions set forth in the attached Exhibit A which are incorporated herein by this reference.

SECTION 5: Use Permit U24-001 and Design Review DR24-002 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 12th day of September 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. After Planning Commission approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City), recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.
4. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.
5. 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

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.

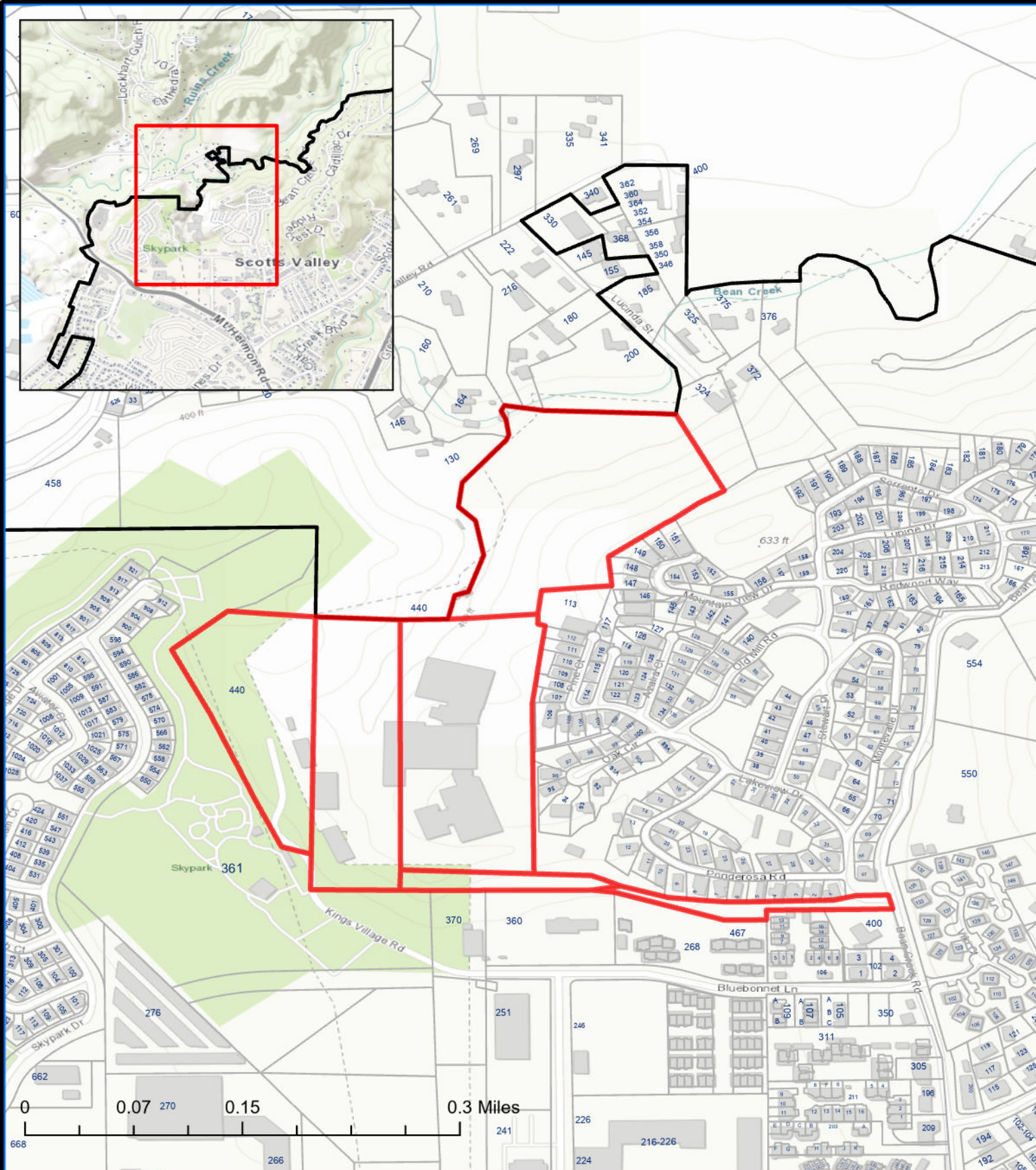
Design

8. Signage shown on Sheet AT3.0 on the Plan Set (dated July 9, 2024) is not included as part of this project. Prior to construction and installation of any new signage, the applicant shall submit a Sign Permit application to the Planning Department for review and approval. All signage shall comply with the requirements of SVMC Section 17.56 Signs.
9. All mechanical equipment shall be screened from public view.
10. The trash enclosure location and design shall be reviewed and approved by the Community Development Director prior to issuance of building permit.
11. The outdoor storage of material is prohibited.

Lighting

12. 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.
13. Parking lot light shall be minimized to the minimum necessary for security when the parking lot is not in use.

Name and Signature of Property Owner



Location Map

440 Kings Village Road

APNs 022-221-01, -02, -03, -04, -05, and 022-611-01



PROPOSED MINI-STORAGE FACILITY AT BUILDING 6/9

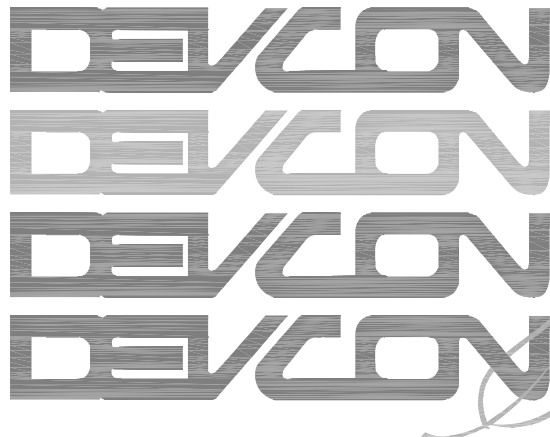
440 KINGS VILLAGE ROAD | SCOTTS VALLEY, CA.

CONDITIONAL USE PERMIT

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408) 942-8200 Lic.
#399163

GENERAL NOTES

- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ELEVATIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE DIMENSIONS. INFORM THE ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS SHOWN ON ARCH. PLANS ARE TO FACE OF WOOD STUD/CENTERLINE OF METAL STUD, UNLESS OTHERWISE NOTED OR INDICATED.
- DIMENSIONS MARKED +/- ARE FLEXIBLE AND CAN CHANGE AS REQ'D. TO FIT. DIMENSIONS NOT SO MARKED SHALL TAKE PRECEDENCE OVER +/- DIMENSIONS.
- REPORT ANY DISCREPANCIES IN DIMENSIONS TO ARCHITECT FOR CLARIFICATION.
- VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS, AND DRAWINGS PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE.
- SITE ACCESSIBILITY IS SUBSTANTIALLY IN COMPLIANCE WITH CALIF. TITLE 24 REQUIREMENTS, TO BE VERIFIED IN FIELD. IF NEEDED, APPLICABLE PLANS, DETAILS & SPECIFICATIONS MUST BE APPROVED PRIOR TO FINAL INSPECTION.
- CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL AND IN ACCORDANCE WITH THE UTILITY CO. REQUIREMENTS.
- CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONSTRUCTION AT THEIR EXPENSES.
- DO NOT CONNECT OR SUSPEND ANY ITEM FROM STRUCTURE WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER. PARTITION CONNECTION & ANCHORING TO FIRE SAFING IS NOT ALLOWED.
- WORK MAY BE OBSERVED BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVES FOR CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AND SCOPE OF WORK. WORK COVERED OR CONCEALED BEFORE BEING OBSERVED SHALL BE OPENED AND UNCOVERED UPON REQUEST. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER OF ALL REQUIRED OBSERVATIONS IN ADVANCE. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY NEGLIGENCE IN ADHERING TO THIS REQUIREMENT.
- FOR METAL STUD INTERIOR PARTITION WALL SIZE, GAUGE AND SPACING, SEE WALL DETAILS AND SCHEDULE.
- GYPSUM BOARD FOR NON-FIRE RESISTIVE WALLS TO BE 5/8" THICK U.N.O.
- GYPSUM BOARD FOR FIRE RESISTIVE WALLS TO BE TYPE 'X' 5/8" THICK U.N.O.
- ALL FIRE RESISTIVE PARTITIONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH UL TESTING REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS FOR CONDITIONS AS REQUIRED.
- USE 5/8" THICK MOISTURE RESISTANT GYPSUM BOARD AT ALL WALLS IN TOILET ROOMS AND SHOWER AREAS AND AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILES.
- ALL DUCT AND CONDUIT PENETRATIONS THROUGH PARTITIONS SHALL BE FIRE SEALED OR ACOUSTICALLY SEALED.
- ALL SHAFT ENCLOSURES CONTAINING AIR NOT IN DUCTS SHALL BE SEALED AIRTIGHT.
- TAPE, BED AND FINISH ALL DRYWALL CORNERS AND JOINTS READY FOR FINISH.
- HEIGHT OF FURNITURE PARTITIONS IN OPEN OFFICE AREA SHALL NOT EXCEED 5'-9".
- LIGHT SWITCH/MOTION SENSOR ASSEMBLIES SHALL BE PROVIDED IN APPROPRIATE GANG BOX TO MEET TITLE 24.
- ALL RECEPTACLES & PHONE/DATA JACKS SHALL BE STANDARD PLATES IN MANUFACTURER'S STANDARD TRIM COLOR, TO BE APPROVED BY ARCHITECT, MOUNTED VERTICALLY LEVEL WITH ELECTRICAL RECEPTACLES U.N.O.
- EXIT SIGNAGE TO BE GREEN LED. IN WHITE THERMOPLASTIC HOUSING. T.I. TO MATCH SHELL STANDARD.

FIRE DEPT. NOTES

EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS (IF APPLICABLE) SHALL BE MODIFIED AS NECESSARY. CFC 901.4

ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 2-A:10-B:C. EXTINGUISHER(S) TO HAVE CURRENT STATE FIRE MARSHAL TAG OR NEW EXTINGUISHER TO BE SERVICED WITHIN ONE YEAR OF MANUFACTURER'S DATE. CFC 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 18, DIVISION 1.

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE, WITH A SINGLE ACTION, WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. ONLY THE MAIN DOORS MAY BE PERMITTED TO HAVE KEYPAD-OPERATED LOCKING DEVICES IF ALL OF THE FOLLOWING ARE IMPLEMENTED:

- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; IN ACCORDANCE WITH CFC 1010.1.9.4.2.1
- A SIGN IS PROVIDED ABOVE THE DOOR DECLARING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"; IN ACCORDANCE WITH CFC 1010.1.9.4.2.2
- A DEAD BOLT OR A THUMB BOLT LOCK IS NOT ALLOWED.

MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES AND HAVE 90 MINUTES BACKUP WHERE 2 OR MORE EXITS ARE REQUIRED. CFC 1006.1 & 1006.3

A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION. CFC 105.2.2

THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS. CFC 105.3.5

ABBREVIATIONS

ACOUS	ACOUSTICAL	INT	INTERIOR
ADJ	ADJUSTABLE	JAN	JANITOR
AFB	ABOVE FINISH FLOOR	IAM	LAMINATE
ALUM.	ALUMINUM	LAV	LAVATORY
ALT	ALTERNATE	LT	LIGHT
ARCH	ARCHITECT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MIN	MINIMUM
A/C	AIR CONDITIONING	MEZZ	MEZZANINE
@	AT	MISC	MISCELLANEOUS
&	AND	MTL	METAL
BSMT	BASEMENT	(N)	NEW
BLK'G	BLOCKING	NIC	NOT IN CONTRACT
BOT	BOTTOM	NO	NUMBER
BM	BEAM	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OVERFLOW DRAIN
CL	CENTER LINE	OPNG	OPENING
CT	CERAMIC TILE	PIP	POURED IN PLACE
CO	CLEAN OUT	R	RADIUS
CONT	CONTINUOUS	RD	ROOF DRAIN
DIA	DIAMETER	RM	ROOM
DIM	DIMENSION	REF	REFERENCE
DN	DOWN	REQ'D	REQUIRED
DISP	DISPENSER	SAF	SELF ADHERED FLASHING
(E)	EXISTING	SBO	SUPPLIED BY OWNER
EL	ELEVATION	SCH	SCHEDULE
EQ	EQUAL	SHT	SHEET
EXT	EXTERIOR	SHWR	SHOWER
FF	FINISH FLOOR	SIM	SIMILAR
FD	FINISH FACE	SOG	SLAB ON GRADE
FLOOR	FLOOR DRAIN	SPEC	SPECIFICATION
FL	FIRE EXTINGUISHER	SQ	SQUARE
FLUOR	FLOOR	STD	STANDARD
FOS	FLUORESCENT	STL	STEEL
FP	FACE OF CONCRETE	STOR	STORAGE
FS	FACE OF STUD	SS	STAINLESS STEEL
FURR	FACE OF PLY	SH	SERVICE SINK
GA	FIRE RESISTIVE	SANITARY SEWER	
GB	FACE OF STUD	SH	SH
GL	FURRING	SUSP	SUSPENDED
GSM	GAUGE	TBD	TO BE DETERMINED
GYP BD	GYPSUM BOARD	T&B	TOP & BOTTOM
HT	GLASS	TEL	TELEPHONE
HM	GALVANIZED SHEET MTL	TEMP	TEMPORARY
HR	CYP BD	TYP	TYPICAL
HC	HT	UON	UNLESS OTHERWISE NOTED
HWDW	HM	UNT	UNLESS NOTED OTHERWISE
INSUL	HR	VIF	VERIFY IN FIELD
	HDCAPPED	VCT	VINYL COMPOSITION TILE
	HARDWOOD	W	WIDE
	HARDWARE	W/	WITH
	INSULATION	WC	WALL COVERING
		WG	WATER CLOSET
			WIRE GLASS

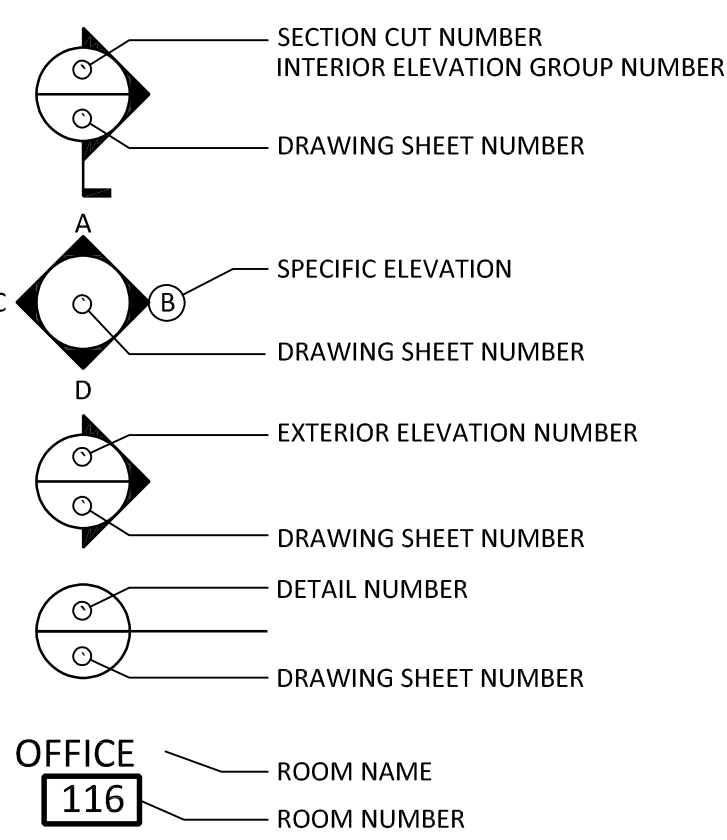
CODE COMPLIANCE

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE W/ THE FOLLOWING CODES AND REGULATIONS AS APPROVED & AMENDED BY THE CITY OF SCOTTS VALLEY

CALIFORNIA BUILDING CODE: 2022 EDITION
CALIFORNIA MECHANICAL CODE: 2022 EDITION
CALIFORNIA ELECTRICAL CODE: 2022 EDITION
CALIFORNIA PLUMBING CODE: 2022 EDITION
CALIFORNIA FIRE CODE: 2022 EDITION
CALIF. GREEN BUILDING STANDARDS 2022 EDITION

IT IS THE INTENTION THAT THE ABOVE CODES & REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THESE DRAWINGS.

SYMBOLS



PROJECT SUMMARY

PROJECT DESCRIPTION:

WE ARE PROPOSING TO CHANGE THE USE OF BUILDINGS 6 & 9 AT 440 KINGS VILLAGE ROAD FROM A MANUFACTURING TO MINI-STORAGE.

BUILDING 6 SUPPORTS WAREHOUSE & STORAGE USES ON TWO LEVELS OF THE BUILDING. CURRENTLY, THE LOWER LEVEL IS OCCUPIED BY A VITAMIN/SUPPLEMENTS COMPANY. THE UPPER LEVEL IS OCCUPIED BY A JUNIOR ROLLER DERBY LEAGUE.

BUILDING 9 SUPPORTS WAREHOUSE & STORAGE USES ON THREE LEVELS OF THE BUILDING. CURRENTLY, THE LOWER LEVEL IS OCCUPIED BY AN ELECTRIC COMPANY. THE MIDDLE LEVEL IS OCCUPIED BY A VITAMIN/SUPPLEMENTS COMPANY. THE UPPER LEVEL IS VACANT.

THE INTENT IS TO TRANSFER THE UNDERUTILIZED SPACE INTO A MINI-STORAGE FACILITY PER SCOTTS VALLEY ZONING CODE, SECTION 17.26.030.

THE EXISTING BUILDING CODE PROVIDE A MIXTURE OF STORAGE UNIT TYPES AND SIZES. WE BELIEVE THIS BUILDING CAN SUPPORT THE FOLLOWING:

- LOWER LEVEL: 44 STORAGE UNITS
- MIDDLE LEVEL: 226 STORAGE UNITS
- UPPER LEVEL: 52 STORAGE UNITS

222 STORAGE UNITS

WE ARE NOT PROPOSING ANY MAJOR ALTERATIONS TO THE EXTERIOR OF THE CURRENT BUILDING OR SITE TO SUPPORT THE CHANGE IN BUILDING USE.

SCOPE OF WORK:

THE PROPOSED PROJECT IS FOR A NEW STORAGE FACILITY LOCATED WITH BUILDINGS 6/9.

THE PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- INTERIOR DEMO OF EXISTING WALLS, DOORS, FIXTURES AND
- DEMO OF ALL RELATED M.E.P. ITEMS.

PROPOSED WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

- NEW INTERIOR WALLS, DOORS, & FINISHES.
- SCOPE ALSO INCLUDES ALL RELATED M.E.P. ITEMS.

SITE INFORMATION

ADDRESS: 440 KINGS VILLAGE ROAD
ASSESSORS PARCEL NO.: 022-221-01, 022-221-02, 022-221-03, 022-221-04, 022-221-05 & 022-661-01
ZONING DISTRICT: I-4, LIGHT INDUSTRIAL

LOT AREA: 29.628 ACRES
(±1,290,596 S.F.)

PARKING REQUIREMENTS

BUILDING	GROUND AREA (GSF)	LEVEL	PARKING
1	4,969	1	5
2	7,387	1	7
3	7,346	1	7
4	10,693	1	11
5	8,858	1	9
6	25,000	2	
	25,916	3	
	50,916		51
7	3,949	1	4
8	25,000	1	
	33,540	2	
	29,200	3	
	87,740		88
9	8,400	1	
	10,625	2	
	10,625	3	
	29,650		30
PARKING REQUIRED			212
EXISTING PARKING			310

	OCCUPANT NAME	USE	SQUARE FEET	PARKING LOSS
YARD 1	SCOTTS VALLEY BOAT & RV	RECREATIONAL	28,500	87.0
YARD 2	SCOTTS VALLEY BOAT & RV	RECREATIONAL	30,000	106.0
EXISTING PROVIDED				503.0
PARKING LOST				193.0
TOTAL PARKING PROVIDED				310.0
PARKING REQUIRED				211.5

PER SCOTTS VALLEY ZONING CODE, SECTION 17.44.030, ITEM F:

USE: WAREHOUSES, STORAGE BUILDINGS AND STORAGE FACILITIES

PARKING SPACES REQUIRED:
1 SPACE / 1,000 GSF

PARKING REQUIRED: 212 SPACES

STANDARD PARKING: 496 SPACES
ACCESSIBLE PARKING: 4 SPACES
LOADING SPACES: 3 SPACES
PARKING PROVIDED: 503 SPACES

LESS PARKING FOR RV STORAGE:
YARD 1: ±28,500 S.F.
YARD 2: ±30,000 S.F.

