AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: June 12, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 6-6-2025 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.org.

COMMISSIONERS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgin, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner	Taylor Bateman, Community Development Director 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.scottsvalley.gov/129/Agendas-Minutes

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

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

How to comment via Zoom:

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

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

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

CALL TO ORDER 6:00 PM
(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

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

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

ALTERATIONS TO CONSENT AGENDA
(The Commission can remove or add items to the Consent Agenda.)

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

1. Planning Commission meeting minutes of 5-15-2025

ALTERATIONS TO PUBLIC HEARING AGENDA
(Commission can remove or add items to the Regular Agenda.)

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

1. Consideration of a Use Permit, Design Review Permit and Environmental Assessment to demolish an existing 39,808 square foot building and construct a new 125,050 sf ministorage facility, located on a 2.5 -acre site located at 10 Victor Square.

2. Consideration of a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

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

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES

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

ADJOURNMENT

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

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

MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: May 15, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 5-8-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.gov.

CALL TO ORDER 6:00 PM

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

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT: Lori Gentile, Chair David Hodgin, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner **COMMISSIONER ABSENT:** Chuck Maffia, Vice Chair	**CITY STAFF MEMBERS PRESENT**: Taylor Bateman, Community Development Director Rodolfo Onchi, Public Works Director Ben Noble, Consultant Planner Bill Wiseman, Consultant Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

CONSENT AGENDA

1. Approve Planning Commission minutes of 3-14-2025

M/S: Hodgin/Mosley
To approve the Consent Agenda with no alterations.
Carried 4/0/1 (AYES: Gentile, Hodgin, Mosley, Simonovich; NOES: None; ABSENT: Maffia)

ALTERATIONS TO PUBLIC HEARING AGENDA

Director Bateman requested that the Public Hearing be moved after the Regular Agenda.

M/S: Mosley/Simonovich
To approve the Public Hearing Agenda with the alteration of moving the item after the Regular Agenda.
Carried 4/0/1 (AYES: Gentile, Hodgin, Mosley, Simonovich; NOES: None; ABSENT: Maffia)

PUBLIC HEARING AGENDA

1. Consideration of amendments to Scotts Valley Municipal Code, General Plan, and SB 9 Standards to implement Housing Element programs

This item was heard after the Regular Agenda.

Chair Gentile recused herself from the CEQA portion of the presentation.

Consultant Planner Ben Noble presented the CEQA information.

Commissioner Mosley, acting as the temporary Chair, opened the public hearing at 6:21 PM.

Mariana Chavez, a resident of the Lundy Lane neighborhood, asked if a preferred development plan exists for any of the listed areas, and she expressed concern regarding noise when the Mt. Hermon locations are developed. She further requested that a noise study be completed at the appropriate time for any developments near Lundy Lane.

Commissioner Mosley closed the public hearing at 6:23 PM.

Director Bateman noted that the approval of specific developments is not part of this public hearing. When certain developments are approved there will be processes to follow and opportunities for the public input.

M/S: Hodgin/Simonovich
To adopt resolution No. 1804 recommending the City Council approve the Addendum to the General Plan EIR.

Carried 3/0/1/1 (AYES: Hodgin, Mosley, Simonovich; NOES: None; ABSENT: Maffia; RECUSE: Gentile)

Chair Gentile returned to the meeting and Consultant Planner Noble presented the proposed Municipal Code and General Plan Amendments for the Housing Element implementation.

Chair Gentile opened the public hearing at 7:21 PM.

Nick Van Bruggen, a resident on Casa Way, noted that he understands that the property located at 257 Glenwood Drive is not included in the current development plans, but he also expressed that it is not a good location for high-density housing. He cited issues with proximity to a transit center, ingress/egress issues, and general incompatibility with the neighborhood.

Mariana Chavez, a resident on Lundy Lane, expressed concern about the development of 57 through 75 Mt. Hermon Road, since the Lundy Lane cul-de-sac backs up to that portion of Mt. Hermon Road. The Lundy Lane neighbors would like to know the timing of these projects and be provided opportunities to give input.

Director Bateman noted that the City is currently processing an application for 75 Mt. Hermon Road, and he is happy to meet with the neighbors to provide information and hear their concerns.

Chair Gentile closed the public hearing at 7:26 PM.

M/S: Mosley/Simonovich
To adopt Resolution No. 1804.1 recommending the City Council amend the General Plan, Zoning Code, Subdivision Ordinance, and SB9 Standards to implement 6th Cycle Housing Element Programs.
Carried 3/0/1/1 (AYES: Gentile, Mosley, Simonovich; NOES: None; ABSENT: Maffia; ABSTAIN: Hodgin)

ALTERATIONS TO REGULAR AGENDA

M/S: Mosley/Simonovich
To approve the Regular Agenda with the alteration of moving it before the Public Hearing.
Carried 4/0/1 (AYES: Gentile, Hodgin, Mosley, Simonovich; NOES: None; ABSENT: Maffia)

REGULAR AGENDA

1. Fiscal Year 2024/25 through 2029/30 Capital Improvement Program; Consistency with General Plan

This item was heard before the Public Hearing.

Public Works Director Rodolfo Onchi presented this item and responded to questions and comments from the Commissioners.

Mariana Chavez, a resident of the Lundy Lane neighborhood, expressed concern about construction on the wastewater treatment plant. The Lundy Lane neighbors would like to be informed of any construction that will affect their neighborhood.

M/S: Hodgin/Simonovich
To adopt Resolution No. 1805 which recommends City Council adopt the Capital Improvement Program (CIP) and finds the plan consistent with the Scotts Valley General Plan.
Carried 4/0/1 (AYES: Gentile, Hodgin, Mosley, Simonovich; NOES: None; ABSENT: Maffia)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 7:34 PM.

City of Scotts Valley
PLANNING COMMISSION STAFF REPORT

Date:	June 12, 2025
Applicant/ Property Owner:	Jon Suddarth, Buchanan Street Partners/Mark Cooper, Expert-Tech
Applications:	Use Permit U24-004 Design Review DR24-009 Environmental Assessment EA24-006
Location:	10 Victor Square 022-04-229
General Plan/Zoning:	Light Industrial/I-L
Environmental Status:	Exempt pursuant to Section 15332
Request:	Consideration of a Use Permit, Design Review Permit and Environmental Assessment to demolish an existing 39,808 square foot building and construct a new 125,050 sf mini storage facility, located on an approximately 2.5-acre site located at 10 Victor Square
Staff Planner:	Susie Pineda, Consulting Planner, (408) 331-7987 spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A (Attachment 1).