87 SPACES
106 SPACES

TOTAL PARKING PROVIDED: 310 SPACES

PROJECT DIRECTORY

OWNER KINGS VILLAGE, LLC

14573 BIG BASIN WAY
SARATOGA, CA 95070
PHONE: (408) 872-9500
FAX: (408) 872-9505

CONTACT: JON SHANK
EMAIL: Jon@pello.com

ARCHITECT OF RECORD DEVCON CONSTRUCTION

690 GIBRALTAR DRIVE
MILPITAS, CA 95035
PHONE: (408) 942-8200
FAX: (408) 262-2342

CONTACT: SYLVESTER RAMIREZ
EMAIL: sramirez@devcon-const.com

CONTACT: CHAD ST. PIERRE, AIA
EMAIL: cstpierre@devcon-const.com

GENERAL CONTRACTOR DEVCON CONSTRUCTION

690 GIBRALTAR DRIVE
MILPITAS, CA 95035
PHONE: (408) 942-8200
FAX: (408) 262-2342

CONTACT: MAX TRAIN
EMAIL: mtrain@devcon-const.com

INDEX OF DRAWINGS

ARCHITECTURAL:

AT0.0	PROJECT INFORMATION
AT0.1	BEST MANAGEMENT PRACTICES
AT0.2	TRIP GENERATION ESTIMATES
AT1.0	CONTEXTUAL SITE PLAN
AT1.1	SITE PLAN
AT1.2	SITE PHOTOS
AT1.5	EXISTING FIRE SERVICE CONNECTIONS

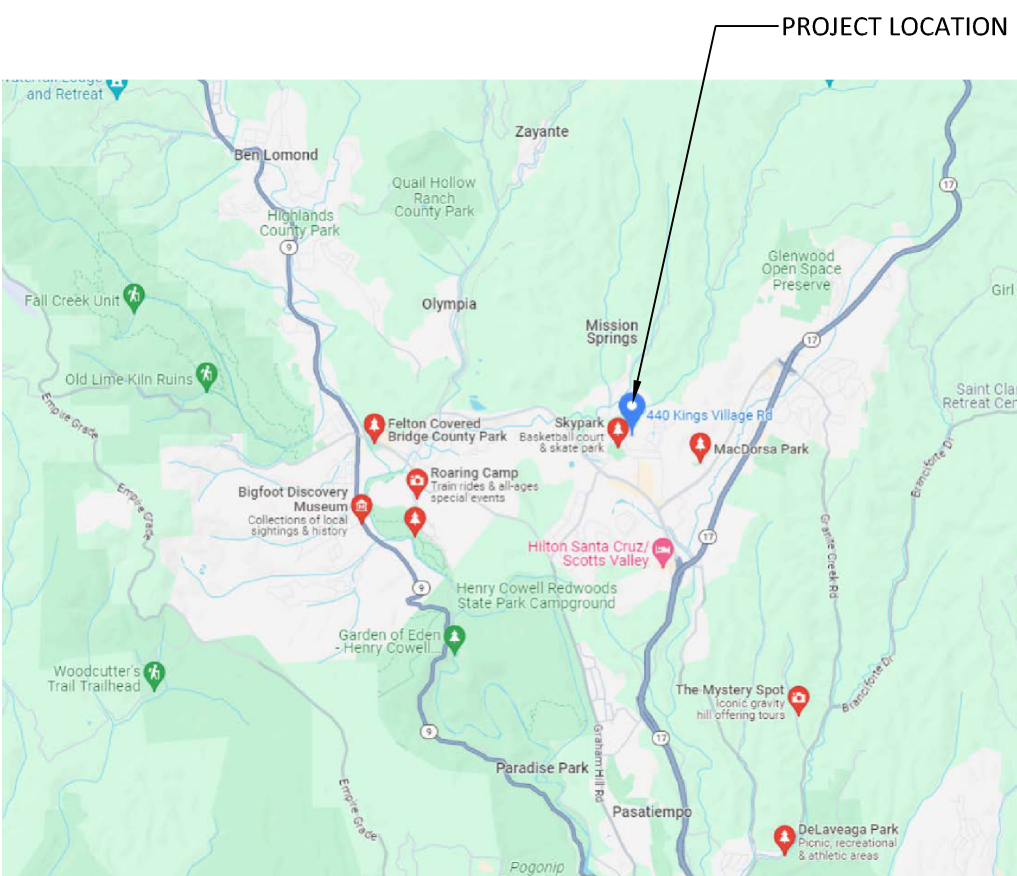
CIVIL:

ALTA / NSPS LAND TITLE SURVEY (4 PAGES)

ARCHITECTURAL:

DT2.0	LEVEL 1 DEMOLITION PLAN
DT2.1	LEVEL 2 DEMOLITION PLAN
DT2.2	LEVEL 3 DEMOLITION PLAN
AT2.0	LEVEL 1 PLAN
AT2.1	LEVEL 2 PLAN
AT2.2	LEVEL 3 PLAN
AT3.0	PROPOSED EXTERIOR ELEVATION
AT3.1	PROPOSED SIGN DETAILS

VICINITY MAP



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REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT INFORMATION

JOB NO. 24-079	SHEET NO. AT0.0
DATE : 4/20/24	
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	OF SHEETS

Storm Water Management Plan



CITY OF SCOTTS VALLEY

MARCH 2009 - PUBLIC HEARING/ENROLLMENT
JUNE 2009 - APPROVED BY REGIONAL BOARD

CITY OF SCOTTS VALLEY

APPENDIX A
CITY OF SCOTTS VALLEY MUNICIPAL OPERATIONS
BEST MANAGEMENT PRACTICES

- In Designing and Planning City Projects, All City Departments Shall Strive to do the Following:
1. Preserve drainages in a natural state.
 2. Where practical, use alternate paving material that allows percolation, such as gravel or turf-block.
 3. Provide vegetation or other cover, such as gravel, in dirt areas, to prevent erosion and sedimentation.
 4. Use low maintenance landscaping.
 5. Remove existing mature vegetation only when absolutely necessary.
 6. Prevent unnecessary disturbance by establishing clear limits to work zones, delineating limits of work in sensitive or critical areas. Critical areas, vegetation, trees, creek beds and buffer zones, which are to be protected, shall be delineated in the field with fencing and/or survey tape.
 7. Avoid construction on steep slopes when practical.
 8. Minimize cut and fill as much as possible.
 9. Align temporary and permanent roads and driveways along slope contours where possible.

CITY OF SCOTTS VALLEY

10. Phase large scale grading operations to minimize the amount of time disturbed areas are exposed.
 11. Avoid excavation and grading during wet weather when practical.
- All City Operations Shall Comply With Each of the Following Requirements:
- Outdoor storage and hazardous materials storage:
1. Keep lids on all containers and store under cover.
 2. Use secondary containment for hazardous materials and protect from rain. Store hazardous materials in an area where spills will not reach storm drains.
 3. Label all hazardous materials according to hazardous waste regulations.
 4. Do not combine wastes when storing them. This increases safety, recycling and disposal options and reduces disposal costs.
 5. Never mix waste oil with fuel, antifreeze or chlorinated solvents.
 6. Use secondary containment on all bulk fluids stored in amounts in excess of 55 gallons and wastes to prevent accidental discharge. Secondary containment includes, but is not limited to, berming around storage areas and use of absorbents.
 7. Keep storage areas clean and dry. Conduct regular inspections of storage areas to detect leaks and spills.
 8. Store new or used batteries securely to avoid breakage and acid spills during earthquakes. When stored outdoors, batteries shall be covered with plastic tarp to protect them from rain.
 9. Recycle old batteries.
 10. Wood products treated with chromated copper arsenate, ammoniacal copper zinc arsenate, creosote, or pentachlorophenol should be covered with tarps.
 11. Cover stockpiled soil, construction materials and waste with plastic sheeting or temporary roofs where practical.
 12. When procuring new refuse containers, purchase containers with lids.
- Construction, Grading and Erosion Control
1. Minimize clearing and grading activity. Clear and grade only during dry weather when possible.
 2. Construct stabilized access roads and entrances.

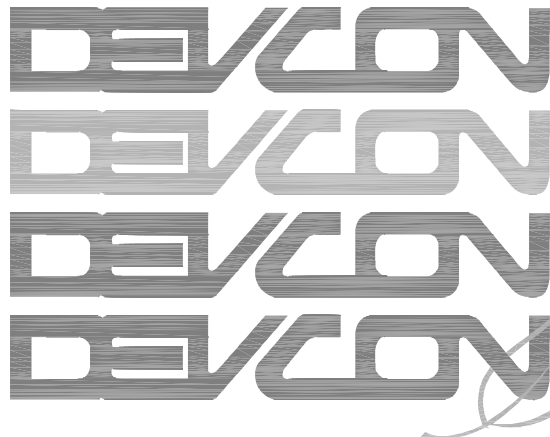
CITY OF SCOTTS VALLEY

3. Use appropriate methods to ensure that soil is not tracked into City streets, such as gravel entrances, street sweeping and tire washes, as necessary.
4. Identify all storm drains, drainage swales and creeks located near construction areas, make sure all subcontractors are aware of storm drain locations and the need to prevent pollutants from entering them.
5. Use berms or drainage ditches to capture and divert natural run-off away from the construction site.
6. Protect storm drain inlets from sediment-laden run-off. Storm drain inlet protection devices include, but are not limited to, sandbag barriers, filter fabric fences, block and gravel filters and excavated drop inlet sediment traps.
7. Use as little water as possible for dust control during grading operations.
8. If soil stockpiles are to be stored in high wind areas, consider use of a chemical dust suppressant.
9. Use installed straw bale barriers, silt fencing, sand bag barriers, brush or rock filters, temporary sediment basins, sediment traps or temporary vegetation on slopes to reduce run-off velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
10. Earth dikes, drainage swales and ditches, slope drains and subsurface drains, velocity dissipation devices, flared culvert end sections, check dams, slope roughening, terracing and rounding, shall be used to ensure proper drainage and soil retention once a project is completed or when a phase of a project is completed.
11. When cleaning sediments from streets, driveways and paved areas on construction sites, use a standard dry sweeper with a water system to control dust whenever possible. Dispose of solids at the landfill, and run the remaining swept material through a clarifier with approved sediment/oil separators. Dispose of the clean water into the storm drain and dispose of the residual oils as hazardous waste.
12. Install cover materials such as vegetative debris, mulch, crushed stone, geo-textile, fabric erosion control blankets, soil stabilizers, and temporary seeding and planting to reduce erosion during and after clearing and grading operations.
13. When de-watering a site, remove sediment from the discharge, using filtration methods or if the site is large enough, use a discharge pond to allow the clear water to percolate into the groundwater table leaving sediments on the surface. If the material is drilling mud, or testing indicates that it is contaminated, dispose of it as required by law.
14. Clean up leaks and spoils on the construction site immediately.

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic.
#399163

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NO.	DATE	DESCRIPTION	BY

BEST MANAGEMENT PRACTICES

JOB NO. 24-079	SHEET NO. AT0.1 OF SHEETS
DATE : 4/20/24	
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	

CITY OF SCOTTS VALLEY

15. When placing or removing concrete, ensure that wet concrete, cement and its components or concrete dust do not enter storm flows.
16. Refuel and perform emergency repairs on vehicles and heavy equipment in a designated protected location. Protect the soil from leaks and spills. If refueling or repair must be done away from the fuel station or garage, try to do so away from storm inlets, storm channels and the river.
17. Ensure that spill kits are readily available to construction sites and vehicles.
18. Wash vehicles at an appropriate off-site facility. If equipment must be washed on-site, do not use soaps, solvents, de-greasers, or steam cleaning equipment and prevent wash water from entering the storm drain.
19. Cover construction materials, stockpiled soil and waste with plastic sheeting or temporary roofs, prior to expected rain. Sweep and remove materials from surfaces that drain to storm drains, the river and channels prior to expected rain.
20. Place refuse containers and recycling receptacles around construction sites to reduce litter.
21. Recycle or reuse leftover materials whenever possible.
22. Dispose of all wastes properly. Material that cannot be recycled or reused must be taken to the landfill, hazardous waste collection facility or shipped as hazardous waste.
23. Train employees and supervisors to implement these requirements.
24. When transporting material to and from the construction area, cover or reduce the height of loads so that earthen material and debris do not blow out of the truck.
25. Avoid flushing streets with water. If flushing street or wet cleaning is required, sweep and remove debris beforehand, plug storm inlets, collect wash water and dispose of as required by law. Alternately, allow wash-water to drain to a storm drain and collect it downstream at a manhole or storm drain clean out and dispose as required by law.
26. If drilling is to occur near a watercourse, ensure that all appropriate permits are obtained.

Paint Work

1. Never clean brushes or rinse pain containers into a street gutter, storm drain or creek or where they will end up in a gutter, storm drain or creek.
2. When finished painting, use up water-based paint in brushes and then rinse them into the sanitary sewer (indoor plumbing).

CITY OF SCOTTS VALLEY

3. When stripping building exteriors with high pressure water, cover or berm storm drain inlets. If possible, collect building cleaning water and discharge to the sanitary sewer, if disposal is approved by Wastewater. If the substances test too high in critical elements to be disposed of in the sanitary sewer, dispose of wash water as a hazardous material.
4. If power washing or stripping surfaces painted with lead paint, block storm drains, contain and vacuum water and test water for lead. If lead above threshold levels is found, proper disposal methods shall be followed.
5. Once finished with oil-based painting, paint out brushes to the extent possible and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
6. Return unused water-based (latex) paint, properly contained, back to the supplier, or turn it in to the Household Hazardous Waste Collection Facility (HHWCF) where it will be processed and reused.
7. Dry latex paint and paint cans with dried paint may be disposed of in the garbage.
8. Take unwanted oil-based paint, paint thinners and sludge to the HHWCF or ship as hazardous waste.
9. Clean equipment including sprayers and sprayer paint supply lines at the end of each day, collecting and disposing of wash water and excess paint properly.

Cement and Concrete Work

1. Saw cut concrete in dry weather whenever possible. Protect nearby storm drain inlets and water bodies with sandbags around inlets and work areas where debris could be introduced into a water body.
2. After removal, recycle concrete material and sweep area thoroughly.
3. Use as little water as possible during saw cutting operations. Block or berm around storm inlets, drainage channels and watercourses with sandbags or absorbent materials to contain slurry. If slurry enters the storm system, remove immediately.
4. When saw cutting to make repairs to utility lines or for other repairs, collect and deposit debris and earth away from any water and ensure that pollutants do not contact water from saw cutting or necessary repair work.
5. Remove Saw cut slurry with a shovel or vacuum or by sweeping when dry as soon as possible.
6. Avoid mixing excess fresh concrete or cement mortar on-site.
7. Store dry and wet concrete materials under cover protected from rain and run-off.

CITY OF SCOTTS VALLEY

8. Wash out concrete transit mixers only in wash out areas where water will flow into settling ponds of dirt, aggregate base or sand located away from a watercourse. If possible, recycle wash water by pumping back into mixers for reuse. Do not dispose of washout into storm system.
9. Whenever possible, reuse or recycle small amounts of excess concrete, grout and mortar. Allow excess to set in concrete forms and reuse or dispose of excess at the landfill.

Municipal Pool of Water Features

1. Discontinue use of chlorine, allowing chlorine to dissipate through aeration, dechlorination or neutralization of previously chlorinated water, prior to discharge. Test for presence of chlorine prior to discharge and ensure dechlorination before discharge.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: April 16, 2024
To: Chad St. Pierre, Devcon Construction, Inc.
From: Michelle Hunt, Nivedha Baskarapandian
Subject: Trip Generation Memo for the Proposed New Mini Storage Facility at 440 Kings Village Road in Scotts Valley, California

Introduction

Hexagon Transportation Consultants, Inc. has completed a trip generation memo for the proposed new storage facility at 440 Kings Village Road in Scotts Valley, California. The project site is located on Kings Village Road north of Mount Hemon Road between Skypark Drive and Scotts Valley Drive (see Figure 1). The project proposes to change the use within two existing buildings (level 1 in Building 6 and all levels in Building 9, which total 51,741 gross square feet (s.f.)) from manufacturing/warehouse/storage to mini storage (see Figure 2). The project would not alter the existing site access or parking.

This memorandum presents vehicle trip generation estimates for the proposed project and discussions of vehicle miles traveled screening and traffic impact study requirements.

Project Trip Generation Estimates

Through empirical research, data have been collected that show trip generation rates for many types of land uses. The data are accessible in the Institute of Transportation Engineers' (ITE) *TripGen* online database, which is based on the ITE *Trip Generation Manual, 11th Edition* (2021). The magnitude of traffic added to the roadway system by a development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates published for "Mini-Warehouse" (Land Use Code 151) were used for the proposed mini storage. The Mini-Warehouse land use includes facilities in which a number of storage units or vaults are rented for the storage of goods and are typically referred to as "self-storage" facilities. This land use is appropriate for the proposed project because the project is a mini self-storage facility. The trip generation rates published for "Warehousing" (Land Use Code 150) were used for the existing warehouse/storage use.

After applying the applicable trip rates and trip credits for the existing uses on site, it is estimated that on a typical weekday the project would generate a net increase of 35 daily vehicle trips, including one net new vehicle trip during the AM peak hour and four net new vehicle trips during the PM peak hour (see Table 1). Note that no trip credits were assumed for the existing vacant space within the project site.

100 Century Center Court, Suite 501 • San Jose, California 95112 • phone 408.971.6100 • fax 408.971.6102 • www.hextrans.com

440 Kings Village Road Scotts Valley Trip Generation Memo

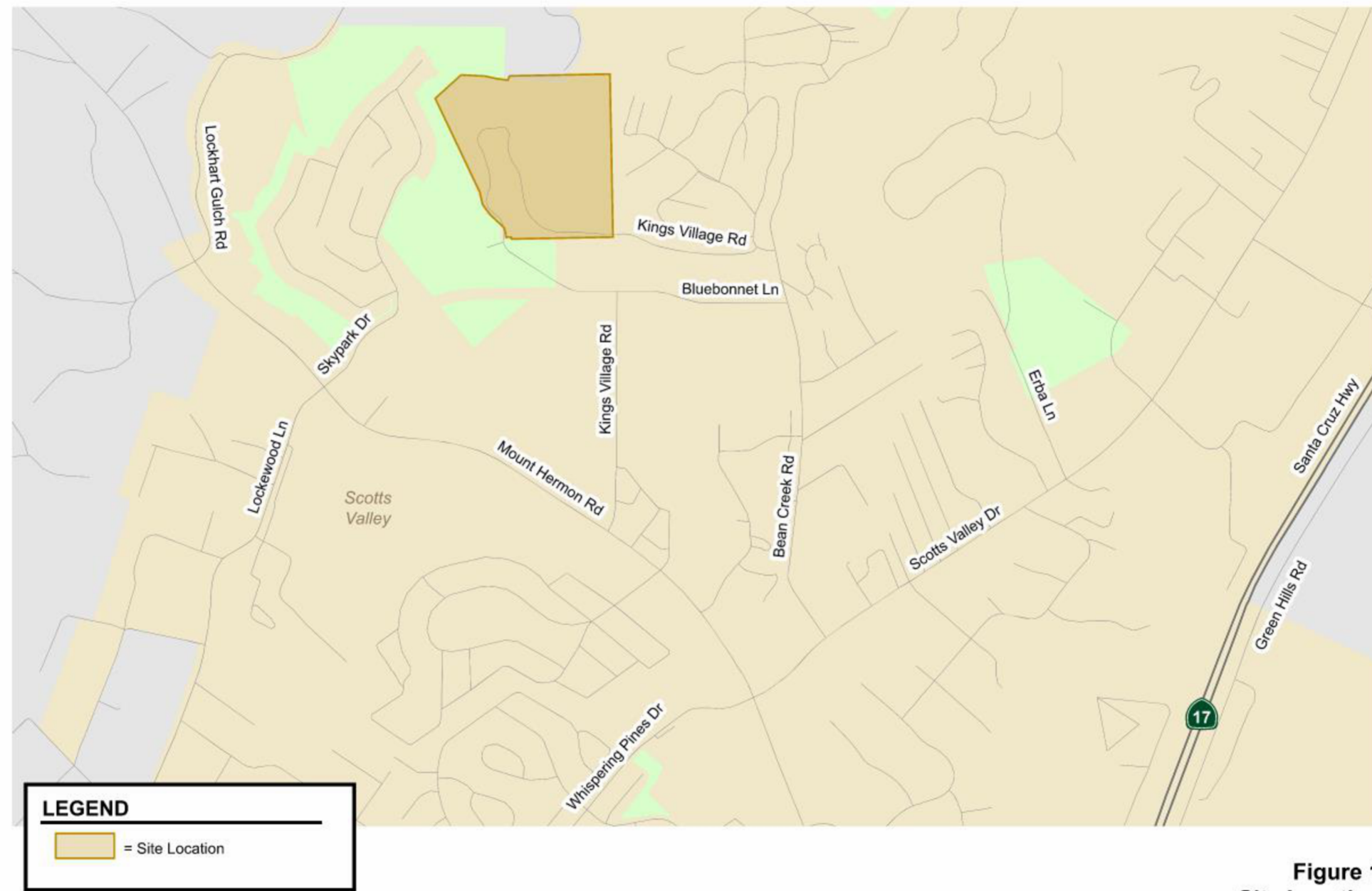


Figure 1
Site Location



440 Kings Village Road Scotts Valley Trip Generation Memo

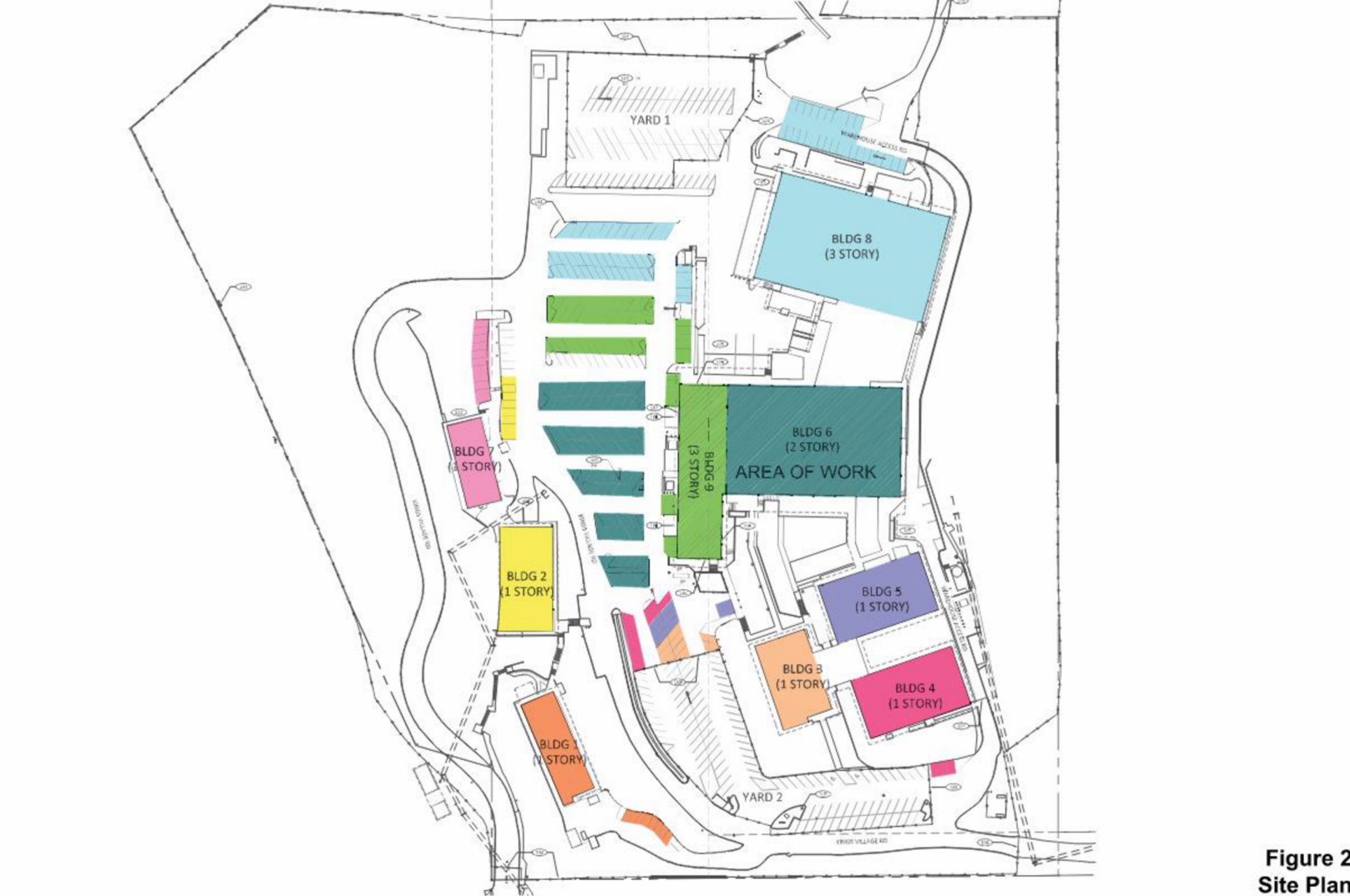


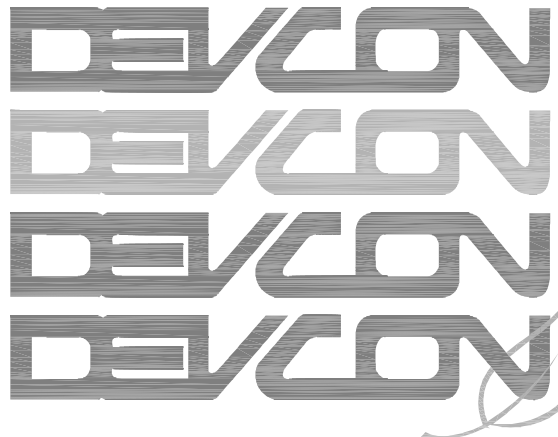
Figure 2
Site Plan



KINGS VILLAGE, LLC

MINI-STORAGE FACILITY AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic.
#399163

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NO.	DATE	DESCRIPTION	BY

TRIP GENERATION ESTIMATES

JOB NO. 24-079	SHEET NO. AT0.2 OF SHEETS
DATE : 4/20/24	
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	

440 Kings Village Road Scotts Valley Trip Generation Memo April 16, 2024

Table 1
Trip Generation Summary

Land Use	Size	Daily			AM Peak Hour			PM Peak Hour		
		Trip Rate	Trips	Trips	Rate	In	Out	Rate	In	Out
Proposed Land Uses										
Mini-storage ¹	51,741 s.f.	1.45	75		0.09	3	2	0.15	4	8
Existing Uses										
Vacant ²	(28,327) s.f.	n/a	0		n/a	0	0	n/a	0	0
Warehouse/Storage ³	(23,414) s.f.	1.71	-40		0.17	-3	-4	0.18	-1	-4
Net Project Trips			35			0	1		3	4
Notes: All trip rates are from the TripGen online database, which is based on the ITE Trip Generation Manual, 11th Edition (2021). 1. Mini-Warehouse (ITE Land Use 151): average trip rates per 1,000 s.f. were used. 2. No trip credits were assumed for the existing vacant building space. 3. Warehousing (ITE Land Use 150): average trip rates per 1,000 s.f. were used.										

Vehicle Miles Traveled Screening

The City of Scotts Valley outlines traffic study requirements for new developments including screening criteria, standards, and methodologies in a document titled *Analyzing Vehicle Miles Traveled for CEQA Compliance-SB 743 Implementation Guidelines for the City of Scotts Valley, 2023*. The document contains procedures for determining project impacts on vehicle miles traveled (VMT) based on project description, characteristics, and/or location. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle trips with one trip end within the project site.

If a project meets the screening criteria, it is then presumed that the project would result in a less-than-significant VMT impact, and a VMT analysis is not required. For a project that does not screen out, the project's VMT is compared to the appropriate thresholds of significance based on the project location and type of development.

The City's screening criteria state that the following types of projects may be presumed to have a less than significant VMT impact:

- projects in transit priority area (within 0.5 mile of an existing major transit stop)
- small projects (i.e., fewer than 110 average daily trips),
- local serving retail (less than 50,000 s.f.)
- local essential services (e.g. K-12 school, parks, government offices, etc.)
- map based screening (under the baseline threshold for residential/employment uses)
- redevelopment of an existing use (no net overall increase in total VMT)

The proposed mini storage use meets the small project screening criteria. Therefore, the project may be presumed to have a less than significant VMT impact and is not required to conduct a VMT analysis.



440 Kings Village Road Scotts Valley Trip Generation Memo April 16, 2024

Traffic Impact Study Requirements

The City's *Guidelines for Preparing Traffic Impact Studies, 2009*, state that discretionary projects that would generate 50 or fewer peak-hour vehicle trips are generally not required to prepare a Traffic Impact Study (TIS) unless the project would add trips to a street facility experiencing noticeable delay, increase safety hazards, or change local circulation networks. As shown in Table 1 above, the project would generate four or fewer net new peak-hour vehicle trips. This negligible increase in peak-hour trips would not have a noticeable effect on delay. Because the project would not alter the existing street network or on-site vehicular circulation, it would not cause any safety hazards or change local circulation networks. Therefore, the project is not required to prepare a TIS.





KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTT'S VALLEY, CA.

DEVCON
DEVCON
DEVCON
DEVCON

CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

CONTEXTUAL SITE PLAN

JOB NO. 21-188
DATE : 2/7/24
DRAWN: EV / CSP
CHECKED: SR
ISSUE: PLANNING SUBMITTAL

SHEET NO.

AT1.0

OF SHEETS





9 BUILDING 9 - WEST ELEVATION - DETAILED

5 BUILDING 9 - WEST ELEVATION

1 BUILDING 9 - SOUTH ELEVATION



10 BUILDING 6 - EXISTING LOADING DOCK

6 BUILDING 9 - EXISTING LOADING DOCK

2 BUILDING 9 - NORTH ELEVATION



11 BUILDING 9 - ELEVATOR ACCESS - GROUND LEVEL

7 BUILDING 9 - EXISTING ENTRY - LEVEL 1



12 EXISTING ENTRY ACCESS

8 EXISTING ENTRY GATE AND SIGNAGE

4 BUILDING 9 - EXTERIOR STAIR

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.

DEVCON
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DEVCON
DEVCON

CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic.
#399163

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.

DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC., AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERE TO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

SITE PHOTOS

JOB NO. 24-079

DATE : 4/20/24

DRAWN: EV / CSP

CHECKED: SR

ISSUE: PLANNING SUBMITTAL

SHEET NO.

AT1.2

OF SHEETS



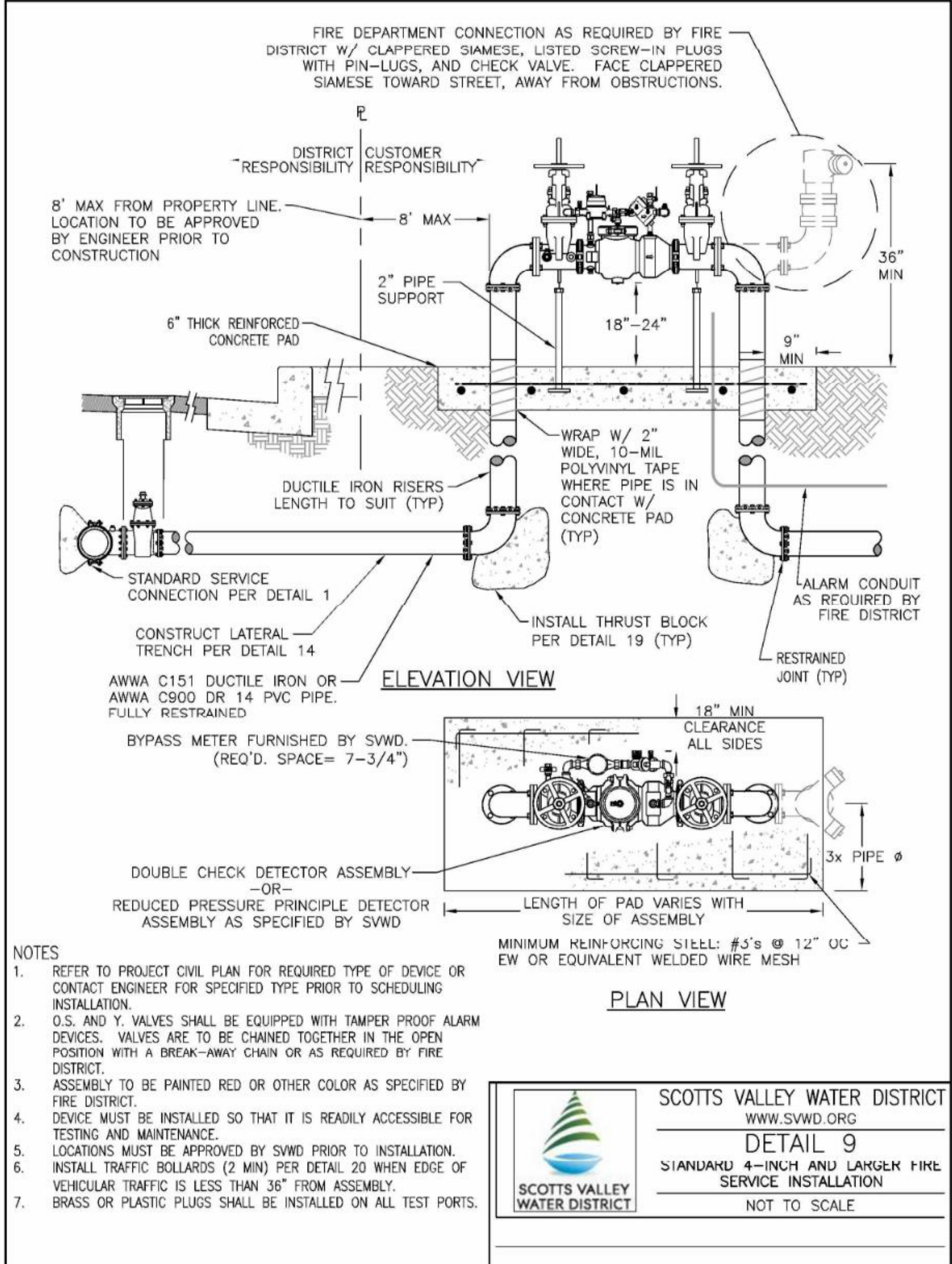
13 EXISTING FIRE DEPARTMENT CONNECTION & PIV
BUILDING 9 - SOUTH



9 EXISTING FIRE HYDRANT
NEAR BUILDING 9 (NORTH)



5 EXISTING FIRE HYDRANT
LOCATION: SOUTHEAST CORNER OF SITE



2 STANDARD 4-INCH AND LARGER FIRE INSTALLATION

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.

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#399163



14 EXISTING FIRE DEPARTMENT CONNECTION & PIV
BUILDING 9 - NORTH (EXTERIOR STAIR)



10 EXISTING FIRE HYDRANT
NEAR BUILDING 9 (SOUTH)



6 EXISTING FIRE SERVICE VALVE
LOCATION: SOUTHEAST CORNER OF SITE



15 EXISTING PRESSURE INDICATOR VALVE
BETWEEN BUILDING 1 & 2 - PARKING LOT



11 EXISTING FIRE HYDRANT
NEAR BUILDING 8



7 EXISTING FIRE HYDRANT
NEAR BUILDING 3



16 EXISTING PRESSURE INDICATOR VALVE
BUILDING 1 - EAST (PARKING LOT SIDE)



12 EXISTING FIRE DEPARTMENT CONNECTION & PIV
BUILDING 9 - WEST (PARKING ISLAND)



8 EXISTING FIRE DEPARTMENT CONNECTION & PIV'S
BUILDING 9 - WEST

GENERAL NOTES:
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DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREIN IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

EXISTING FIRE SERVICE
CONNECTIONS

JOB NO. 24-079

DATE : 4/20/24

DRAWN: EV / CSP

CHECKED: SR

ISSUE: PLANNING SUBMITTAL

SHEET NO.

AT1.5

OF SHEETS

ALTA/NSPS LAND TITLE SURVEY

440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD
SCOTTS VALLEY, CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PART OF THE LANDS CONVEYED TO RAYMOND F. STEWART AND FRANCES L. STEWART, HIS WIFE, BY DEED RECORDED APRIL 28, 1958, IN VOLUME 1182 OF OFFICIAL RECORDS AT PAGE 293, SANTA CRUZ COUNTY, RECORDS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF LANDS CONVEYED TO STEWART BUILDING COMPANY, INC., BY DEED DATED OCTOBER 26, 1959, AND RECORDED OCTOBER 27, 1959 IN VOLUME 1279 OF OFFICIAL RECORDS AT PAGE 343, SANTA CRUZ COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART SOUTH 89° 59' 10" EAST 640.28 FEET; THENCE NORTH 63° 20' WEST 111.46 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY FROM SAID SOUTHERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART; THENCE ALONG SAID PARALLEL LINE NORTH 89° 59' 10" WEST 540.66 FEET TO THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART ENGINEERING COMPANY; THENCE ALONG SAID LAST MENTIONED BOUNDARY SOUTH 0° 00' 50" WEST 50.00 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:

BEING PART OF LANDS CONVEYED TO RAYMOND F. STEWART AND FRANCES L. STEWART, HIS WIFE, BY DEED RECORDED APRIL 28, 1958, IN VOLUME 1182 OF OFFICIAL RECORDS AT PAGE 293, SANTA CRUZ COUNTY RECORDS, AND MORE PARTICULARLY BOUNDED AND DESCRIBE AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF LANDS CONVEYED TO STEWART BUILDING COMPANY, INC., BY DEED DATED OCTOBER 26, 1959 AND RECORDED OCTOBER 27, 1959 IN VOLUME 1279 OF OFFICIAL RECORDS AT PAGE 343, SANTA CRUZ COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERN BOUNDARY OF SAID LANDS CONVEYED TO RAYMOND F. STEWART, ET UX, NORTH 89° 48' EAST 403.50 FEET TO A STATION; THENCE PARALLEL WITH THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART BUILDING COMPANY, SOUTH 0° 12' EAST 942.80 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 50.00 FEET FROM THE SOUTHERN BOUNDARY OF SAID LANDS CONVEYED TO RAYMOND F. STEWART; THENCE, ALONG SAID LAST MENTIONED PARALLEL LINE SOUTH 89° 48' WEST 403.50 FEET TO SAID EASTERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART BUILDING CO.; THENCE ALONG SAID LAST MENTIONED BOUNDARY NORTH 0° 12' WEST 942.80 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE:

BEING A PART OF THE LANDS CONVEYED TO CARL DETTLING AND MARY DETTLING, HIS WIFE, BY DEED RECORDED IN VOLUME 808 OF OFFICIAL RECORDS AT PAGE 115 AND BY DEED RECORDED IN VOLUME 1143 OF OFFICIAL RECORDS AT PAGE 105, SANTA CRUZ COUNTY RECORDS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE ON THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO DETTLING BY DEED RECORDED IN VOLUME 808 OF OFFICIAL RECORDS AT PAGE 115, SANTA CRUZ COUNTY RECORDS, FROM WHICH THE NORTHWEST CORNER OF LANDS CONVEYED TO STEWART ENGINEERING COMPANY BY DEED RECORDED IN VOLUME 1242 OF OFFICIAL RECORDS AT PAGE 522, SANTA CRUZ COUNTY RECORDS, BEARS NORTH 0° 09' WEST 133.06 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 89° 38' WEST 243.31 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 89° 27' WEST 80.94 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 72° 43' WEST 80.95 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 71° 34' WEST 243.14 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 73° 02' 30" WEST 108.98 FEET TO THE SOUTHERN BOUNDARY OF LANDS CONVEYED TO RAYMOND F. STEWART AND FRANCES LOIS STEWART, HIS WIFE, BY DEED RECORDED IN VOLUME 1182 OF OFFICIAL RECORDS AT PAGE 293, SANTA CRUZ COUNTY RECORDS; THENCE ALONG SAID LAST MENTIONED BOUNDARY SOUTH 89° 59' 10" EAST 536.08 FEET TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED TO STEWART ENGINEERING COMPANY; THENCE ALONG THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO DETTLING SOUTH 0° 09' EAST 133.06 FEET TO THE PLACE OF BEGINNING.

SURVEYED JUNE, 1959, BY BOWMAN & WILLIAMS REGISTERED CIVIL ENGINEERS JOB NO. 12517.

EXCEPTING THEREFROM THAT PORTION DEEDED TO RAYMOND F. STEWART, ET UX, BY DEED RECORDED JANUARY 4, 1962 IN BOOK 1445 OF OFFICIAL RECORDS AT PAGE 361, SANTA CRUZ COUNTY RECORDS.