PROJECT LOCATION

The project site (APN 022-04-229) is located at 10 Victor Square, approximately 2.56-acre site east of Scotts Valley Drive (Attachment 2). The site contains an existing 39,808 square two-story light industrial building. The building is surrounded by a surface parking lot and landscaping, which includes mature trees (redwoods, liquid amber, olive

trees, eucalyptus, deodar cedar, and Chinese pistache), and a variety of shrubs and ground cover. The project site slopes gently from northwest to southeast.

Surrounding land uses include office, light industrial, and warehousing uses. A stream with associated riparian vegetation is located to the east of the project site, immediately adjacent to Highway 17.

PROJECT DESCRIPTION

The proposed project includes demolition of the existing 39,808 sf building and construction of a new 125,050 sf ministorage facility consisting of three levels. The project includes +/- 750 individual storage units ranging in size from 25 sf – 800 sf. The project also includes a 1,000-sf leasing office. The majority of the building is a maximum 35 ft in height except for a 45-foot mechanical tower situated over the office, which will be discussed in greater detail in the analysis section below. Building materials include split-face concrete block, stucco, stone veneer, metal parapet cornices and accents, and solar tinted glass (Attachment 3, Sheets 4-8).
Primary vehicular access is from Victor Square on the north side to a parking area near the office. Site circulation is clockwise from the Victor Square entry drive on the northeast corner to an exit drive onto Technology Circle on the west side. Loading spaces are located along the drive aisle at the rear of the building.

Although some existing landscaping would be removed as part of the project, all new construction and site improvements will occur within the existing hardscape. The existing native riparian area would remain undisturbed, and the project would not have any direct impact on the stream or riparian habitat.

Proposed new landscaping includes trees, shrubs and groundcover planted around the perimeter of the site and within the parking lot, as well as bioretention planting areas located at the southern end of the site, adjacent to the creek and along the eastern boundary of the site (Attachment 3, Sheet L1-L3). The proposed project also includes retaining and protecting many mature trees on site, which will be discussed in further detail below. Overall, 17.3% of the site is landscaped, which exceeds the applicable development standard in the zoning code which requires that not less than 10% of the total site area shall be landscaped and permanently maintained.

The project will use recycled water for landscape irrigation, which will be provided by the Scotts Valley Water District. The estimated total water use for irrigation is 155,760 gallons per year.

DISCUSSION AND ANALYSIS

Design Review

A design review process is established to ensure that the project is consistent with the objectives of the city's general plan and related zoning ordinances. The proposed

project meets all of the I-L zoning code requirements as shown in the compliance table below:

Zoning Compliance Table				
Light Industrial				
	Standard	Proposed	Compliance	Comment
Minimum Lot Area	40,000 sf	111,414 sf (2.56 acres)	Yes	
Minimum Lot Width	100’	252’	Yes	
Minimum Lot Depth	100’	Approx. 400’	Yes	
Minimum Lot Frontage	100’	252’	Yes	
Maximum Building Coverage	50%	39.6%	Yes	
Front Setback	15’	15’	Yes	
Side Setback	0’	16’	Yes	
Rear Setback*	0’	90’	Yes	
Height	35’	35’	Yes	Mechanical tower projects above the 35’ height limit as allowed by the zoning code
Landscaping (permanently maintained, not within the ROW) adjoining a street	Not less than 10’	15’ and 16’	Yes	
Landscaping (permanently maintained)	Not less than 10%	17.3%	Yes	
Parking spaces	See parking data table below			
Parking space dimensions	9’ x 20’	9’ x 20’	Yes	
Parking lot drive aisle width	Not less than 26’	26’ and 35’	Yes	
Shade trees in parking lot	1 shade tree/4 parking stalls	Yes	Yes	
Loading Spaces**	Max of 2 loading spaces permitted on the street side of any building within 65’ of the street right of way	2 loading spaces provided	Yes	
Trash Disposal	Adequate and accessible in accordance with Section 17.44.020	Yes	Yes	

Height

As shown in the zoning compliance table above, the proposed ministorage building complies with the 35’ height limit required by the zoning code, except for a mechanical tower over the leasing office, which has been designed as an architectural element to screen mechanical equipment.

SVMC Section 17.46.050 of the Code includes a provision that allows mechanical appurtenances covering not more than 10% of the ground area covered by a main structure to be erected to a height not more than twenty-five feet above the height limit prescribed by the regulations for the district.

The proposed project conforms to this section of the Code because it occupies 2.26% of the building footprint (below the 10% limit), and measures 14’ 6” in height (below the 25-foot maximum).

Parking

Per the Scotts Valley Municipal Code, this project requires 4 parking spaces. The proposed project includes a total of 13 parking spaces adjacent to the office, including 11 standard, 1 ADA accessible and 1 motorcycle parking space. There are 2 additional parking spaces at the rear of the site, adjacent to the loading areas. Loading activities would occur within two designated spaces on site and adjacent striped areas where loading is allowed on the street (Attachment 3, Sheet 1). In addition, a parking and loading study was conducted by Fehr & Peers to analyze the parking supply and demand for the project and identify parking management strategies, if necessary (Attachment 4). The study concluded that the project’s parking supply is adequate for expected demand, and limited management of parking is likely to be necessary. The following table shows the required parking per the Scotts Valley Municipal Code and how the proposed project would meet the standards.

Building Area	Parking Required	Parking Provided
Totals 125,050 SF	4 spaces plus additional spaces as may be required by the Planning Commission	13 spaces (11 standard spaces, 1 ADA space, 1 motorcycle space)

Trees

As shown on the Tree Location Map (Attachment 3, Sheet L0.03), the project proposes to remove fourteen (14) protected trees due to construction and one (1) protected tree that is in poor condition. Existing trees located in the riparian area and adjacent to Technology Circle will be retained. The protected trees include Olive (3), Deodar Cedar (3), Coast Redwood (6), Liquidambar (1), and Pistache (1). None of these tree species have been identified as sensitive or regulated habitats or species.

The City of Scotts Valley requires a minimum ratio of two trees to be replanted, (15 gallon or 24-inch box size), for every *protected tree* removed. Based on the preliminary site plan, fifteen *protected trees* will require removal due to construction impacts or poor condition. The city replanting requirement will be a minimum of thirty (30) 15 -gallon trees to be planted on site, to mitigate tree removals. In addition, all recommendations made in the report will be included as project conditions of approval.

Signage

SVMC Section 17.56.180(D) allows one wall sign, projecting sign or under-canopy sign, to be located on the primary business frontage of each business, to identify that business. Businesses with secondary business frontage shall be allowed one additional wall sign on each secondary business frontage. Identification signs on the primary and secondary business frontages may be externally illuminated with low level ground-mounted lights or internally illuminated.