PARCEL FOUR:

BEING A PART OF THE NORTHERLY PORTION OF LAND CONVEYED TO ALFRED RANDALL AND WIFE BY DEED DATED JULY 12, 1945 AND RECORDED JULY 16TH, 1945 IN VOLUME 507 OF OFFICIAL RECORDS AT PAGE 206, SANTA CRUZ COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LANDS OF SAID RANDALL FROM WHICH POINT THE NORTHWEST CORNER OF ABOVE MENTIONED RANDALL BEARS NORTH 0° 39' EAST 100 FEET DISTANT; THENCE NORTH 38° EAST ALONG THE WESTERLY LINE OF LAND OF SAID RANDALL 100 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO SAID RANDALL; THENCE NORTH 89° 48' EAST ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO GEO F. NELSON AND WIFE BY DEED DATED APRIL 1934 AND RECORDED APRIL 17, 1934 IN VOLUME 260 OF OFFICIAL RECORDS AT PAGE 390, SANTA CRUZ COUNTY RECORDS, 342.78 FEET TO THE WESTERLY SIDE OF A 40 FOOT COUNTRY ROAD KNOWN AS BEAN CREEK ROAD; THENCE SOUTH 14° 13' EAST ALONG THE WESTERLY LINE OF SAID BEAN CREEK ROAD 104 FEET, MORE OR LESS, TO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 48' WEST; THENCE LEAVING SAID BEAN CREEK ROAD SOUTH 89° 48' WEST ON A LINE PARALLEL WITH THE NORTHERLY BOUNDARY OF LAND OF ABOVE MENTIONED RANDALL 565 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO RAYMOND F. STEWART, ET UX, BY DEED RECORDED JANUARY 4, 1962 IN VOLUME 1445 OF OFFICIAL RECORDS AT PAGE 361, SANTA CRUZ COUNTY RECORDS.

PARCEL FIVE:

BEING A PART OF THE LANDS DESCRIBED AS PARCEL ONE OF LANDS CONVEYED TO J. JACKSON GRAHAM AND LOLA A. GRAHAM, HIS WIFE, BY DEED DATED AUGUST 9, 1957 AND FILED IN VOLUME 1143 OF OFFICIAL RECORDS AT PAGE 333, SANTA CRUZ COUNTY RECORDS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF LANDS CONVEYED TO RAYMOND F. STEWART AND FRANCES LOIS STEWART, HIS WIFE, BY DEED DATED APRIL 28, 1958 AND RECORDED APRIL 28, 1958 IN VOLUME 1182 OF OFFICIAL RECORDS AT PAGE 293, SANTA CRUZ COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING NORTH 86° 01' WEST 255.75 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 48° 59' WEST 215.48 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 26° 28' EAST 260.88 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 23° 31' 20" EAST 337.82 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 24° 48' 20" EAST 186.81 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 73° 47' EAST 90.68 FEET TO A 1/2 INCH IRON PIPE IN THE WESTERN BOUNDARY OF SAID LANDS CONVEYED TO STEWART, FROM WHICH A 1 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID LAST MENTIONED LANDS BEARS SOUTH 0° 35' 30" WEST 129.39 FEET DISTANT; THENCE ALONG SAID LAST MENTIONED BOUNDARY NORTH 0° 05' 30" EAST 861.96 FEET TO THE PLACE OF BEGINNING.

PARCEL SIX:

BEING A PART OF THE LANDS CONVEYED TO RAYMOND F. STEWART AND FRANCES LOIS STEWART, HIS WIFE, BY DEED RECORDED APRIL 28, 1958 IN VOLUME 1182 OF OFFICIAL RECORDS AT PAGE 293, SANTA CRUZ COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE AT THE NORTHWEST CORNER OF SAID LANDS OF STEWART; THENCE ALONG THE NORTH LINE OF SAID LANDS OF STEWART, NORTH 89° 48' EAST 250.00 FEET TO A STATION; THENCE PARALLEL TO THE WEST LINE OF SAID LANDS OF STEWART, SOUTH 0° 12' EAST 992.80 FEET TO A STATION ON THE SOUTH LINE OF SAID LANDS OF STEWART; THENCE ALONG LAST MENTIONED LINE, SOUTH 89° 48' WEST 250.0 FEET TO THE SOUTHWEST CORNER OF SAID LANDS OF STEWART; THENCE NORTH 0° 12' WEST 992.80 FEET TO THE PLACE OF BEGINNING.

REAL PROPERTY IN UNINCORPORATED AREA OF COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL SEVEN:

BEING IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, AND A PART OF THE SAN AUGUSTINE RANCHO AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE ON THE NORTHERN BOUNDARY OF LANDS CONVEYED TO GEORGE F. NELSON, BY DEED RECORDED IN VOLUME 260 AT PAGE 390, OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY AT THE SOUTHWESTERN CORNER OF LANDS CONVEYED TO FRED H. SCHLICHTING, ET UX, BY DEED RECORDED IN VOLUME 467 AT PAGE 534, OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERN BOUNDARY OF SAID LANDS OF NELSON, NORTH 89° 50' WEST 348.5 FEET TO AN IRON PIPE AT THE NORTHWESTERN CORNER THEREOF ON THE EASTERN BOUNDARY OF LANDS CONVEYED TO J. JACKSON GRAHAM, ET UX, BY DEED RECORDED IN VOLUME 489, AT PAGE 294, OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY, NORTH 0° 22' EAST 327.2 FEET TO AN IRON PIPE AT THE NORTHEASTERN CORNER THEREOF; THENCE ALONG THE NORTHERN BOUNDARY OF SAID LAST MENTIONED LANDS, NORTH 89° 13' WEST 575.44 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO LELAND M. BEER, ET UX, BY DEED RECORDED IN VOLUME 610, AT PAGE 64 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY, FROM WHICH AN IRON PIPE BEARS SOUTH 0° 26' WEST 0.22 FEET DISTANT; THENCE ALONG THE EASTERN BOUNDARY OF SAID LAST MENTIONED LANDS NORTH 0° 26' EAST 401.15 FEET TO THE CENTER LINE OF A 30 FOOT ROAD, SOMETIMES KNOWN AS COATES ROAD FROM WHICH AN IRON PIPE BEARS SOUTH 0° 26' WEST 15.85 FEET DISTANT; THENCE ALONG SAID LAST MENTIONED CENTER LINE SOUTH 70° 42' EAST 8.27 FEET TO AN ANGLE; THENCE NORTH 72° 46' EAST 71.72 FEET TO AN ANGLE, THENCE NORTH 53° 46' EAST 128.40 FEET TO AN ANGLE, THENCE NORTH 86° 18' EAST 56.31 FEET TO THE WESTERN BOUNDARY OF LANDS CONVEYED TO B. JENNY, ET UX, BY DEED RECORDED IN VOLUME 467 AT PAGE 129 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY, PRODUCED NORTHERLY; THENCE TO AND ALONG THE WESTERN BOUNDARY OF SAID LAST MENTIONED LANDS, SOUTH 7° 10' EAST 68.29 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID LAST MENTIONED LANDS NORTH 81° 03' EAST 111.81 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHEASTERN CORNER THEREOF; THENCE NORTH 72° 23' EAST 237.53 FEET TO A 1/2 INCH IRON PIPE ON THE SOUTHWESTERN BOUNDARY OF A PROPOSED 20 FOOT PRIVATE RIGHT OF WAY; THENCE ALONG SAID LAST MENTIONED BOUNDARY NORTH 62° 18' WEST 95.22 FEET TO A STATION IN THE CENTER LINE OF SAID 30 FOOT ROAD SOMETIMES KNOWN AS COATES ROAD, FROM WHICH A 1/2 INCH IRON PIPE BEARS SOUTH 62° 18' EAST 16.16 FEET DISTANT THENCE ALONG SAID LAST MENTIONED CENTER LINE, NORTH 49° 32' EAST 21.54 FEET TO A STATION ON THE NORTHEASTERN BOUNDARY OF SAID PROPOSED 20 FOOT PRIVATE RIGHT OF WAY; THENCE ALONG SAID LAST MENTIONED BOUNDARY SOUTH 62° 18' EAST 245.23 FEET TO A 1/2 INCH IRON PIPE AT AN ANGLE; THENCE SOUTH 16° 21' EAST 80.11 FEET TO A STATION ON THE NORTHWESTERN BOUNDARY OF LANDS CONVEYED TO CHARLES G. ARNOLD, BY DEED RECORDED IN VOLUME 725 AT PAGE 15 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID LAST MENTIONED BOUNDARY, SOUTH 48° 19' 1/2' WEST 2.29 FEET TO THE MOST WESTERN CORNER OF SAID LAST MENTIONED LANDS; THENCE ALONG THE SOUTHWESTERN BOUNDARY OF SAID LAST MENTIONED LANDS, SOUTH 16° 21' EAST 125.36 FEET TO A 1/2 INCH IRON PIPE AT THE MOST SOUTHERN CORNER THEREOF, FROM WHICH A "W" ON A 24 INCH OAK TREE BEARS SOUTH 10° 31' EAST 21.92 FEET DISTANT; THENCE ALONG THE SOUTHEASTERN BOUNDARY OF SAID LAST MENTIONED LANDS, NORTH 78° 54' EAST 154.96 FEET TO A PIPE AT AN ANGLE; THENCE NORTH 61° 13' EAST (AT 73.78 FEET A 1/2 INCH IRON PIPE) 106 FEET, A LITTLE MORE OR LESS, THE MOST EASTERN CORNER OF SAID LAST MENTIONED LANDS IN THE CENTERLINE OF BEAN CREEK; THENCE ALONG SAID LAST MENTIONED CENTER LINE EASTERLY 125 FEET, A LITTLE MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERN BOUNDARY OF SAID LANDS OF SCHLICHTING; THENCE ALONG SAID LAST MENTION BOUNDARY, SOUTH 52° 31' WEST 76.79 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 49° 38' WEST 143.22 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 7° 41' WEST 92.45 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 43° 35' EAST 89.97 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 9° 50' EAST 126.47 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 9° 50' EAST 126.47 FEET TO AN IRON PIPE AT AN ANGLE; THENCE SOUTH 13° 43' WEST 73.55 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED LANDS AS LIES NORTHERLY OF THE CENTERLINE OF BEAN CREEK AS ESTABLISHED BY THE RECORD OF SURVEY MAP FILED FOR RECORD MARCH 28, 1951 IN BOOK 30 PAGE 36 OF MAPS, RECORDS OF SANTA CRUZ COUNTY.

LEGAL DESCRIPTION CONTINUED:

PARCEL EIGHT:

BEING IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, AND A PART OF THE SAN AUGUSTINE RANCHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF A 30 FOOT ROAD AT A STATION MARKED BY A 1/2 INCH IRON PIPE AND FROM WHICH POINT THE POINT OF BEGINNING AS DESCRIBED IN DEED FROM W.R. GAINE, ET UX, TO CHARLES KAUPE RECORDED IN VOLUME 367 OFFICIAL RECORDS AT PAGE 483, BEARS SOUTH 79° 53' WEST 313.35 FEET; THENCE SOUTH 5° 30' EAST 53.30 FEET TO AN IRON PIPE; THENCE NORTH 82° 38' EAST 111.84 FEET TO AN IRON PIPE; THENCE NORTH 11° 07' WEST 46.08 FEET TO A STATION MARKED BY AN IRON PIPE ON THE SOUTHERLY SIDE OF SAID 30 FOOT ROAD FROM WHICH BEARS A COPPER TAG ON A 5" LINE OAK; SOUTH 35° EAST 27.29 FEET AND A COPPER TAG ON AN 18" LINE OAK BEARS SOUTH 22° 43' WEST 36.6 FEET AND THENCE, SOUTH 86° 30' WEST 107.47 FEET ALONG THE SOUTHERLY SIDE OF SAID ROAD TO THE PLACE OF BEGINNING.

PARCEL NINE:

BEING IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, AND A PART OF THE SAN AUGUSTINE RANCHO, ALSO BEING A PART OF THE PARCEL OF LAND CONVEYED TO CHARLES KAUPE, BY DEED RECORDED JUNE 8, 1939 IN VOLUME 367 AT PAGE 483, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STATION ON THE NORTHEASTERN LINE OF A RIGHT OF WAY 20 FEET WIDE, BEING THAT SAID SAME RIGHT OF WAY RESERVED IN THE DEED FROM CHARLES KAUPE TO ANTHONY ZICOVICH, DONG BUSINESS AS CONCRETE SERVICE COMPANY, DATED MARCH 3, 1953 AND RECORDED OCTOBER 8, 1953 IN VOLUME 934, AT PAGE 559, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND FROM WHICH STATION THE INTERSECTION OF THE SOUTHERN LINE OF SAID RIGHT OF WAY WITH THE CENTERLINE OF A 30 FOOT ROAD, KNOWN AS COATES ROAD, SO CALLED, BEARS SOUTH 27° 42' WEST 20 FEET AND NORTH 82° 18' WEST 95.22 FEET DISTANT; THENCE FROM SAID PLACE OF BEGINNING NORTH 27° 42' EAST TO A STATION IN THE CENTER OF BEAN CREEK; THENCE EASTERLY ALONG THE CENTER OF BEAN CREEK TO THE NORTHWESTERN CORNER OF LANDS CONVEYED TO CHARLES C. ARNOLD AND ELISA M. ARNOLD, HIS WIFE, BY DEED RECORDED JUNE 14, 1949, IN VOLUME 725 AT PAGE 15, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID LAST MENTIONED LANDS SOUTH 48° 19' 30" WEST 140 FEET TO THE NORTHEASTERN LINE OF THE 20 FOOT RIGHT OF WAY FIRST MENTIONED HEREIN, THENCE ALONG SAID LAST MENTIONED LINE NORTH 16° 21' WEST 80.11 FEET TO AN ANGLE AND NORTH 62° 18' WEST 150.01 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THAT LIES WITHIN PARCEL A AS THE SAME IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD FEBRUARY 17, 1976 IN BOOK 62 OF MAPS, PAGE 29, RECORDS OF SANTA CRUZ COUNTY.

REAL PROPERTY IN THE CITY OF SCOTTS VALLEY, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL TEN:

SITUATE IN THE CITY OF SCOTTS VALLEY, COUNTY OF SANTA CRUZ, IN THE STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON PIPE SET IN THE CENTER LINE OF BEAN CREEK ON THE EASTERLY BOUNDARY OF LANDS CONVEYED TO FRANK STRANZL BY DEED RECORDED IN VOLUME 302 OF OFFICIAL RECORDS AT PAGE 172, SANTA CRUZ COUNTY RECORDS, FROM WHICH THE NORTHEASTERN CORNER OF SAID LAST-MENTIONED LANDS BEARS NORTH 26° 05' WEST 170.85 FEET DISTANT; THENCE ALONG SAID EASTERN BOUNDARY, BEING ALONG THE CENTER LINE OF BEAN CREEK, SOUTH 6° 34' EAST 51.35 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 13° 09' WEST 19.12 FEET TO A 3/8 INCH IRON PIPE; THENCE LEAVING SAID BOUNDARY, SOUTH 82° 22' WEST 78.79 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 49° 29' WEST 143.22 FEET TO A 3/8 INCH IRON PIPE, FROM WHICH A "W" ON A 24 INCH OAK TREE BEARS NORTH 58° 30' EAST 16.88 FEET DISTANT; THENCE SOUTH 7° 32' WEST 92.45 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 43° 44' EAST 98.97 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 9° 59' EAST 126.47 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 19° 36' WEST 144.06 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 73° 30' WEST 42.80 FEET TO A 3/8 INCH IRON PIPE; THENCE SOUTH 14° 34' WEST 73.55 FEET TO A 3/8 INCH IRON PIPE ON THE NORTHERN BOUNDARY OF LANDS CONVEYED TO GEORGE F. NELSON ET UX, BY DEED RECORDED IN VOLUME 260 OF OFFICIAL RECORDS AT PAGE 390, SANTA CRUZ COUNTY RECORDS, FROM WHICH PIPE A "W" IN A 12 INCH PINE TREE BEARS SOUTH 85° 15' EAST 28.80 FEET DISTANT; THENCE ALONG SAID LAST MENTIONED BOUNDARY, SOUTH 89° 59' EAST 515.58 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF 10 H. M. DICKERSON, ET AL., BY DEED RECORDED IN VOLUME 500 OF OFFICIAL RECORDS AT PAGE 488, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE WESTERN BOUNDARY OF SAID LAST-MENTIONED LANDS, NORTH 14° 25' WEST 98.22 FEET TO A 1/2 INCH IRON PIPE FROM WHICH A "W" ON AN 18 INCH PINE TREE BEARS SOUTH 60° 56' EAST 1.10 FEET DISTANT; THENCE NORTH 0° 01' WEST 109.05 FEET TO A 1/2 INCH PIPE; THENCE NORTH 52° 38' EAST 200.86 FEET TO A 1/2 INCH PIPE; THENCE NORTH 56° 33' EAST 106.06 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 59° 38' EAST 102.97 FEET TO A 1/2 INCH IRON PIPE; AT THE SOUTHWEST CORNER OF LANDS CONVEYED TO LAWRENCE KING, BY DEED RECORDED IN VOLUME 686 OF OFFICIAL RECORDS AT PAGE 462, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE WESTERN BOUNDARY OF SAID LAST-MENTIONED LANDS NORTH 26° 24' WEST (AT 257.71 FEET A 1/2 INCH IRON PIPE) 300 FEET, A LITTLE MORE OR LESS, TO THE CENTER LINE OF BEAN CREEK; THENCE WESTERLY ALONG THE CENTERLINE OF BEAN CREEK 500 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THOMAS HINTON FORDE, ET UX., BY DEED RECORDED JANUARY 5, 1973 IN BOOK 2273, PAGE 262, OFFICIAL RECORDS OF SANTA CRUZ AND MORE PARTICULARLY DESCRIBED AS:

BEING A PORTION OF THE RANCHO SAN AUGUSTINE, AND BEING ALSO A PORTION OF THE TRACT OF LAND, AS DESCRIBED AS PARCEL FIVE IN THE DEED FROM STEWART ENGINEERING COMPANY TO WATKINS-JOHNSON COMPANY, DATED MARCH 4, 1965, RECORDED MARCH 10, 1965 IN BOOK 1680 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA CRUZ, AT PAGE 175, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE SET AT SOUTHEASTERLY CORNER OF SAID TRACT OF LAND, AS SAID PIPE IS SHOWN ON THE MAP ENTITLED, "TR. NO. 530 MONTEVALLE UNIT NO. 2", FILED FOR RECORD JULY 17, 1970 IN BOOK 53 AT PAGE 14, RECORD OF THE COUNTY OF SANTA CRUZ, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID TRACT NORTH 53° 50' MONTEVALLE UNIT NO. 2, AND THE SOUTHERLY LINE OF SAID TRACT AS DESCRIBED IN SAID DEED,

1) 89° 48', 241.24 FEET (SHOWN IN SAID DEED AS NORTH 89° 59' WEST) TO A 1/2 INCH IRON PIPE AS SHOWN ON SAID MAP; THENCE LEAVING SAID LINE

2) NORTH 0° 08' 25" EAST, 86.18 FEET TO A POINT; THENCE

3) NORTH 88° 18' 08" EAST, 217.67 FEET TO A 1/2 INCH IRON PIPE SET AT AN ANGLE POINT IN THE EASTERLY LINE OF SAID TRACT BEING THE WESTERLY LINE OF SAID MAP; AS SAID PIPE IS SHOWN ON SAID MAP; THENCE ALONG SAID LINE

4) SOUTH 14° 19' 45" EAST, 94.73 FEET (SHOWN IN SAID DEED AS SOUTH 14° 25' EAST, 98.22 FEET) TO THE POINT OF BEGINNING.