The proposed project includes one 81 sf wall sign on the primary business frontage, facing Victor Square and is composed of individual illuminated channel letters and conforms to zoning code requirements (Attachment 3, Sheet 4).

Use Permit

The project site is in the Light Industrial (I-L) zoning district which is designed to accommodate industrial and industrially related land uses and provide a location for businesses that are inappropriate in commercial or residential zones. Per Section SVMC Section 17.26.030, ministorage buildings in the I-L zoning district require Use Permit approval from the Planning Commission.

As discussed in the project description, the project proposes a new 125,050 sf ministorage building. The facility would employ 2-3 people by a national professional 3rd party management group that specializes in the operations of mini storage facilities under the ownership of Buchanan Street Partners (applicant). Office hours with on-site staff management for the facility will be 9 a.m. to 5 p.m. on weekdays (Monday through Friday) and 9 a.m. to 5 p.m. on weekends. Customers will have limited access to their units during non-business hours, with access hours via secured keypad entry/exit to the facility ranging from 7 a.m. to 10 p.m. During access hours, customers will access their unit through an individual security access code and individual customer lock. Customers will only have access to the floor where their unit is located.

Access to the interior of the building is through a designated loading area located to the rear of the building. Upon arrival at the facility customers will interact with one of the store managers to complete administrative tasks such as signing a lease agreement, purchasing locks, boxes, tape, etc. The standard lease agreement has very explicit terms regarding permitted and prohibited items that are allowed in a storage unit. Each

tenant must present an ID with a physical address and tenant insurance is also an absolute requirement.

To access the individual units, customers will park in the designated loading area and enter a tenant specific code via one of the keypads located at the loading entryway. The automatic doors will lock again upon entry/exit. Once inside the unit, the facility will be temperature controlled with a well-lit and secure environment. Customers may opt to use one of the loading push carts available near the loading area to load their items on to an elevator and go to their unit. In addition to limited site access (only to the customer's floor) the site will have a fully modernized security system with 24/7 video surveillance cameras strategically located throughout the site.

Exterior lighting would be strategically placed on the building for security purposes. A photometric study has been completed to efficiently minimize off-site light spillage (Attachment 3, Sheet SL-1).

The storage units will not include electrical outlets or plumbing fixtures. Additionally, there will be no hose bibs available for tenant or public use. The bathrooms adjacent to the office will be accessible during office hours and will require a key from the staff.

The trash bin will be fully secured, and trash production is minimal as the trash bin is for office use only. Customers are not allowed to use the bin nor leave any trash or goods on the site, as explicitly stated in the Lease Agreement.

The proposed project is consistent with the objectives of the zoning ordinance and unlikely to disrupt the general welfare of the City because the proposed new building is compatible with the adjacent commercial and industrial land uses.

PUBLIC ART

Per the Scotts Valley General Plan commercial and residential projects should include public art. Commercial development should incorporate artistic elements and/or treatments into the architecture, landscape design, and infrastructure where appropriate and residential development should incorporate artistic elements and/or treatments into structures, landscaping, common space areas, or open space that are consistent with the City's urban forest concept.

The applicant has identified a public art bench to be installed in the front setback area, in a landscaped area near the leasing office (Attachment 3, Sheet L4.0).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

No additional substantial adverse impacts, beyond those discussed in the "Victor Square Self-Storage CEQA Class 32 Infill Exemption," (Attachment 5) are anticipated to occur as a result of the project. Because the project meets the criteria for categorically exempt infill development projects, and because it would not have a significant effect on the environment. No further review is required.

PUBLIC NOTICE/COMMENT

On May 30, 2025, public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. No comments have been received.

ATTACHMENTS

1. Resolution No. 1806 with Conditions of Approval
2. Location Map
3. Project Plans
4. Parking and Loading Study
5. Victor Square Self-Storage, CEQA Class 32 Exemption

RESOLUTION NO. 1806

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING CONDITIONAL USE PERMIT U24-004, DESIGN REVIEW PERMIT DR24-009 AND ENVIRONMENTAL ASSESSMENT EA24-006 TO DEMOLISH AN EXISTING 39,808 SQUARE FOOT BUILDING AND CONSTRUCT A NEW 125,050 SF MINI STORAGE FACILITY, LOCATED ON A 2.5 -ACRE SITE LOCATED AT 10 VICTOR SQUARE

WHEREAS**,** the Planning Department of the City of Scotts Valley has received the application filed by Jon Suddarth, Buchanan Street Partners for Use Permit No. U24-004 and Design Review No. DR24-009 at 10 Victor Square; and,

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

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

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

WHEREAS**,** the project was reviewed by the Planning Commission in a duly noticed public hearing on June 12, 2025.

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

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

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

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby make the following findings as further clarified in the staff report dated June 12, 2025:

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 is consistent with the adjacent commercial and light industrial land uses and is consistent with 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 it is compatible with adjacent commercial and industrial uses and is not in close proximity to residential uses. The ministorage facility would have on-site staff management and provide access to its customers from 9 a.m. to 5 p.m. on weekdays (Monday through Friday) and 9 a.m. to 5 p.m. on weekends. Customers will have limited access to their units during non-business hours, with access hours via secured keypad entry/exit to the facility ranging from 7 a.m. to 10 p.m. Two designated loading areas would be located at the rear of the building for unloading 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 new structure is compatible in size and scale to existing structures in the area, it complies with all setback and height requirements and is setback 15' from the front property line which is similar to other buildings in the vicinity.

2. **Materials, colors, proportion, mass and detail. All structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures;** The building design includes the use of a variety of materials, including gray split face concrete block, stucco, stone veneer, and Nichiha architectural panels. The proposed new building does not exceed the maximum height limit of 35 feet. The proposed materials, colors, proportion, mass, and detail of exterior improvements are compatible with the surrounding neighborhood.

3. **The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures. No sign shall be approved in excess of the maximum limits set by this title, but the size or number of signs in any area subject to design control may be reduced below this maximum number or limit;** Signage complies with the signage requirements in SVMC Section 17.56 Signs, and consists of one 81 sf wall sign on the primary business frontage, facing Victor Square, and an additional 34 sf sign on the east elevation, which serves as a secondary frontage. Both signs are composed of individual illuminated channel letters.

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**. Proposed new landscaping includes trees, shrubs and groundcover planted around the perimeter of the site and within the parking lot, as well as bioretention planting areas located at the southern end of the site, adjacent to the creek and along the eastern boundary of the site. While the project requires removal of 15 protected trees, a condition of approval requires a replacement ratio of 2:1 for each protected tree that is removed. While the project includes the removal of 15 protected trees, it also includes retaining and protecting many other mature trees on site. Overall, 17.3% of the site is landscaped, which exceeds the applicable development standard in the zoning code which requires that not less than ten percent of the total site area shall be landscaped and permanently maintained. The project will use recycled water for landscape irrigation, which will be provided by the Scotts Valley Water District.

5. **The size, location and arrangement of on-site parking and paved areas**; Based on a review of proposed on-site parking for the site, the size, location, and arrangement of on-site parking complies with City parking requirements.

6. **Ingress, Egress and Internal Traffic Circulation. All the above factors shall be related to the setting or established character of the neighborhood or surrounding area.** Ingress, egress, and internal traffic circulation will be provided in compliance with City requirements. Access to the site is currently provided via 10 Victor Square 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 U24-004, DR24-009 and EA24-006 to demolish an existing 39,808 square foot building and construct a new 125,050 sf mini storage facility, located on an approximately 2.5 -acre site located at 10 Victor Square // APN 022-04-229, subject to the conditions set forth in the attached Exhibit A which are incorporated herein by this reference.

SECTION 5: Use Permit U24-004 and Design Review DR24-009 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 June 2025, 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. All mechanical equipment shall be screened from public view.

9. The outdoor storage of material is prohibited.

Landscaping

10. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District.

11. The landscaping improvements shall be permanently maintained and irrigated.

Signs

12. Lights shall be positioned to minimize light leakage beyond the sign perimeter and to minimize ambient light pollution. The light source shall not be directly visible

Lighting

13. 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.

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

Trees

15. All recommendations in the Tree Survey and Preliminary Assessment, prepared by Kurt Fouts and dated 12/12/2024, updated 3/12/2025 are incorporated as conditions of project approval.

16. Tree removal shall not occur until a grading or building permit has been issued for the project.

17. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

18. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.

19. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

20. The project arborist shall routinely inspect the development site through the term of the project.

21. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.

22. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

Biological Resources

23. All recommendations in the Biological Resources Impact Memorandum prepared by H.T. Harvey & Associates and dated October 9, 2024 are incorporated as conditions of project approval.

Grading

24. All recommendations in the geotechnical report prepared by ENGEO, Inc., dated November 1, 2024, are incorporated as conditions of project approval.

25. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

26. If grading in the rainy season (October 15th to April 15th) all necessary approvals from the Building Department shall be obtained.

27. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.

28. The project applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. Standard conditions of project approval would require the project applicant to implement the following BMPs for the project during site grading:

    a. Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
    b. Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
    c. Prohibit all grading activities during periods of high wind (more than 15 mph).
    d. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
    e. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
    f. Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
    g. Plant vegetative ground cover in disturbed areas as soon as possible.

h. Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
i. Spray dirt stockpile areas daily as needed.
j. Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
k. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
l. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
m. Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.
n. Install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the project site and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.
o. Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Archeology

29. The project is located in an area of sensitivity for archaeological resources. If the project requires soil to be moved, monitoring by a qualified archaeologist shall be required.

30. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50 feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.

31. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California

Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

32. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

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

PUBLIC WORKS

33. All required documents, covenants, developer and City improvement agreements and bonds, shall be submitted to the Public Works Department for approval. Engineered Public Improvement Plans shall be submitted for all on-site and off-site work to the Public Works Department for approval. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing work. Public Improvement Plans shall include any necessary grading, drainage, retaining walls, driveway, utilities, utility pole relocation, traffic signal, signing and striping, frontage public improvement and/or repair of sidewalk, curb and gutter or similar facilities required by the Public Works Department. All public improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council. Signing, striping, and traffic control plans shall comply with the latest California Manual on Uniform Traffic Control Devices (MUTCD) requirements, as well as the latest Caltrans Standard Plans and Specifications.

34. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan, the City's Stormwater Management Plan, Stormwater Urban Runoff Pollution Control Chapter 12.14,

Stormwater Technical Guide, and the Post Construction Requirements by the Central Coast Regional Water Board. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. Impervious area must be shown on the cover sheet of the project plans.

35. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.

36. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, an executed Operations and Maintenance (O&M) agreement between the City of Scotts Valley and the property owner(s) shall be provided to maintain the private Storm drainage facilities consistent with The City of Scotts Valley Stormwater Technical Guide. Including budgeting for maintenance and annual inspection by a qualified professional prior to October 15th of each year.

37. All improvements within the public right-of-way shall be ADA-compliant and shall be submitted to the Public Works Department via an Encroachment Permit application. The Encroachment Permit application shall include, but are not limited to, all civil improvements, traffic control plans, and striping plans. The traffic control plan must show how traffic will be safely controlled and how motorists will be alerted during construction work/activity, including when construction vehicles are entering and exiting the project site. Off-site improvements within the public right-of-way must be completed prior to issuance of a Certificate of Occupancy. The separate civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

38. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.

39. All public improvements shall be guaranteed by written agreement with the City, Faithful Performance Bond and Labor and Materials Bond, to the Public Works Department for approval. The Faithful Performance Bond shall be an amount equal to at least one hundred percent (100%) of the engineer’s estimated cost of Improvements (on-site and off-site). The Labor and Materials Bond shall be an amount equal to at least fifty percent (50%) of the engineer’s estimated cost of Improvements (on-site and off-site).

40. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous

materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

41. Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

42. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

43. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, August 2017.