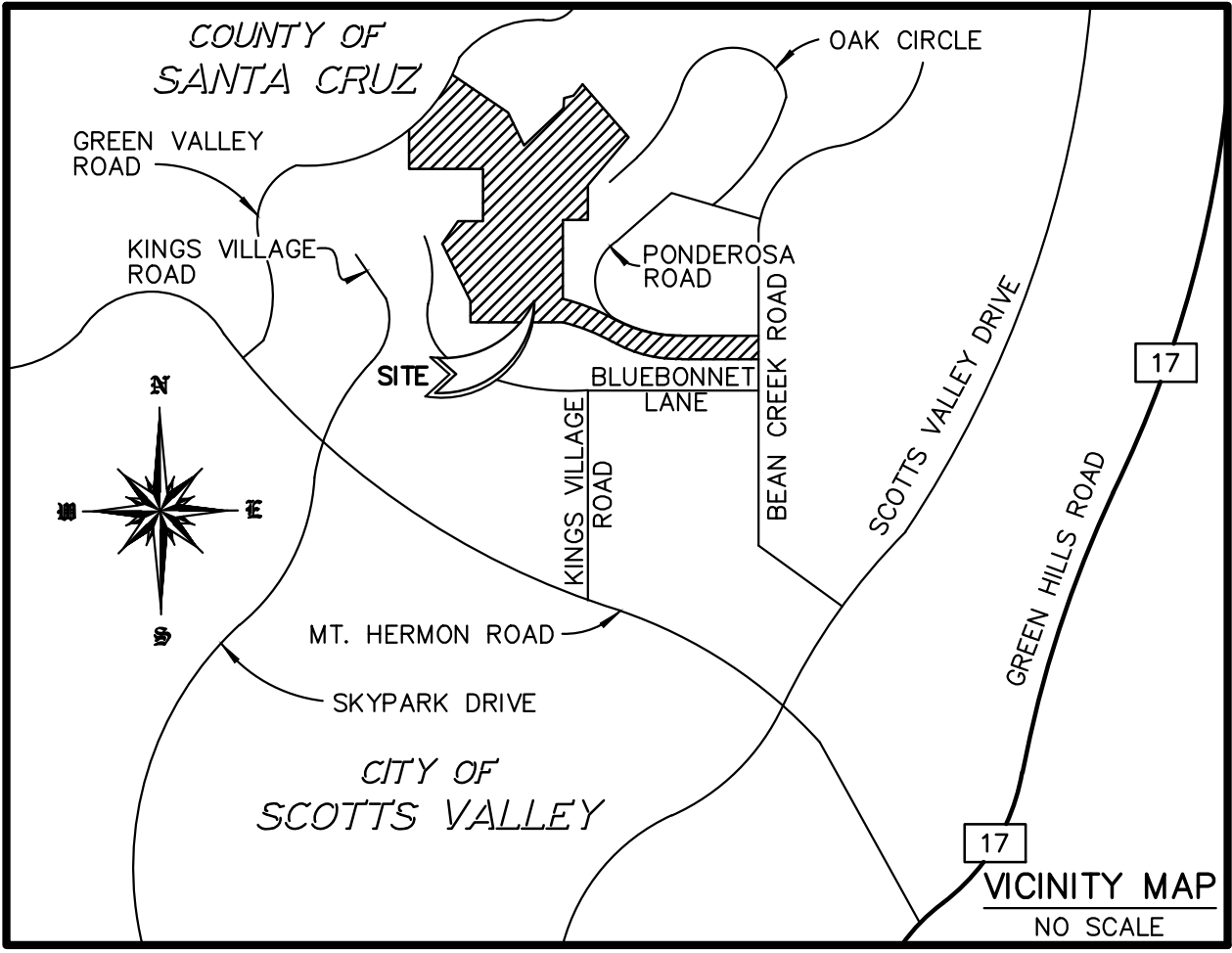
PARCEL ELEVEN:

A RIGHT OF WAY OVER THAT CERTAIN 30 FOOT ROAD SOMETIMES KNOWN AS COATES ROAD LEADING SOUTHWESTERLY FROM THE NORTHERN END OF PARCEL SEVEN HEREINAbove DESCRIBED TO LOCKHART GULCH ROAD, A COUNTRY ROAD.

APN: 022-221-01 (AFFECTS: PARCEL FIVE);
APN: 022-221-02 (AFFECTS: PARCEL SIX);
APN: 022-221-03 (AFFECTS: PARCEL TWO);
APN: 022-221-04 (AFFECTS: PARCEL ONE);
APN: 022-221-05 (AFFECTS: PARCELS THREE AND FOUR);
APN: 022-611-01 (AFFECTS: PARCEL TEN);
APN: 070-281-07 (AFFECTS: PARCEL SEVEN);
APN: 070-281-10 (AFFECTS: PARCEL EIGHT); AND
APN: 070-301-23 (AFFECTS: PARCEL NINE)

LAND AREA:

1,903,842 SQUARE FEET
43.71 ACRES



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE INSURANCE COMPANY
333 W. SANTA CLARA STREET, STE. 220
SAN JOSE, CA 95128
(408)451-7834
ORDER NUMBER: NCS-106640-SC
TITLE OFFICER: JOHN WHSMAN
DATED: APRIL 23, 2021

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- AN EASEMENT FOR A SINGLE LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 14, 1946 AS BOOK 544, PAGE 213 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR A SINGLE LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1946 AS BOOK 691, PAGE 251 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR A SINGLE LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1946 AS BOOK 691, PAGE 259 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1949 AS BOOK 725, PAGE 15 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR A SINGLE LINE OF POLES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1949 AS BOOK 728, PAGE 276 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR A SINGLE LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 4, 1949 AS BOOK 744, PAGE 461 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR A LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1962 AS BOOK 1474, PAGE 574 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.**
- AN EASEMENT FOR A LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1962 AS BOOK 1474, PAGE 575 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR A PIPELINE, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1968 AS BOOK 1891, PAGE 110 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR PIPES, WIRES, CABLES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1969 AS BOOK 1947, PAGE 64 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 7, 1969 AS INSTRUMENT NO. 19275 BOOK 1961, PAGE 254 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR WATER AND GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1978 AS BOOK 2954, PAGE 79 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1984 AS BOOK 3777, PAGE 237 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR POLES, WIRE, CABLES FIXTURES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED MAY 12, 1989 AS BOOK 4503, PAGE 443 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**
- TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "ORDER GRANTING ENTRY OF CONSENT DECREE", RECORDED DECEMBER 16, 1991 AS BOOK 4944, PAGE 300 OF OFFICIAL RECORDS, A NOTICE OF ENTRY OF CONSENT DECREE RECORDED DECEMBER 16, 1991 IN BOOK 4944, PAGES 382, 383 AND 384, OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**
- AN EASEMENT FOR REPAIRING, MAINTAINING AND OPERATING PIPE LINES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 2000 AS INSTRUMENT NO. 2000-005860 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**
- AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 08, 2020 AS INSTRUMENT NO. 2020-0040634 OF OFFICIAL RECORDS
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.**

ITEMS #/S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S CERTIFICATE:

TO: PELIO & ASSOCIATES, AND FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/9/21.

DATE OF PLAT OR MAP: 7/14/21

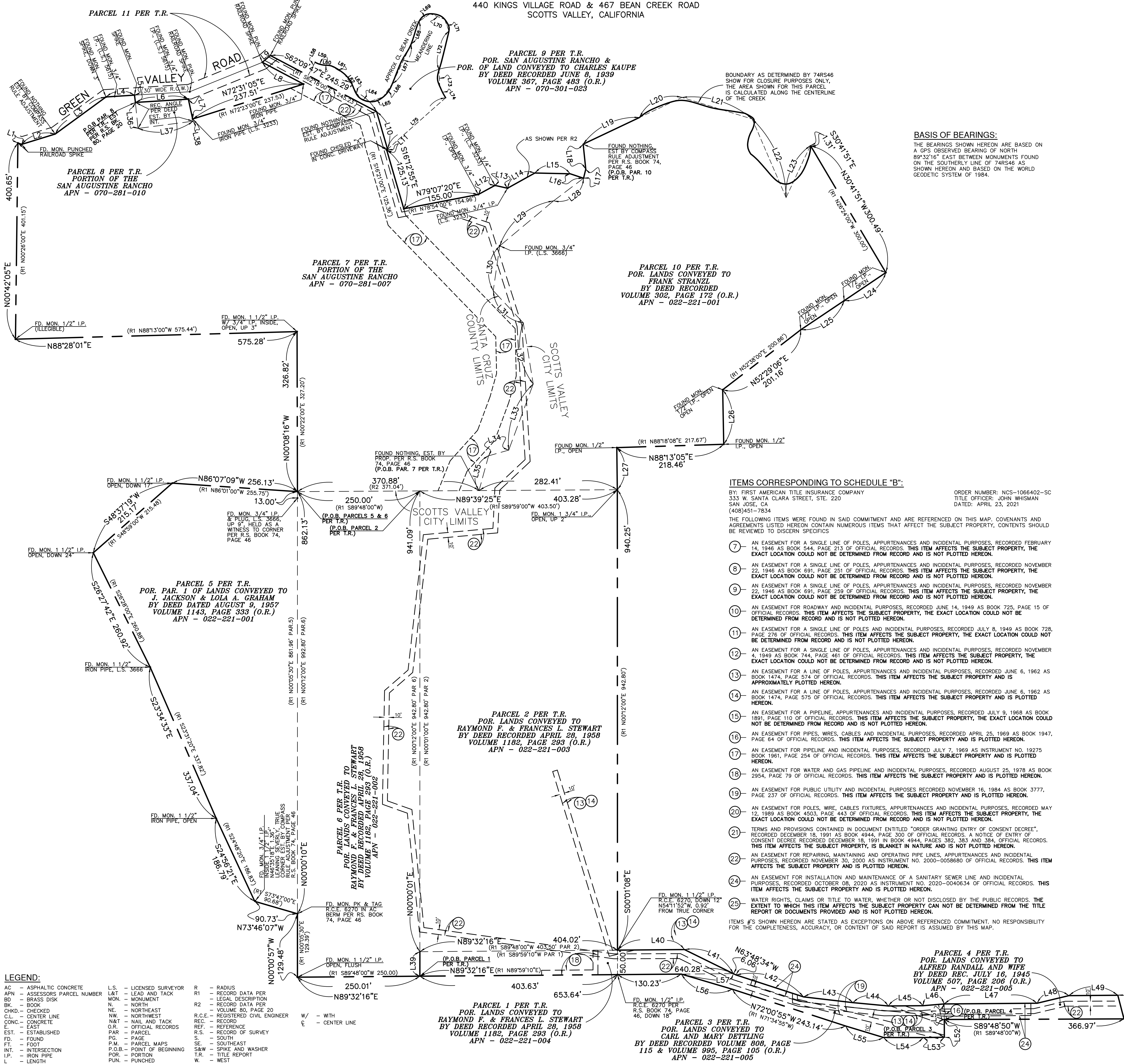
Jeffery L. Mays
JEFFERY L. MAYS L.S. NO. 6379



SHEET 1 OF 4	SCALE: 1" = 80'	DATE: 7/14/21	DRAWN BY: TVE	CHKD. BY: JRN	FILE NO. 20285	ALTA/NSPS LAND TITLE SURVEY	JRN CIVIL ENGINEERS	REVISIONS
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ALTA/NSPS LAND TITLE SURVEY

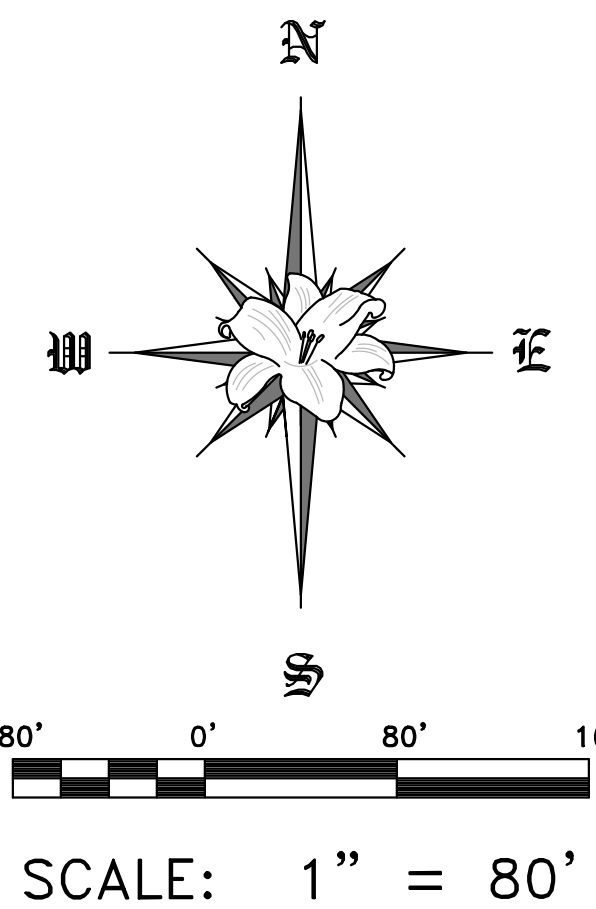
440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD
SCOTTS VALLEY, CALIFORNIA



LEGEND:

AC - ASPHALTIC CONCRETE	L.S. - LICENSED SURVEYOR	R - RADIUS
APN - ASSESSORS PARCEL NUMBER	L&T - LEAD AND TACK	R1 - RECORD DATA PER
BD - BRASS DISK	MON. - MONUMENT	R2 - LEGAL DESCRIPTION
BK - BOOK	REC. - RECORD DATA PER	R3 - VOLUME 80, PAGE 20
BKHD - CHECKED	NE - NORTH/EAST	R4 - REGISTERED CIVIL ENGINEER
C.L. - CENTER LINE	NW - NORTH/WEST	R5 - REFERENCE
CL - CONCRETE	N&T - NAIL AND TACK	R6 - RECORD OF SURVEY
CONC. - CONCRETE	OR - OFFICIAL RECORDS	R7 - SOUTH
EST. - ESTABLISHED	PAR - PARCEL	R8 - SOUTHWEST
FD - FOUND	PG. - PAGE	R9 - SPIKE AND WASHER
FT. - FOOT	P.M. - PARCEL MAPS	R10 - TITLE REPORT
INT. - INTERSECTION	POR. - PORTION	R11 - WEST
I.P. - IRON PIPE	PUN. - PUNCHED	
L - LENGTH		

LINE TABLE			
LINE	BEARING	LENGTH	R1
L1	S70°19'32"E	8.23'	S70°42'00"E 8.27'
L2	N72°52'39"E	21.72'	N72°46'00"E
L3	N53°52'41"E	128.40'	N53°46'00"E 128.40'
L4	N86°25'39"E	58.27'	S86°18'00"E 58.31'
L5	S07°01'21"E	15.03'	
L6	N86°25'39"E	108.27'	S86°30'00"W 107.47'
L7	N121°41'51"W	41.80'	
L8	S62°07'56"E	95.20'	S62°18'00"E 95.22'
L9	N49°46'16"E	21.48'	N49°32'00"E
L10	S16°11'18"E	80.10'	S16°21'00"E 80.11'
L11	N48°27'22"E	2.30'	S48°19'12'00"W 2.29'
L12	N61°19'45"E	38.74'	N61°13'00"
L13	S77°13'25"E	26.26'	
L14	N60°51'58"E	63.99'	
L15	S88°41'02"E	72.22'	
L16	S71°32'02"E	28.73'	
L17	S13°46'09"W	19.12'	S13°09'00"W
L18	S05°56'51"E	51.34'	S06°34'00"E 51.35'
L19	N64°40'00"E	127.39'	
L20	N64°40'09"E	96.07'	
L21	S72°53'51"E	150.11'	
L22	S23°18'51"E	174.61'	
L23	N23°08'00"E	117.32'	
L24	N56°00'15"E	102.58'	N59°38'00"E 102.97'
L25	N56°08'46"E	106.74'	N56°33'00"E 106.06'
L26	N01°55'45"W	111.38'	N00°56'00"E 109.05'
L27	N00°44'07"E	96.01'	N00°08'26"E 86.18'
L28	S52°59'09"W	76.78'	S52°31'00"W 76.79' PAR 7 S52°22'00"W 76.79' PAR 10
L29	S50°06'09"W	143.20'	S49°38'00"W 143.22' PAR 7 S49°29'00"W 143.22' PAR 10
L30	S08°15'14"W	92.46'	S07°41'00"W 92.45' PAR 7 S07°32'00"W 92.45' PAR 10
L31	S43°01'05"E	89.83'	S43°35'00"E 89.97' PAR 7 S43°44'00"E 89.87' PAR 10
L32	S09°15'34"E	126.46'	S09°50'00"E 126.47' PAR 7 S09°59'00"E 126.47' PAR 10
L33	S20°19'20"W	144.09'	S19°45'00"W 144.06' PAR 7 S19°30'00"W 144.06' PAR 10
L34	S74°11'58"W	42.82'	S73°39'00"W 42.80' PAR 7 S73°30'00"W 42.80' PAR 10
L35	S15°17'24"W	73.56'	S13°43'00"W 73.55' PAR 7 S14°34'00"W 73.55' PAR 10
L36	S05°43'21"E	53.32'	S05°39'00"E 53.30'
L37	N82°31'39"E	113.50'	N82°36'00"E 111.84' 111.81'
L38	N121°41'51"W	4.59'	
L39	S00°00'01"W	50.00'	S00°00'50"W
L40	N89°32'16"E	136.65'	
L41	N63°48'34"W	111.46'	N63°20'00"W
L42	S72°00'55"E	145.01'	
L43	S83°22'45"E	101.48'	
L44	S84°33'45"E	72.42'	
L45	N89°32'35"E	70.97'	
L46	N85°08'26"E	43.39'	
L47	N89°33'55"E	190.00'	
L48	N76°31'45"E	66.48'	
L49	N89°33'55"E	100.00'	
L50	S14°32'52"E	49.92'	S14°13'00"E
L51	S00°23'05"E	31.82'	
L52	S00°23'05"E	36.24'	
L53	S89°11'05"W	43.31'	S89°38'00"W
L54	N89°33'55"W	80.94'	N89°27'00"W
L55	N19°29'58"W	80.95'	N72°43'00"W
L56	N73°29'25"W	108.83'	N73°02'30"W 108.98'
L57	N89°32'16"E	106.42'	
L58	N27°51'15"E	30.59'	
L59	S89°50'33"E	16.02'	
L60	S83°46'51"E	17.41'	
L61	S58°39'44"E	32.09'	
L62	S33°21'22"E	34.08'	
L63	S32°12'03"E	24.70'	
L64	S89°42'42"E	20.64'	
L65	N71°15'26"E	29.51'	
L66	N34°40'11"E	32.64'	
L67	N25°21'18"E	89.79'	
L68	N19°22'14"E	49.52'	
L69	N55°36'22"E	27.04'	
L70	S69°23'07"E	31.82'	
L71	S20°07'25"E	25.42'	
L72	S14°17'51"W	82.35'	
L73	S02°51'16"E	33.36'	
L74	S26°30'13"E	26.25'	
L75	N48°27'25"E	158.25'	



- ITEMS CORRESPONDING TO SCHEDULE "B":
- BY: FIRST AMERICAN TITLE INSURANCE COMPANY
333 W. SANTA CLARA STREET, STE. 220
SAN JOSE, CA
(408)451-7834
- ORDER NUMBER: NCS-1066402-SC
TITLE OFFICER: JOHN WHISMAN
DATED: APRIL 23, 2021
- THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS
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- 9 AN EASEMENT FOR A SINGLE LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1946 AS BOOK 691, PAGE 259 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
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- 13 AN EASEMENT FOR A LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1962 AS BOOK 1474, PAGE 574 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON.
- 14 AN EASEMENT FOR A LINE OF POLES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1962 AS BOOK 1474, PAGE 575 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 15 AN EASEMENT FOR A PIPELINE, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JULY 9, 1968 AS BOOK 1891, PAGE 110 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
- 16 AN EASEMENT FOR PIPES, WRES, CABLES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1969 AS BOOK 1947, PAGE 64 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 17 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 7, 1969 AS INSTRUMENT NO. 19275 BOOK 1961, PAGE 254 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 18 AN EASEMENT FOR WATER AND GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 25, 1978 AS BOOK 2954, PAGE 79 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 19 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1984 AS BOOK 3777, PAGE 237 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 20 AN EASEMENT FOR POLES, WIRE, CABLES FIXTURES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED MAY 12, 1989 AS BOOK 4503, PAGE 443 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, THE EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
- 21 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "ORDER GRANTING ENTRY OF CONSENT DECREE", RECORDED DECEMBER 18, 1991 AS BOOK 4944, PAGE 300 OF OFFICIAL RECORDS. A NOTICE OF ENTRY OF CONSENT DECREE RECORDED DECEMBER 18, 1991 IN BOOK 4944, PAGES 382, 383 AND 384, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 22 AN EASEMENT FOR REPAIRING, MAINTAINING AND OPERATING PIPE LINES, APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 30, 2000 AS INSTRUMENT NO. 2000-005860 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 24 AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 08, 2020 AS INSTRUMENT NO. 2020-0040634 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 25 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SHEET	2	SCALE: 1" = 80'	ALTA/NSPS LAND TITLE SURVEY		JRN CIVIL ENGINEERS		REVISIONS	
			440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD, SCOTTS VALLEY, CALIFORNIA		232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672		7/21/21: REVISED BOUNDARY	8/8/21: REVISED PER CLIENT COMMENTS
FILE NO.	20285	DRAWN BY: TVE	CHECKD. BY: JRN	PROJECT COORDINATOR:	TRAVIS EDWARDS (TEDWARDS@JRN.CIVIL.COM)			

ALTA/NSPS LAND TITLE SURVEY

440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD
SCOTTS VALLEY, CALIFORNIA

SEE SHEET 4

MATCHLINE

LEGEND:

- AC - ASPHALTIC CONCRETE
- APN - ASSESSORS PARCEL NUMBER
- BK - BOOK
- CB - CATCH BASIN
- CHKD. - CHECKED
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CS - CONCRETE STAIRS
- DI - DRAIN INLET
- DS - DRIVEWAY
- E - EAST
- EC - ELECTRIC CABINET
- EG - ELECTRIC GENERATOR
- EM - ELECTRIC METER
- EMH - ELECTRIC MANHOLE
- EPB - ELECTRIC PULLBOX
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VALVE
- EXP. - EXPOSED
- FD. - FOUND
- FI - FIRE HYDRANT
- FDC - FIRE DEPARTMENT CONNECTION
- FSV - FIRE SERVICE VALVE
- FT. - FOOT
- GA - GUY ANCHOR
- GM - GAS METER
- GV - GAS VALVE
- HH - HAND HOLE
- LP - LIGHT POST
- MB - MAILBOX
- MON. - MONUMENT
- MS - MONUMENT SIGN
- MW - MONITORING WELL
- N. - NORTH
- NE. - NORTHEAST
- NO. - NUMBER
- NW. - NORTHWEST
- OH - OVERHANG
- OHE - OVERHEAD ELECTRIC LINES
- PB - PULLBOX
- PG. - PAGE
- PGE - PACIFIC GAS & ELECTRIC
- PIV - PRESSURE INDICATOR VALVE
- PL - PROPERTY LINE
- PP - POWER POLE
- PS - PARKING STALL
- PV - TELEPHONE VAULT
- RCV - RADIUS
- RL - RECLAIMED WATER VALVE
- ROF - ROOF LADDER
- REF. - REFERENCE
- RW - RETAINING WALL
- S. - SOUTH
- SC - SECURITY CAMERA
- SCO - SEWER CLEAN OUT
- SDMH - STORM DRAIN MANHOLE
- SE. - SOUTHEAST
- S.F. - SQUARE FEET
- SMH - SEWER MANHOLE
- SN - SIGN
- SW - SCREEN WALL
- SO. - SQUARE
- TE - TRASH ENCLOSURE
- T.R. - TYPICAL
- UB - UTILITY BOX
- UC - UTILITY CABINET
- UMH - UTILITY MANHOLE
- UV - UTILITY VAULT
- W. - WEST
- WM - WATER METER
- WV - WATER VALVE
- WVLT - WATER VAULT
- CL - CENTER LINE

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- THE PARCELS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR RESPECTIVE COMMON BOUNDARY LINES AND THERE ARE NO GAPS, STRIPS OR GORES BETWEEN THE CONTIGUOUS BOUNDARY LINES.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06087C 0217 E RECORDED 05/16/2012.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

BUILDING NOTES:

- A - 1,054 S.F. ACCESSORY BUILDING
- B - 318 S.F. ACCESSORY BUILDING
- C - 984 S.F. ACCESSORY BUILDING.
- D - 126 S.F. ACCESSORY BUILDING.
- E - 238 S.F. ACCESSORY BUILDING.

UTILITY NOTE:

SOME VALVE COVERS, HANDHOLES AND VAULT COVERS HAVE BEEN LABELED HEREON ACCORDING TO THE STAMPING ON THE COVER. HOWEVER THEIR POSITION INDICATES THAT THERE MAY NOT BE STAMPED ACCORDING TO THEIR FUNCTION. NO ATTEMPT HAS BEEN MADE TO VERIFY THE FUNCTION OF UTILITIES OTHER THAN WHAT HAS BEEN OBSERVED ON THE SURFACE.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	496
HANDICAP	4
LOADING	3
TOTAL	503

PARCEL 1 PER T.R.
POR. LANDS CONVEYED TO
RAYMOND F. & FRANCES L. STEWART
BY DEED RECORDED APRIL 28, 1958
VOLUME 1182, PAGE 293 (O.R.)
APN - 022-221-004

PARCEL 3 PER T.R.
POR. LANDS CONVEYED TO
CARL AND MARY DETTLING
BY DEED RECORDED VOLUME 808, PAGE
115 & VOLUME 995, PAGE 105 (O.R.)
APN - 022-221-005

PARCEL 4 PER T.R.
POR. LANDS CONVEYED TO
ALFRED RANDALL AND WIFE
BY DEED REC. JULY 16, 1945
VOLUME 507, PAGE 206 (O.R.)
APN - 022-221-005

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

- (A) CHAIN LINK FENCE MEANDERS IN AND OUT OF PROPERTY.
- (B) MONUMENT SIGN LIES 0.4' SOUTHERLY OF PROPERTY LINE.
- (C) NEIGHBORING BUILDING LIES 1.2' SOUTHERLY OF PROPERTY LINE.
- (D) WOOD FENCE LIES 11.9' NORTHWESTERLY OF PROPERTY LINE.
- (E) NEIGHBORING BUILDING LIES 2.2' NORTHWESTERLY OF PROPERTY LINE.
- (F) WOOD FENCE LIES 1.1' SOUTHERLY OF PROPERTY LINE.
- (G) ANIMAL ENCLOSURE LIES 5.6' AND 8.7' SOUTHERLY OF PROPERTY LINE.
- (H) WOOD FENCE LIES 8.0' SOUTHERLY OF PROPERTY LINE.
- (I) OVERHEAD POWER LINES LIE OVER SUBJECT PROPERTY.

REVISIONS

7/21/21: REVISED BOUNDARY
8/8/21: REVISED PER CLIENT COMMENTS

ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 60'

SHEET 3 OF 4

DATE: 7/14/21

DRAWN BY: TVE

CHKD. BY: JRN

FILE NO. 20285

PROJECT COORDINATOR: TRAVIS EDWARDS (TEDWARDS@JRN.CIVIL.COM)

PHONE (949) 248-4685
FAX (949) 248-4687

232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672

JRN CIVIL ENGINEERS

440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD,
SCOTTS VALLEY, CALIFORNIA

ADDRESS:

CLIENT: PELIO & ASSOCIATES

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BEAN CREEK ROAD

ALTA/NSPS LAND TITLE SURVEY

440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD
SCOTTS VALLEY, CALIFORNIA

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

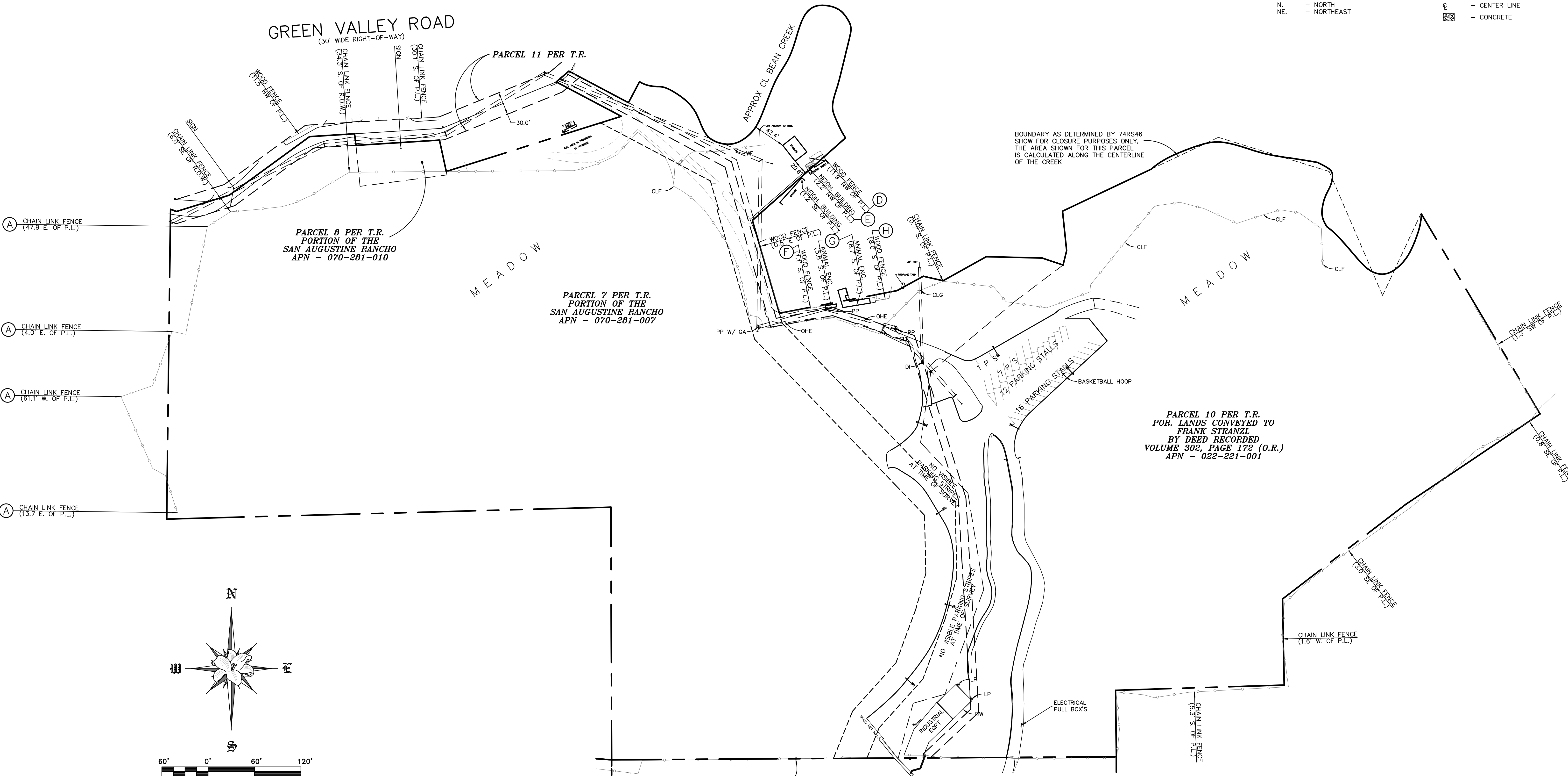
- A CHAIN LINK FENCE MEANDERS IN AND OUT OF PROPERTY.
- B MONUMENT SIGN LIES 0.4' SOUTHERLY OF PROPERTY LINE.
- C NEIGHBORING BUILDING LIES 1.2' SOUTHERLY OF PROPERTY LINE.
- D WOOD FENCE LIES 11.9' NORTHWESTERLY OF PROPERTY LINE.
- E NEIGHBORING BUILDING LIES 2.2' NORTHWESTERLY OF PROPERTY LINE.
- F WOOD FENCE LIES 1.1' SOUTHERLY OF PROPERTY LINE.
- G ANIMAL ENCLOSURE LIES 5.6' AND 8.7' SOUTHERLY OF PROPERTY LINE.
- H WOOD FENCE LIES 8.0' SOUTHERLY OF PROPERTY LINE.
- I OVERHEAD POWER LINES LIE OVER SUBJECT PROPERTY.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	496
HANDICAP	4
LOADING	3
TOTAL	503

SITE RESTRICTIONS:
PENDING ZONING REPORT OR LETTER.

LEGEND:

AC	ASPHALTIC CONCRETE	NO.	NUMBER
ACU	AIR CONDITIONING UNIT	NW.	NORTHWEST
APN	ASSESSORS PARCEL NUMBER	N&T	NAIL AND TACK
BD	BRASS DISK	OH	OVERHANG
BFD	BACK FLOW DEVICE	O.R.	OFFICIAL RECORDS
BK	BOOK	PA	PLANTER AREA
BR	BRIE RACK	PB	PHONE BOOTH / PULLBOX
BW	BLOCK WALL	PG.	PAGE
CB	CATCH BASIN	P.L.	PROPERTY LINE
CC	CONCRETE CUTTER	P.M.	PARCEL MAPS
CHKD.	CHECKED	PS	PARKING SIGN
C.L.	CENTER LINE	PSN	PARKING SIGN
CLF	CHAIN LINK FENCE	PV	TELEPHONE VAULT
CONC.	CONCRETE	R	RADIUS
CR	CONCRETE RAMP	R.C.E.	REGISTERED CIVIL ENGINEER
CS	CONCRETE STAIRS	RL	ROOF LADDER
DI	DRAIN INLET	REF.	REFERENCE
DW	DRIVEWAY	RW	RETAINING WALL
E	EAST	S	SOUTH
EC	ELECTRIC CABINET	SCO	SEWER CLEAN OUT
EM	ELECTRIC METER	SDMH	STORM DRAIN MANHOLE
BMH	ELECTRIC MANHOLE	SG	SQUARE
EPB	ELECTRIC PULLBOX	SCS	SHOPPING CART STALL
ET	ELECTRIC TRANSFORMER	SE	SOUTHEAST
ETP	ELECTRIC TRANSFORMER PAD	S.F.	SQUARE FEET
EVL	ELECTRIC VAULT	SMH	SEWER MANHOLE
FD	FOUND	SN	SIGN
PH	FIRE HYDRANT	SW.	SOUTHWEST
FS	FIRE SERVICE	SLPB	STREET LIGHT PULLBOX
FP	FLAG POLE	S&W	SPIKE AND WASHER
FSC	FIRE SERVICE CONNECTION	TE	TRASH ENCLOSURE
FSV	FIRE SERVICE VALVE	TP	TRANSFORMER PAD
FT	FOOT	T.R.	TITLE REPORT
GA	GATE ARM	TS	TRAFFIC SIGN
GM	GAS METER	TSPB	TRAFFIC SIGNAL PULLBOX
GP	GUARD POST	(TYP)	TYPICAL
GV	GAS VALVE	UC	UTILITY CABINET
HCS	HANDICAP SIGN	UMH	UTILITY MANHOLE
HCR	HANDICAP RAMP	UNKN	UNKNOWN
I.P.	IRON PIPE	UR	UTILITY RISER
L	LENGTH	UV	UTILITY VALVE
LP	LIGHT POST	W	WEST
L.S.	LICENSED SURVEYOR	W/	WITH
L&T	LEAD AND TACK	WF	WOOD FENCE
MB	MAILBOX	WIF	WROUGHT IRON FENCE
MON.	MONUMENT	WM	WATER METER
MS	MONUMENT SIGN	WV	WATER VALVE
NW	MONITORING WELL	WVLT	WATER VAULT
N.	NORTH	C	CENTER LINE
NE.	NORTHEAST	CONC.	CONCRETE



REVISIONS

JRN CIVIL ENGINEERS

ALTA/NSPS LAND TITLE SURVEY

SHEET 4 OF 4
DATE: 7/14/21
DRAWN BY: TVE
CHKD. BY: JRN

7/21/21: REVISED BOUNDARY
8/8/21: REVISED PER CLIENT COMMENTS

ADDRESS: 440 KINGS VILLAGE ROAD & 467 BEAN CREEK ROAD, SCOTTS VALLEY, CALIFORNIA
CLIENT: PELIO & ASSOCIATES

PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: TRAVIS EDWARDS (TEDWARDS@JRN-CIVIL.COM)

FILE NO. 20285

GENERAL DEMOLITION NOTES

1. THESE DEMOLITION PLAN DRAWINGS WERE CREATED FROM EXISTING WORKING DRAWINGS AND ARE NOT INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA.
2. DEMOLITION OF ANY NON-STRUCTURAL ITEMS MAY PROCEED AS INDICATED, WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
3. THE CONTRACTOR SHALL COORDINATE REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLANS WITH DASHED LINES.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNERS PERSONNEL, OTHER TENANTS AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
5. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AROUND THE STRUCTURE. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDING.
6. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

LEGEND

- REMOVE EXISTING WALL / GLAZING SYSTEMS (WHERE OCCUR)
- REMOVE EXISTING DOOR

KEY NOTES

- NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET
- 001

EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
- D101

REMOVE EXISTING PARKING BOLLARDS.
- D102

REMOVE EXISTING PARKING LINES (PAINTED).
- D103

REMOVE EXISTING PLUMBING FIXTURES.

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.

DEVCON
DEVCON
DEVCON
DEVCON

CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic.
#399163

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS, VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.

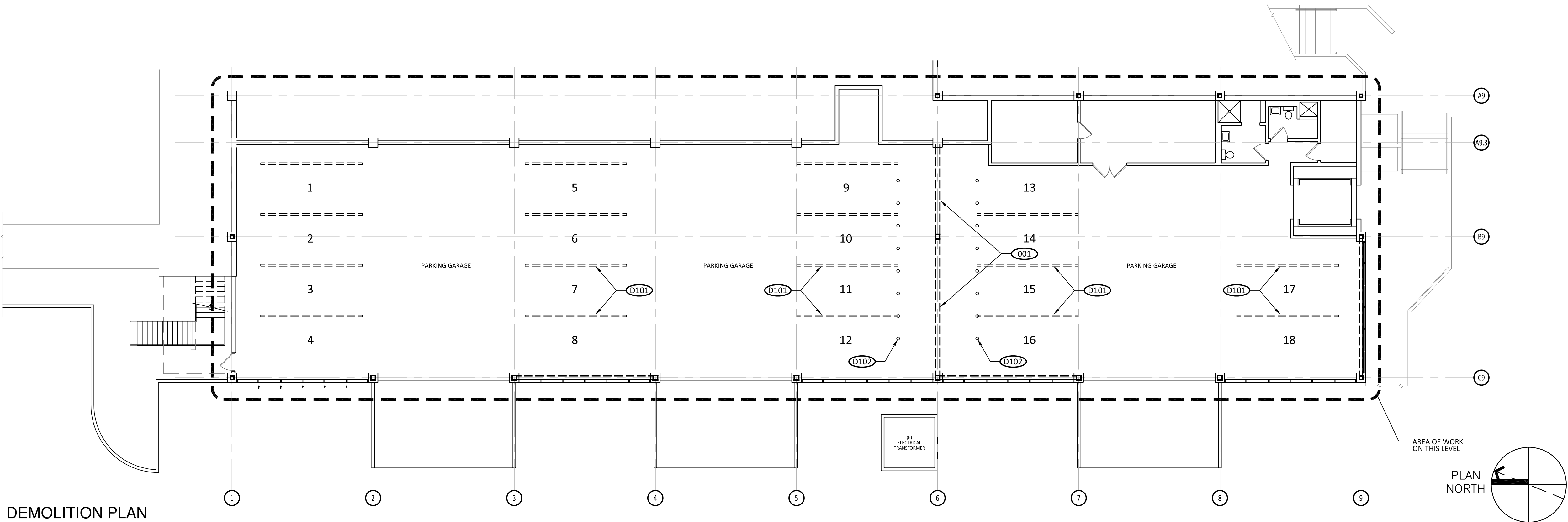
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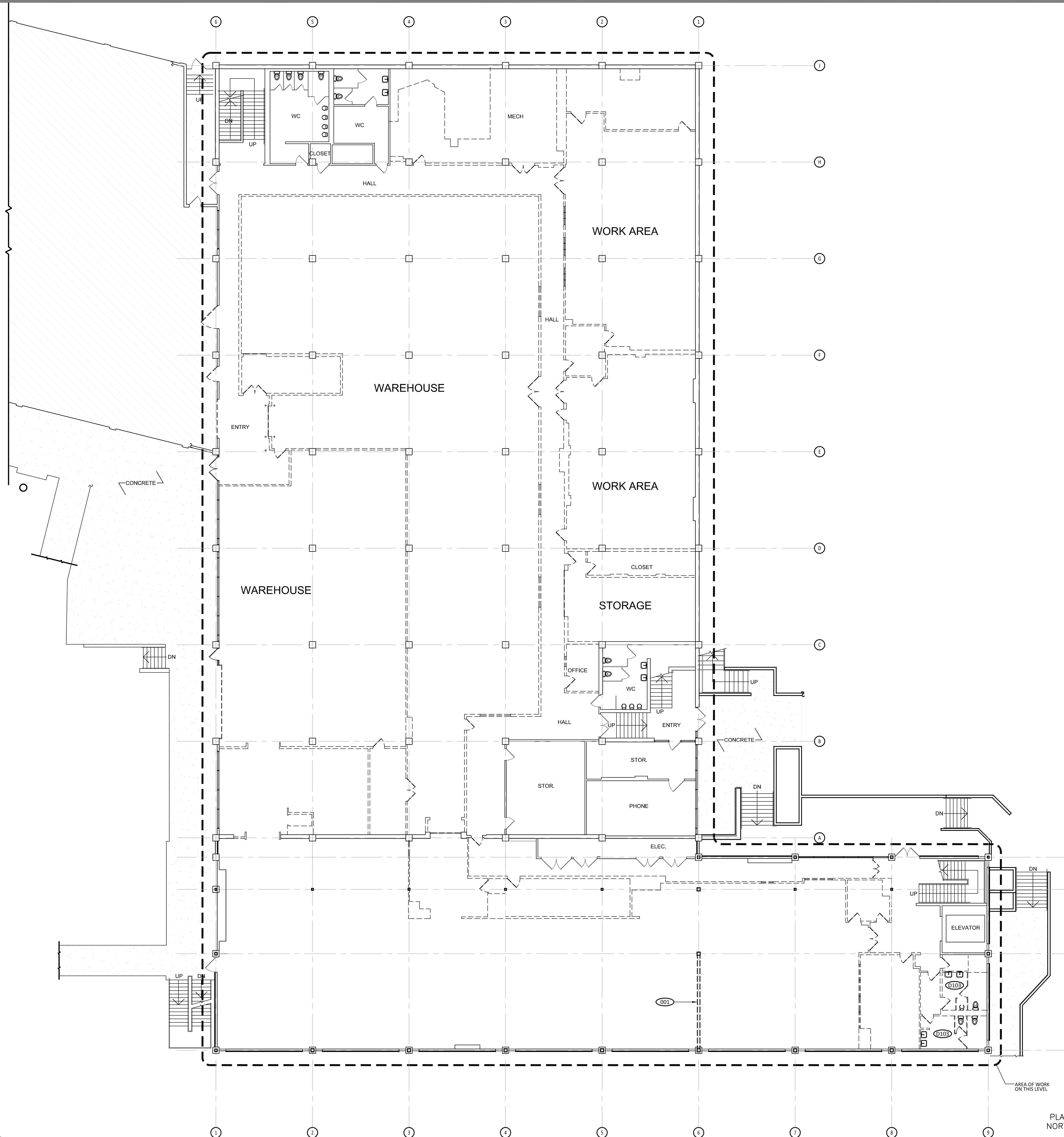
REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEVEL 1 DEMOLITION PLAN BLDG. #9	
JOB NO. 24-079	SHEET NO.
DATE : 4/20/24	DT2.0
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	OF SHEETS



1 LEVEL 1 DEMOLITION PLAN
SCALE: 3/32"=1'-0"

1 LEVEL 2 DEMOLITION PLAN
SCALE: 3/32"=1'-0"



GENERAL DEMOLITION NOTES

1. THESE DEMOLITION PLAN DRAWINGS WERE CREATED FROM EXISTING WORKING DRAWINGS AND ARE NOT INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA.
2. DEMOLITION OF ANY NON-STRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
3. THE CONTRACTOR SHALL COORDINATE REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLANS WITH DASHED LINES.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE OWNER'S PERSONNEL, OTHER TENANTS AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
5. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AROUND THE STRUCTURE. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDING.
6. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

LEGEND

- REMOVE EXISTING WALL / GLAZING SYSTEMS (WHERE OCCUR)
- REMOVE EXISTING DOOR

KEY NOTES

- NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET
- (001) EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
 - (D101) REMOVE EXISTING PARKING BOLLARDS.
 - (D102) REMOVE EXISTING PARKING LINES (PAINTED).
 - (D103) REMOVE EXISTING PLUMBING FIXTURES.