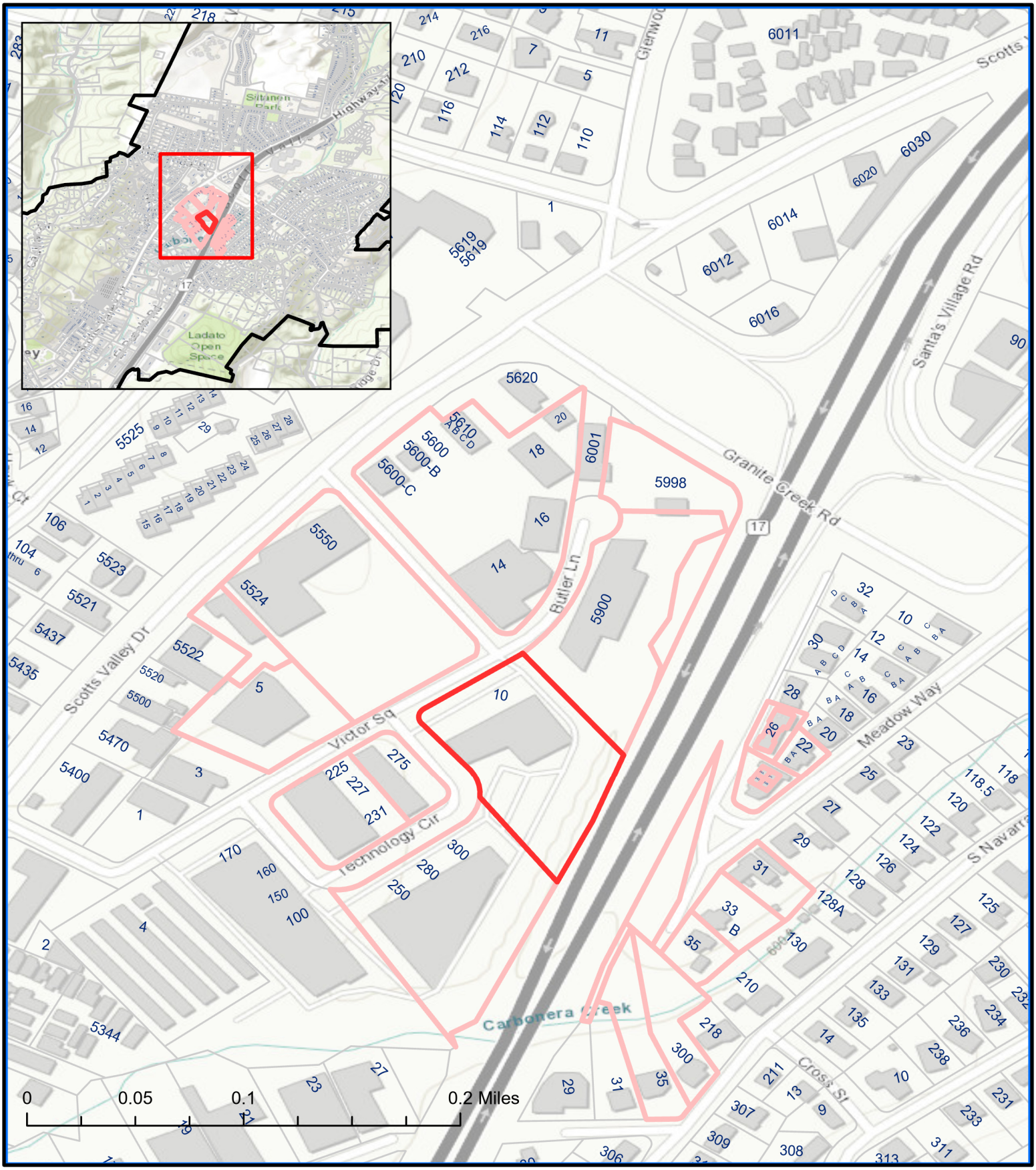
44. Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to certificate of occupancy. Applicant shall update all striping to latest standards for full frontage of project.

45. The Applicant shall provide 2” mill and Hot Mix Asphalt (HMA) overlay for the full width of the road along the full parcel frontage on Technology Circle as recommended in the City’s 2023 Pavement Management Program Report.

46. The Applicant shall remove and replace the existing pavement section (asphalt and base) for the full width of the road along the parcel frontage on Victor Square as recommended in the City’s 2023 Pavement Management Program Report.

_____

Name and Signature of Property Owner



Location Map

U24-004, DR24-009 & EA24-006
10 Victor Square Self Storage
APN 022-042-29

Date Exported: 5/16/2025 1:39 PM

PROJECT DESCRIPTION

A NEW SELF STORAGE PROJECT OF 125,050 TOTAL SQUARE FEET,

CONSISTING OF 2 FLOORS OVER A PARTIAL SUBTERRANEAN FIRST LEVEL.

THE PROJECT INCLUDES AN OFFICE OF 1,000 SQUARE FEET.

ACCESS IS BY WAY OF A TENANT BUILDING ACCESS POINT ON THE NORTH SIDE,

AND A BASEMENT FLOOR LOADING AREA ON THE SOUTH SIDE.

PRIMARY VEHICULAR ACCESS IS FROM VICTOR SQUARE ON THE NORTH SIDE

TO A PARKING AREA NEAR THE OFFICE.

SITE CIRCULATION IS CLOCKWISE FROM THE VICTOR SQUARE ENTRY DRIVE ON THE NORTHEAST CORNER

TO AN EXIT DRIVE ONTO TECHNOLOGY CIRCLE ON THE WEST SIDE.

THE BUILDING HEIGHT IS 35 FT MAXIMUM, WITH A MECHANICAL TOWER

OF 45 FT HEIGHT OVER THE OFFICE.

THE PROJECT COMPLIES WITH ALL OF THE SCOTTS VALLEY DEVELOPMENT STANDARDS,

AS DETAILED IN THE SITE DEVELOPMENT SATNDARDS NOTED BELOW.

SITE DATA

ADDRESS: 10 VICTOR SQUARE

SITE AREA: 111,414 SQ.FT. (2.56 ACRES)

APN: 022-042-29

ZONING: I-L (LIGHT INDUSTRIAL)

SITE DEVELOPMENT STANDARDS (LIGHT INDUSTRIAL ZONE)

(1) MINIMUM LOT AREA: 40,000 sf REQUIRED. 111,414 sf (2.56 acres) PROPOSED.

(2) MINIMUM LOT WIDTH: 100 ft REQUIRED. 252 ft PROPOSED.

(3) MINIMUM LOT DEPTH: 100 ft REQUIRED. 400 ft APPROX PROPOSED.

(4) MINIMUM LOT FRONTAGE: 100 ft REQUIRED. 252 ft PROPOSED.

(5) MAXIMUM BUILDING COVERAGE: 50% REQUIRED. 39.6% PROPOSED.

(6) MINIMUM FRONT SETBACK: 15 ft REQUIRED. 15 ft PROPOSED

MINIMUM REAR SETBACK: 0 ft REQUIRED. 90 ft PROPOSED.

MINIMUM SIDE SETBACK: 0 ft REQUIRED. 16 ft PROPOSED

(7) MAXIMUM BUILDING HEIGHT: 35 ft REQUIRED.

MAXIMUM BUILDING HEIGHT PROPOSED: 35 FT

NOTE: MECHANICAL TOWER OVER OFFICE EXCEEDS 35 FT

AS PERMITTED BY CITY CODE SECTION 14.46.050 (A).

AREA OF TOWER IS 1,000 (2.2% OF FOOT PRINT)

(8) STREET FRONTAGE LANDSCAPING: 10 ft MINIMUM REQUIRED. 15 ft AND 16 ft MIN. PROVIDED.

(9) SITE LANDSCAPE COVERAGE REQUIRED: 10% MINIMUM (11,141 sf)

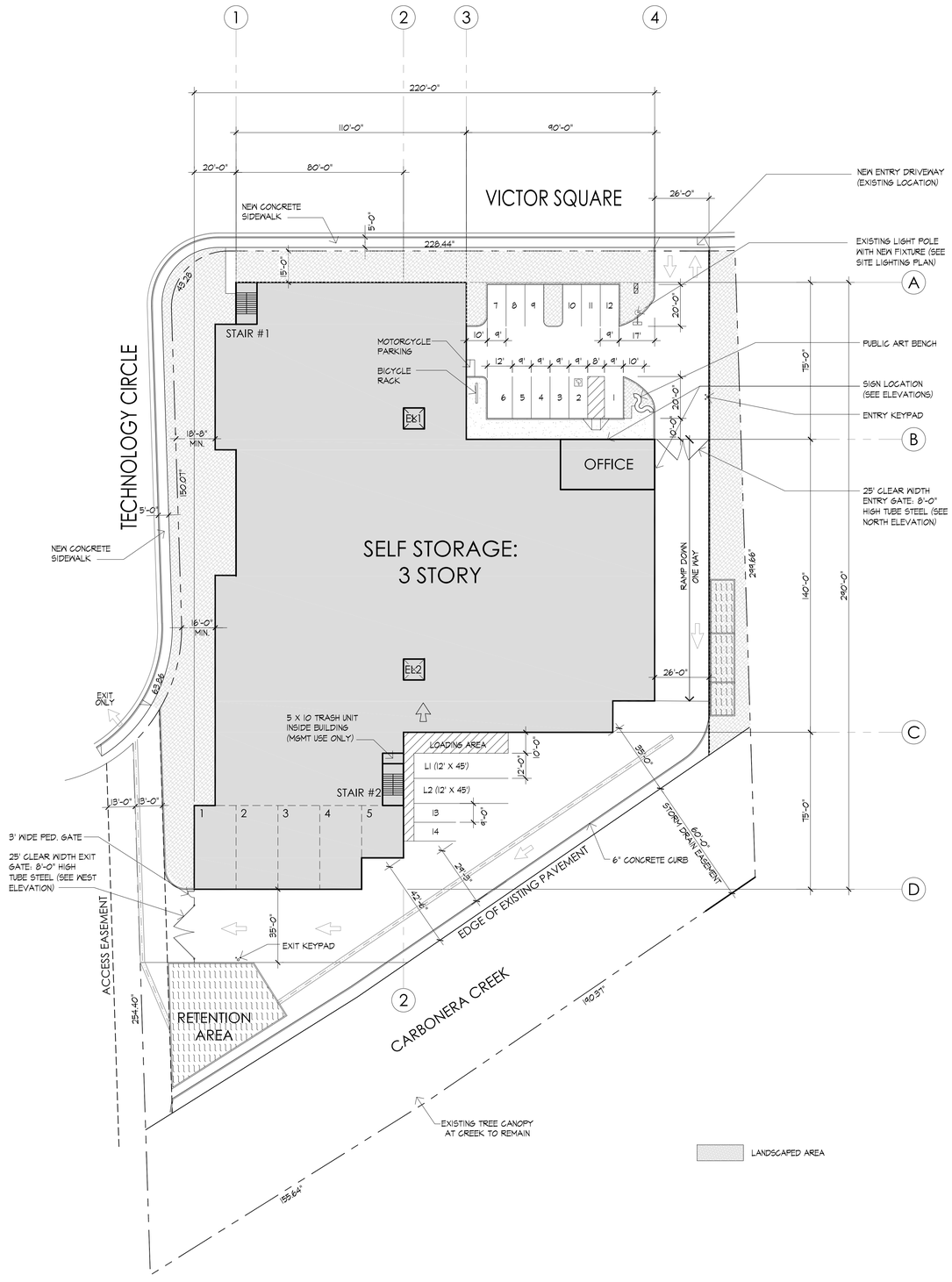
17.3% (19,325 sf) PROPOSED

SITE COVERAGE

BUILDING FOOTPRINT	44,150 SQ.FT. (39.6%)
PAVED AREAS	47,939 SQ.FT. (43.1%)
LANDSCAPED AREA:	19,325 SQ.FT. (17.3%)
TOTAL	111,414 SQ.FT.(100.0%)

PARKING & LOADING

PARKING SPACES REQUIRED	4
PARKING SPACES PROVIDED	1 ADA ACCESSIBLE
	11 STANDARD (9' x 20')
	1 MOTORCYCLE (4' x 8')
	13 TOTAL
LOADING AREAS PROVIDED:	2 (12' X 45')



OWNER / APPLICANT

JON C. SUDDARTH
BUCHANAN STREET PARTNERS
7001 EAST BELLEVIEW AVE - SUITE 650
DENVER, CO 80237
PHONE: 303-842--5690
E-MAIL: jsuddarth@buchananstreet.com

LAND USE CONSULTANT

MARK LOPER
REUBEN, JUNIUS & ROSE, LLP
ONE BUSH STREET - SUITE 600
SAN FRANCISCO, CA 94104
PHONE: 415-567-9000
E-MAIL: mloper@reubenlaw.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

CIVIL ENGINEER

MIKE O'CONNELL
BKF ENGINEERS
150 CALIFORNIA STREET - SUITE 600
SAN FRANCISCO, CA 94111
PHONE: 415-660-6360
E-MAIL: moconnell@bkf.com

LANDSCAPE ARCHITECT

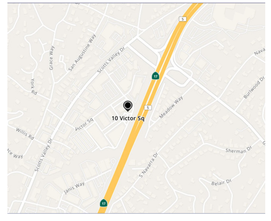
ALEX CROFT
CREO LANDSCAPE ARCHITECTURE
466 GEARY STREET
SAN FRANCISCO, CA 94102
PHONE: 415-668-2506
E-MAIL: alex@creolandarch.com

SITE DATA

RE- DEVELOPMENT SITE AREA:	88,893 SQ. FT.
RIPARIAN SITE AREA:	22,521 SQ. FT. (NO WORK THIS AREA)
TOTAL SITE DATA	111,414 SQ. FT. (2.56 ACRES)

BUILDING DATA

BLDG. AREAS	
FIRST LEVEL	44,150 SQ. FT.
SECOND FLOOR	39,450 SQ. FT.
THIRD FLOOR	40,450 SQ. FT.
STORAGE SUB-TOTAL	124,050 SQ. FT.
OFFICE	1,000 SQ. FT.
TOTAL	125,050 SQ. FT.