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.

DEVCON CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

GENERAL NOTES:
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEVEL 2 DEMOLITION PLAN
BLDG. #6/#9

JOB NO. 24-079	SHEET NO. DT2.1 OF SHEETS
DATE : 4/20/24	
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	

GENERAL DEMOLITION NOTES

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6. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

LEGEND

- REMOVE EXISTING WALL / GLAZING SYSTEMS (WHERE OCCUR)
- REMOVE EXISTING DOOR

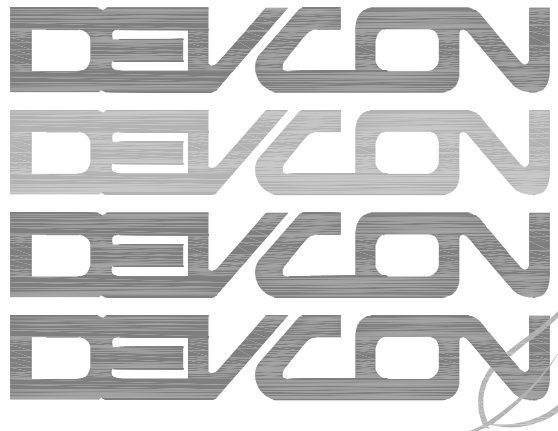
KEY NOTES

- NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET
- 001 EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
- DT101 REMOVE EXISTING PARKING BOLLARDS.
- DT102 REMOVE EXISTING PARKING LINES (PAINTED).
- DT103 REMOVE EXISTING PLUMBING FIXTURES.

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



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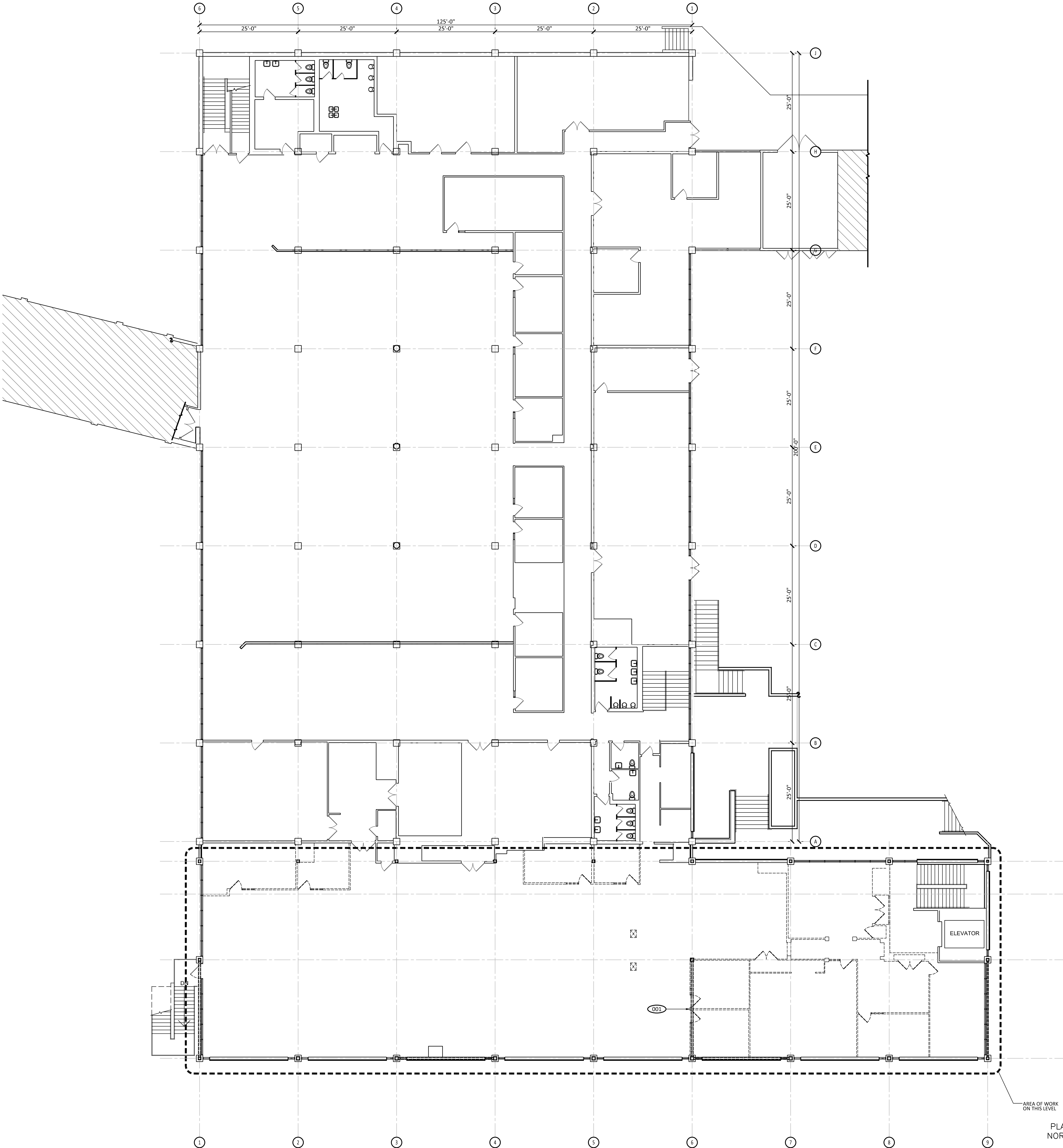
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NO.	DATE	DESCRIPTION	BY

LEVEL 3 DEMOLITION PLAN
BLDG. #9

JOB NO. 24-079
DATE : 4/20/24
DRAWN: EV / CSP
CHECKED: SR
ISSUE: PLANNING SUBMITTAL

SHEET NO.
DT2.2
OF SHEETS



1 UPPER LEVEL DEMO PLAN
SCALE: 3/32"=1'-0"

1. NO WORK IS PROPOSED TO OCCUR BELOW THE EXISTING FOUNDATION SLAB.
2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO EXISTING SLAB ON GRADE AND FOUNDATION BY DEMOLITION WORK.
3. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

MINI-STORAGE FACILITY AT BUILDING 6/9



**CONSTRUCTION
INCORPORATED**

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic.
#399163

 NEW EXTERIOR WALL OVER CONCRETE CURB (WHERE REQUIRED)

 NEW INTERIOR DEMISING WALL (AT STORAGE UNITS)

 NEW EXTERIOR DOOR AND GLAZING

NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET

001	EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
002	NEW DOUBLE ALUMINUM STORFRONT DOOR WITH TEMPERED GLASS, MEDIUM STILES AND RAILS.
003	NEW CEMENT PLASTER WALL AT EXISTING OPENING. WALL TO MATCH ADJACENT WALL COLOR.
004	ROLL-UP DOOR AT STORAGE UNIT.

STANDARD STORAGE UNIT SIZES AND COUNTS:

10' x 5' (& 5' x 10') STORAGE UNITS: 12
10' x 10' STORAGE UNITS: 20
15' x 10' STORAGE UNITS: 3
20' x 10' STORAGE UNITS: 3
25' x 10' STORAGE UNITS: 2

MISC. STORAGE UNIT SIZES AND COUNTS

7'-6" x 10' STORAGE UNITS: 1
10' x 13' -7" STORAGE UNITS: 1
12' x 5' STORAGE UNITS: 1
21' x 10' STORAGE UNITS: 1

TOTAL UNITS (ALL SIZES): 44

GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.

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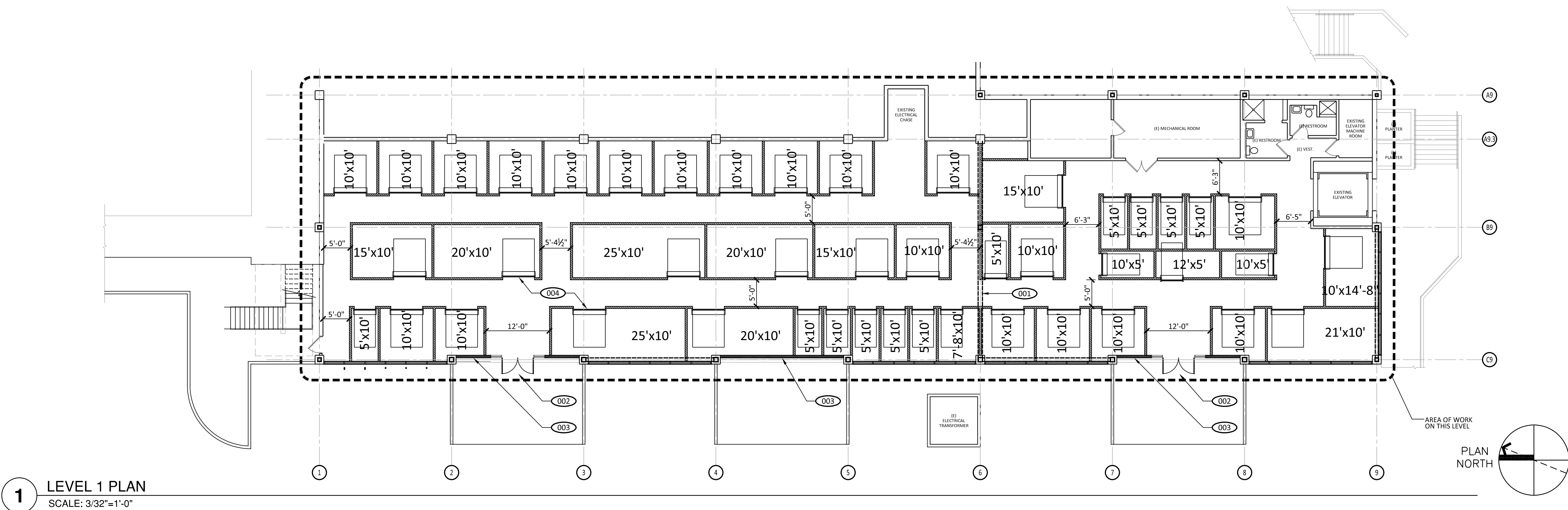
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REVISIONS

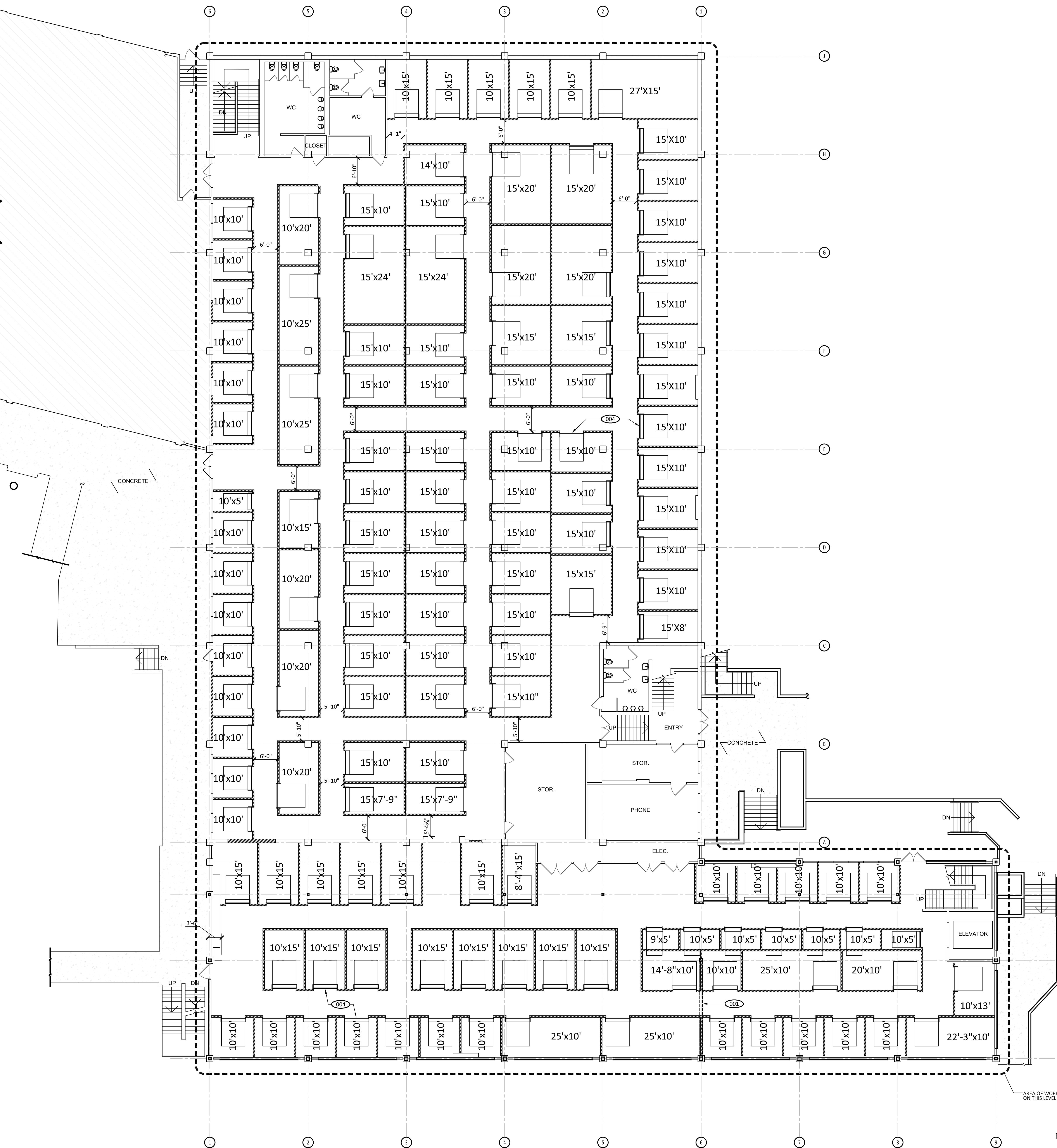
NO.	DATE	DESCRIPTION	BY

LEVEL 1 PLAN
BLDG. #9

JOB NO. 24-079	SHEET NO. AT2.0 OF SHEETS
DATE : 4/20/24	
DRAWN: EV / CSP	
CHECKED: SR	
ISSUE: PLANNING SUBMITTAL	



1 LEVEL 2 PLAN
SCALE: 3/32"=1'-0"



GENERAL NOTES

1. NO WORK IS PROPOSED TO OCCUR BELOW THE EXISTING FOUNDATION SLAB.
2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO EXISTING SLAB ON GRADE AND FOUNDATION BY DEMOLITION WORK.
3. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

LEGEND

- NEW EXTERIOR WALL OVER CONCRETE CURB (WHERE REQUIRED)
- NEW INTERIOR DEMISING WALL (AT STORAGE UNITS)
- NEW EXTERIOR DOOR AND GLAZING

KEY NOTES

- NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET
- 001 EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
 - 002 NEW DOUBLE ALUMINUM STORFRONT DOOR WITH TEMPERED GLASS. MEDIUM STILES AND RAILS.
 - 003 NEW CEMENT PLASTER WALL AT EXISTING OPENING. WALL TO MATCH ADJACENT WALL COLOR.
 - 004 ROLL-UP DOOR AT STORAGE UNIT.