VICINITY MAP

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

SITE PLAN

SCALE : 1" = 30'-0"

03.05.2025

1

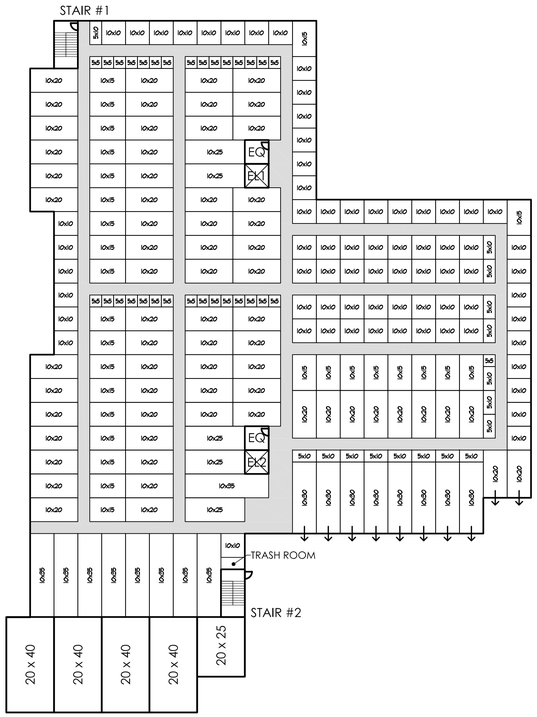
VALLI ARCHITECTURAL GROUP

1st LEVEL UNITMIX TABULATION							
SIZE OF UNIT				SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5	x	5		25	31	775
5	x	10		50	16	800
10	x	10		100	71	7100
10	x	15		150	28	4200
10	x	20		200	65	13000
10	x	25		250	5	1250
10	x	30		300	8	2400
10	x	35		350	9	3150
20	x	25		500	1	500
20	x	40		800	4	3200
TOTALS					238	36,375
AVERAGE UNIT SIZE						153.05
GROSS BUILDING AREA						44,150
AVERAGE UNIT SIZE						82.50%

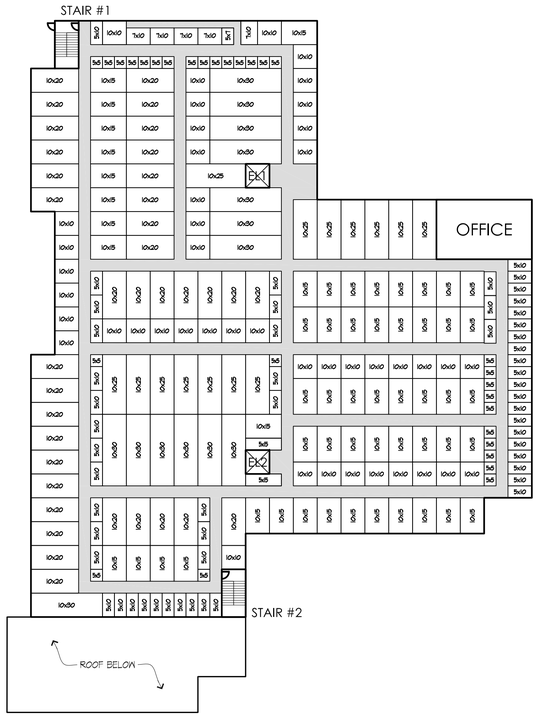
2nd FLOOR UNITMIX TABULATION							
SIZE OF UNIT				SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5	x	5		25	29	725
5	x	7		35	1	35
5	x	10		50	53	2650
5	x	15		75	2	150
7	x	10		70	5	350
10	x	10		100	44	4400
10	x	15		150	56	8400
10	x	20		200	36	7200
10	x	25		250	14	3500
10	x	30		300	14	4200
TOTALS					254	31,610
AVERAGE UNIT SIZE						124.45
GROSS BUILDING AREA						39,450
AVERAGE UNIT SIZE						80.13%

3rd FLOOR UNITMIX TABULATION							
SIZE OF UNIT				SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5	x	5		25	36	900
5	x	7		35	1	35
7	x	10		70	4	280
5	x	10		50	72	3600
10	x	10		100	87	8700
10	x	15		150	45	6750
10	x	20		200	45	9000
10	x	25		250	8	2000
10	x	30		300	1	300
TOTALS					299	31,565
AVERAGE UNIT SIZE						105.57
GROSS BUILDING AREA						40,450
AVERAGE UNIT SIZE						78.03%

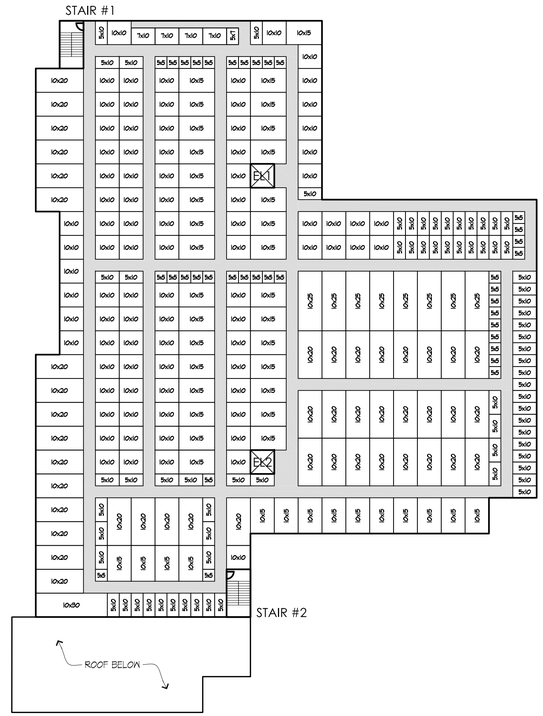
TOTAL UNITMIX TABULATION							
SIZE OF UNIT				SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5	x	5		25	96	2400
5	x	7		35	2	70
5	x	15		75	2	150
7	x	10		70	9	630
5	x	10		50	141	7050
10	x	10		100	202	20200
10	x	15		150	129	19350
10	x	20		200	146	29200
10	x	25		250	27	6750
10	x	30		300	23	6900
10	x	35		350	9	3150
20	x	25		500	1	500
20	x	40		800	4	3200
TOTALS					791	99,550
AVERAGE UNIT SIZE						125.92
GROSS BUILDING AREA						124,050
AVERAGE UNIT SIZE						80.29%



FIRST LEVEL
44,150 S.F.



SECOND FLOOR
40,450 S.F.