STORAGE UNIT OPTIONS

STANDARD STORAGE UNIT SIZES AND COUNTS:

- 10' x 5' STORAGE UNITS: 7
- 10' x 10' STORAGE UNITS: 32
- 10' x 15' STORAGE UNITS: 20
- 10' x 20' STORAGE UNITS: 4
- 10' x 25' STORAGE UNITS: 2
- 15' x 10' STORAGE UNITS: 49
- 15' x 15' STORAGE UNITS: 1
- 15' x 20' STORAGE UNITS: 2

MISC. STORAGE UNIT SIZES AND COUNTS:

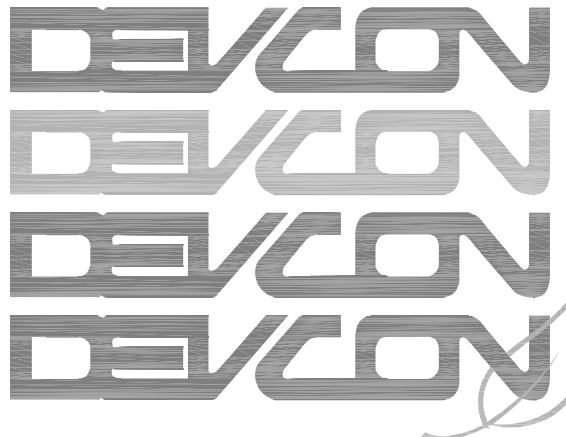
- 9' x 5' STORAGE UNITS: 1
- 10' x 13' STORAGE UNITS: 1
- 14'-8" x 10' STORAGE UNITS: 1
- 15' x 7'-4" STORAGE UNITS: 1
- 15' x 9' = STORAGE UNITS: 1
- 20' x 10' STORAGE UNITS: 1
- 22'-3" x 10' STORAGE UNITS: 1
- 25' x 10' STORAGE UNITS: 1
- 28' x 15' STORAGE UNITS: 1

TOTAL UNITS (ALL SIZES): 126

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



CONSTRUCTION
INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408) 942-8200 Lic.
#399163

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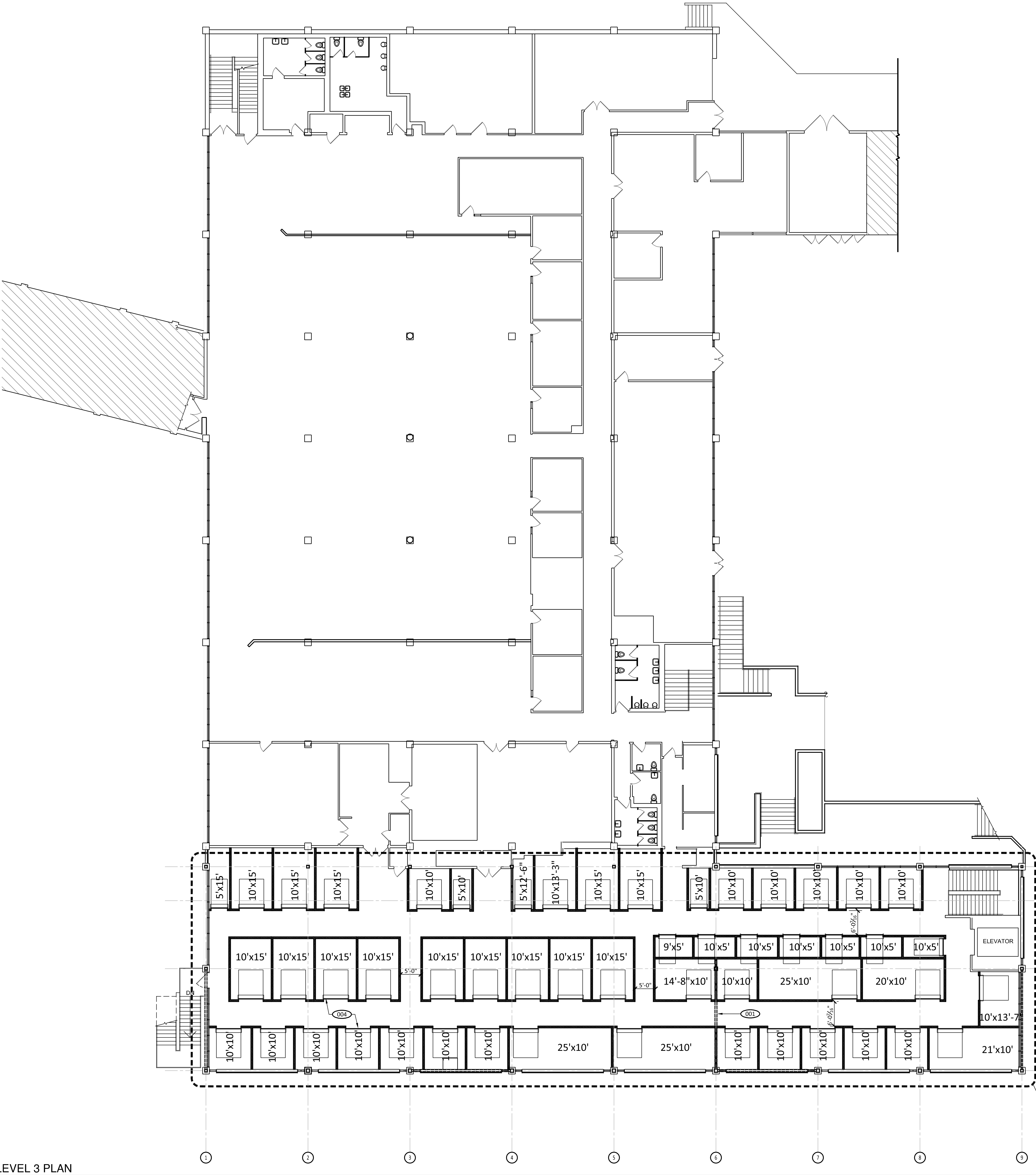
LEVEL 2 PLAN
BLDG. #6/#9

JOB NO. 24-079
DATE : 4/20/24
DRAWN: EV / CSP
CHECKED: SR
ISSUE: PLANNING SUBMITTAL

SHEET NO.

AT2.1

OF SHEETS



1 LEVEL 3 PLAN
SCALE: 3/32"=1'-0"

GENERAL NOTES

- 1. NO WORK IS PROPOSED TO OCCUR BELOW THE EXISTING FOUNDATION SLAB.
- 2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO EXISTING SLAB ON GRADE AND FOUNDATION BY DEMOLITION WORK.
- 3. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

LEGEND

- NEW EXTERIOR WALL OVER CONCRETE CURB (WHERE REQUIRED)
- NEW INTERIOR DEMISING WALL (AT STORAGE UNITS)
- NEW EXTERIOR DOOR AND GLAZING

KEY NOTES

- NOTE: NOT ALL KEY NOTES MAY APPLY TO THIS SHEET
- 001 EXACT LOCATION OF K-BRACE LOCATION(S) TO BE FIELD VERIFIED (TYP).
 - 002 NEW DOUBLE ALUMINUM STORFRONT DOOR WITH TEMPERED GLASS, MEDIUM STILES AND RAILS.
 - 003 NEW CEMENT PLASTER WALL AT EXISTING OPENING. WALL TO MATCH ADJACENT WALL COLOR.
 - 004 ROLL-UP DOOR AT STORAGE UNIT.

STORAGE UNIT OPTIONS

STANDARD STORAGE UNIT SIZES AND COUNTS:

- 10' x 5' (5' x 10') STORAGE UNITS: 8
- 10' x 10' STORAGE UNITS: 19
- 10' x 15' STORAGE UNITS: 14
- 20' x 10' STORAGE UNITS: 1
- 25' x 10' STORAGE UNITS: 3

MISC. STORAGE UNIT SIZES AND COUNTS:

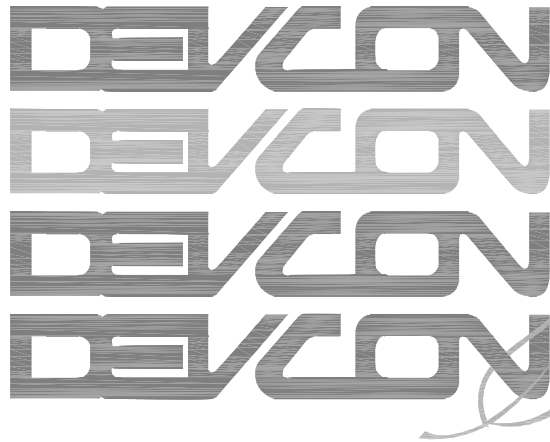
- 9' x 5' STORAGE UNITS: 1
- 5' x 12'-6" STORAGE UNITS: 1
- 10' x 13'-3" STORAGE UNITS: 1
- 10' x 13'-7" STORAGE UNITS: 1
- 14'-8" x 10' STORAGE UNITS: 1
- 21' x 10' STORAGE UNITS: 1

TOTAL UNITS (ALL SIZES): 52

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



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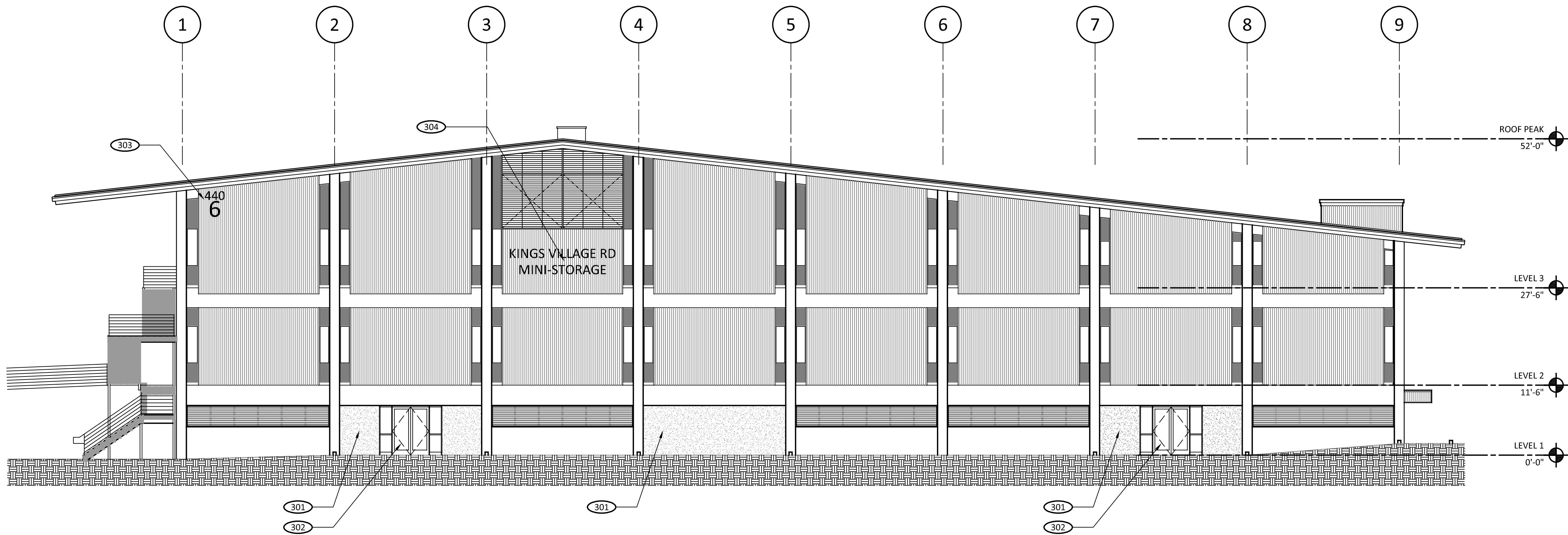
LEVEL 3 PLAN
BLDG. #9

JOB NO. 24-079
DATE : 4/20/24
DRAWN: EV / CSP
CHECKED: SR
ISSUE: PLANNING SUBMITTAL

SHEET NO.

AT2.2

OF SHEETS



1 EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. ALLOWABLE SIGN AREA PER CHAPTER 17.56.180.A1.1:
WIDTH OF BUILDING FRONTAGE = ±201'-9 3/8"
MAXIMUM ALLOWABLE SIGN AREA = ±200 S.F.

KEY NOTES

- (301) INFILL EXISTING OPENING WITH EXTERIOR CEMENT PLASTER WALL OVER METAL STUDS (TYP).
(302) STOREFRONT ENTRY SYSTEM
(303) BUILDING ADDRESS FABRICATED METAL NUMBERS ATTACHED TO THE BUILDING.
(304) BUILDING IDENTIFICATION SIGNAGE CONSISTS OF FABRICATED METAL CHANNEL LETTERS AND/OR SHAPES ATTACHED TO THE BUILDING OR A SUPPORTING ARMATURE.

KINGS VILLAGE, LLC

MINI-STORAGE FACILITY
AT BUILDING 6/9

440 KINGS VILLAGE ROAD,
SCOTTS VALLEY, CA.



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EXTERIOR ELEVATIONS

JOB NO. 24-079
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DRAWN: EV / CSP
CHECKED: SR
ISSUE: PLANNING SUBMITTAL

SHEET NO.
AT3.0
OF SHEETS

			 3'-4 3/4" 1'-5" 2'-7" 4'-2 1/4" 4406 1/4" FLAT CUT OUT (FCO) ACRYLIC LETTERS OVER 0.040 ALUMINUM LETTERS. LETTERS PLACED SPACER TO PROVIDE 1/4" STANDOFF. LETTERS ATTACHED TO BUILDING WITH #10 x 5" FLATHEAD SMS. SPECIFICATIONS FONT: TBD COLOR: TBD, SATIN 1 BUILDING ADDRESS / IDENTIFICATION FABRICATE ACRYLIC LETTERS ATTACHED TO WALL	KINGS VILLAGE, LLC MINI-STORAGE FACILITY AT BUILDING 6/9 440 KINGS VILLAGE ROAD, SCOTTS VALLEY, CA. DEVCON DEVCON DEVCON DEVCON CONSTRUCTION INCORPORATED 690 Gibraltar Drive Milpitas, California 95035 (408)942-8200 Lic. #399163 GENERAL NOTES: CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC., AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THERE TO IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC., THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT © DEVCON CONSTRUCTION, INC. REVISIONS <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table> PROPOSED SIGN DETAILS JOB NO. 24-079 DATE : 4/20/24 DRAWN: EV / CSP CHECKED: SR ISSUE: PLANNING SUBMITTAL SHEET NO. AT3.1 OF SHEETS	NO.	DATE	DESCRIPTION	BY																												
NO.	DATE	DESCRIPTION	BY																																	



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: April 16, 2024

To: Chad St. Pierre, Devcon Construction, Inc.

From: Michelle Hunt, Nivedha Baskarapandian

Subject: Trip Generation Memo for the Proposed New Mini Storage Facility at 440 Kings Village Road in Scotts Valley, California

Introduction

Hexagon Transportation Consultants, Inc. has completed a trip generation memo for the proposed new storage facility at 440 Kings Village Road in Scotts Valley, California. The project site is located on Kings Village Road north of Mount Hernon Road between Skypark Drive and Scotts Valley Drive (see Figure 1). The project proposes to change the use within two existing buildings (level 1 in Building 6 and all levels in Building 9, which total 51,741 gross square feet (s.f.)) from manufacturing/warehouse/storage to mini storage (see Figure 2). The project would not alter the existing site access or parking.

This memorandum presents vehicle trip generation estimates for the proposed project and discussions of vehicle miles traveled screening and traffic impact study requirements.

Project Trip Generation Estimates

Through empirical research, data have been collected that show trip generation rates for many types of land uses. The data are accessible in the Institute of Transportation Engineers' (ITE) *TripGen* online database, which is based on the ITE *Trip Generation Manual, 11th Edition* (2021). The magnitude of traffic added to the roadway system by a development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates published for "Mini-Warehouse" (Land Use Code 151) were used for the proposed mini storage. The Mini-Warehouse land use includes facilities in which a number of storage units or vaults are rented for the storage of goods and are typically referred to as "self-storage" facilities. This land use is appropriate for the proposed project because the project is a mini self-storage facility. The trip generation rates published for "Warehousing" (Land Use Code 150) were used for the existing warehouse/storage use.

After applying the applicable trip rates and trip credits for the existing uses on site, it is estimated that on a typical weekday the project would generate a net increase of 35 daily vehicle trips, including one net new vehicle trip during the AM peak hour and four net new vehicle trips during the PM peak hour (see Table 1). Note that no trip credits were assumed for the existing vacant space within the project site.

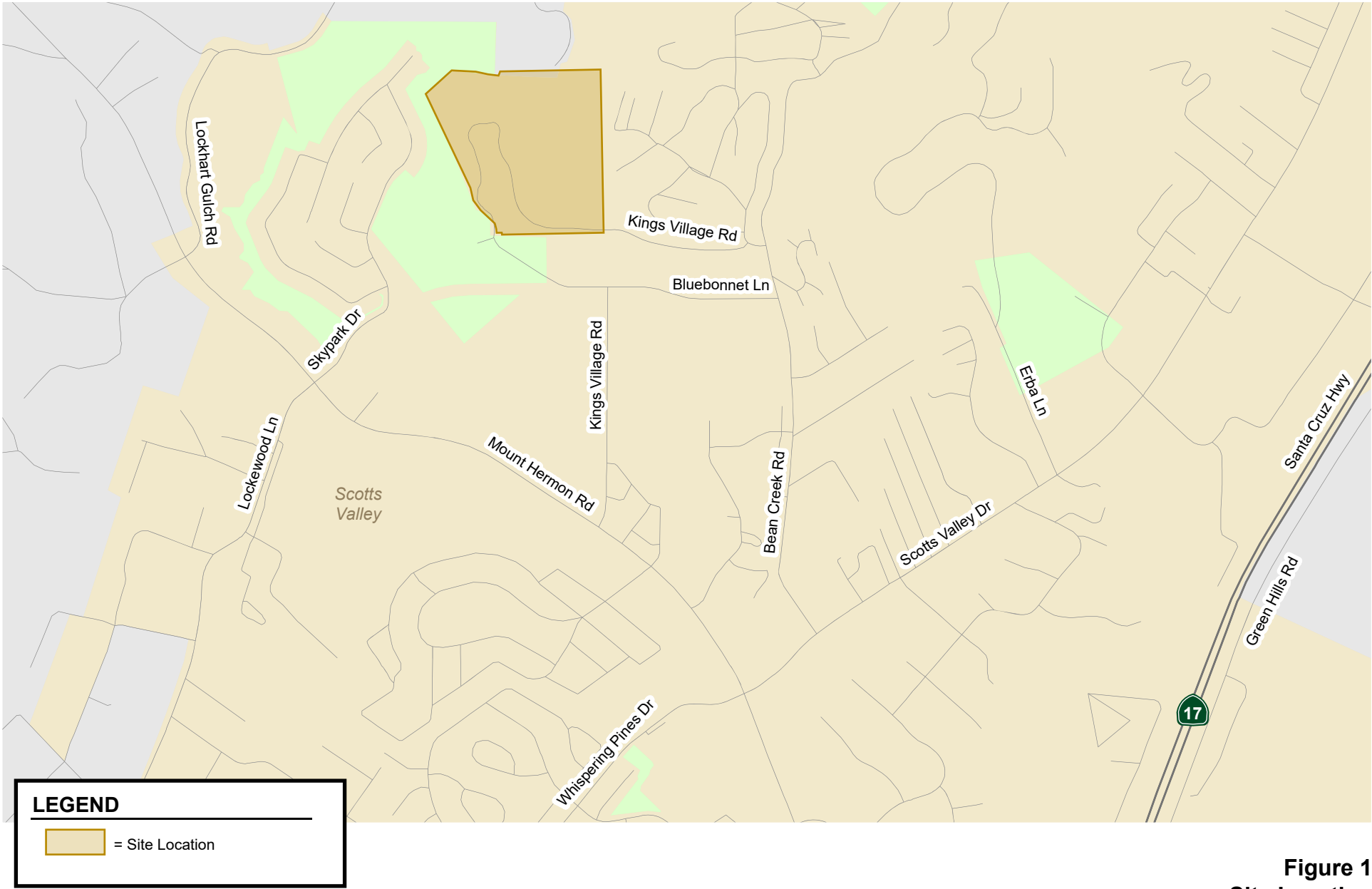


Figure 1
Site Location



Figure 2
Site Plan

Table 1
Trip Generation Summary

Land Use	Size	Daily		AM Peak Hour			PM Peak Hour					
		Trip	Trips	Trip	Trips		Trip	Trips				
		Rate		Rate	In	Out	Total	Rate	In	Out	Total	
Proposed Land Uses												
Mini-storage ¹	51,741 s.f.	1.45	75	0.09	3	2	5	0.15	4	4	8	
Existing Uses												
Vacant ²	(28,327) s.f.	n/a	0	n/a	0	0	0	n/a	0	0	0	
Warehouse/Storage ³	(23,414) s.f.	1.71	-40	0.17	-3	-1	-4	0.18	-1	-3	-4	
Net Project Trips			35		0	1	1		3	1	4	
Notes:												
All trip rates are from the <i>TripGen</i> online database, which is based on the ITE <i>Trip Generation Manual, 11th Edition</i> (2021).												
1. Mini-Warehouse (ITE Land Use 151): average trip rates per 1,000 s.f. were used.												
2. No trip credits were assumed for the existing vacant building space.												
3. Warehousing (ITE Land Use 150): average trip rates per 1,000 s.f. were used.												

Vehicle Miles Traveled Screening

The City of Scotts Valley outlines traffic study requirements for new developments including screening criteria, standards, and methodologies in a document titled *Analyzing Vehicle Miles Traveled for CEQA Compliance-SB 743 Implementation Guidelines for the City of Scotts Valley, 2023*. The document contains procedures for determining project impacts on vehicle miles traveled (VMT) based on project description, characteristics, and/or location. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle trips with one trip end within the project site.

If a project meets the screening criteria, it is then presumed that the project would result in a less-than-significant VMT impact, and a VMT analysis is not required. For a project that does not screen out, the project's VMT is compared to the appropriate thresholds of significance based on the project location and type of development.

The City's screening criteria state that the following types of projects may be presumed to have a less than significant VMT impact:

- projects in transit priority area (within 0.5 mile of an existing major transit stop)
- small projects (i.e., fewer than 110 average daily trips),
- local serving retail (less than 50,000 s.f.)
- local essential services (e.g. K-12 school, parks, government offices, etc.)
- map based screening (under the baseline threshold for residential/employment uses)
- redevelopment of an existing use (no net overall increase in total VMT)

The proposed mini storage use meets the small project screening criteria. Therefore, the project may be presumed to have a less than significant VMT impact and is not required to conduct a VMT analysis.

Traffic Impact Study Requirements

The City's *Guidelines for Preparing Traffic Impact Studies, 2009*, state that discretionary projects that would generate 50 or fewer peak-hour vehicle trips are generally not required to prepare a Traffic Impact Study (TIS) unless the project would add trips to a street facility experiencing noticeable delay, increase safety hazards, or change local circulation networks. As shown in Table 1 above, the project would generate four or fewer net new peak-hour vehicle trips. This negligible increase in peak-hour trips would not have a noticeable effect on delay. Because the project would not alter the existing street network or on-site vehicular circulation, it would not cause any safety hazards or change local circulation networks. Therefore, the project is not required to prepare a TIS.