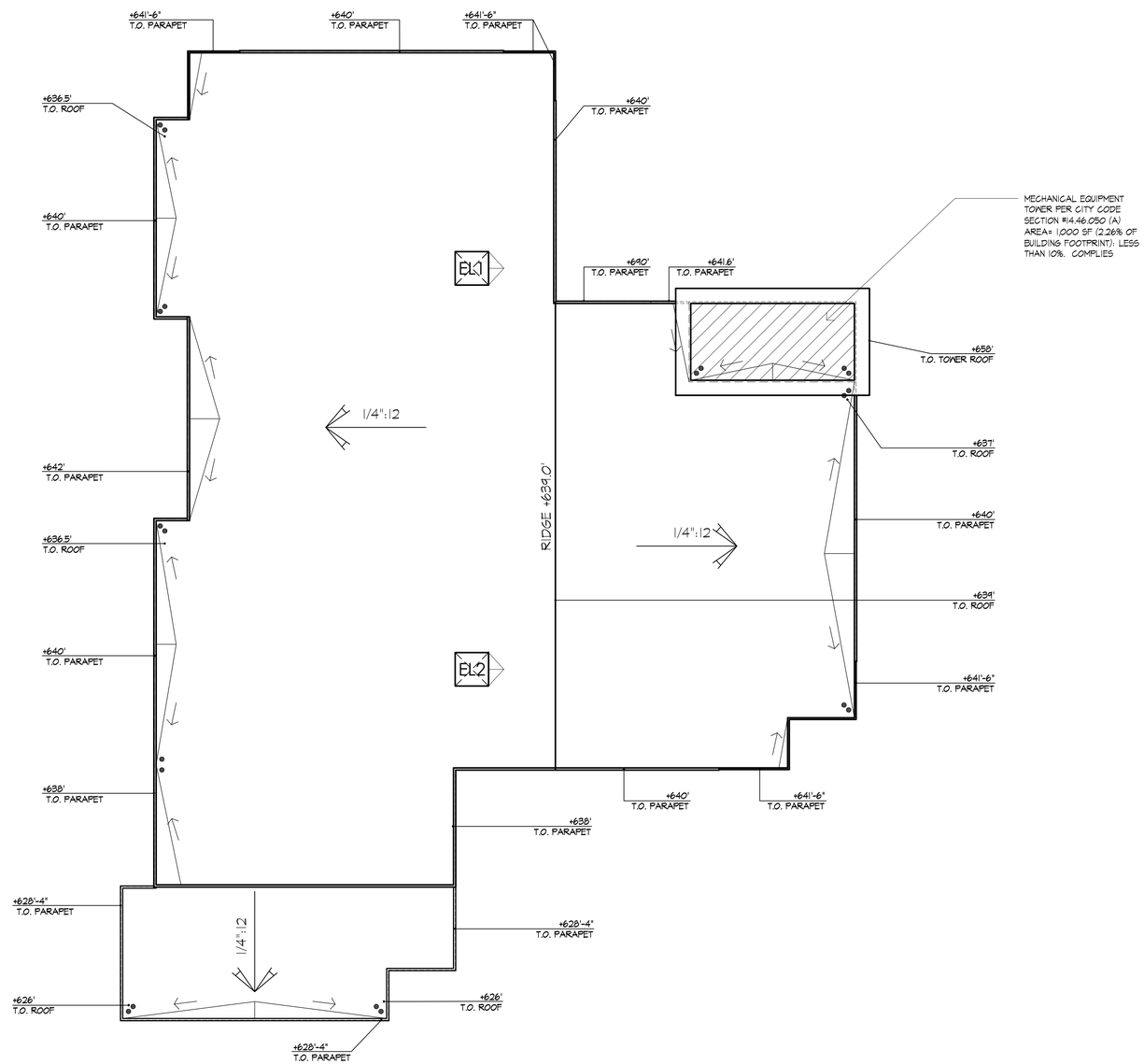
THIRD FLOOR
40,450 S.F.

VICTOR SQUARE SELF STORAGE
SCOTTS VALLEY, CA

CONCEPTUAL FLOOR PLANS
03.05.2025
SCALE : 1" = 30'-0"

2

VALLI ARCHITECTURAL GROUP



VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

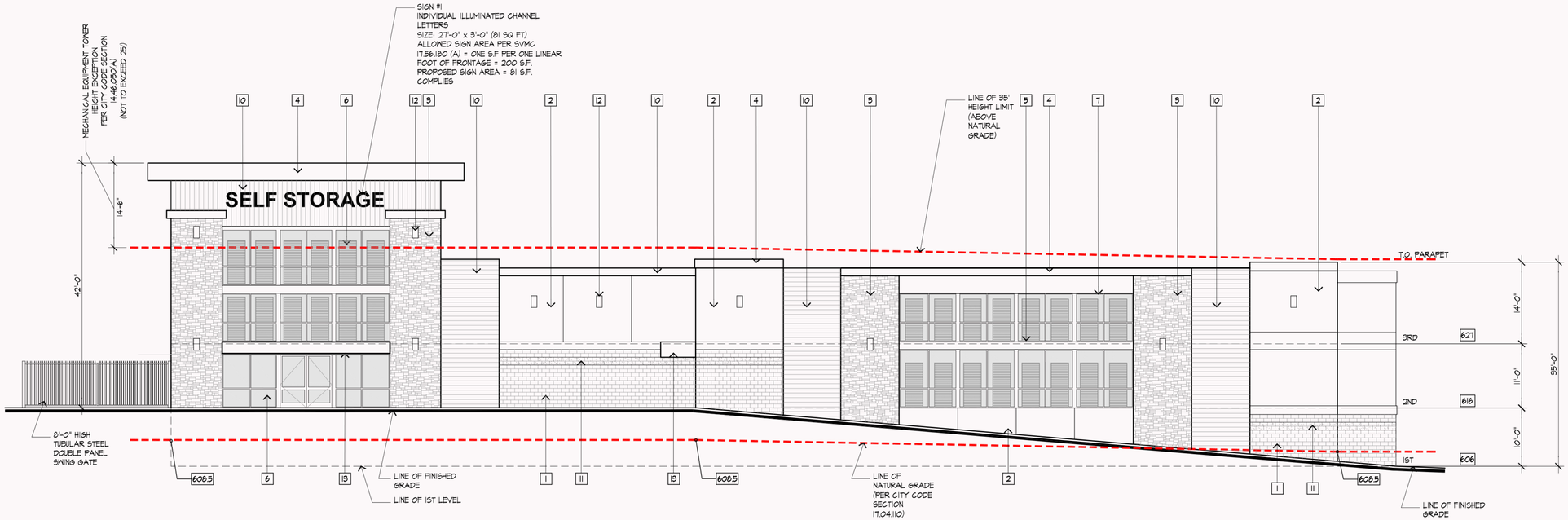
ROOF PLAN

01.10.2025

SCALE : 1" = 20'-0"

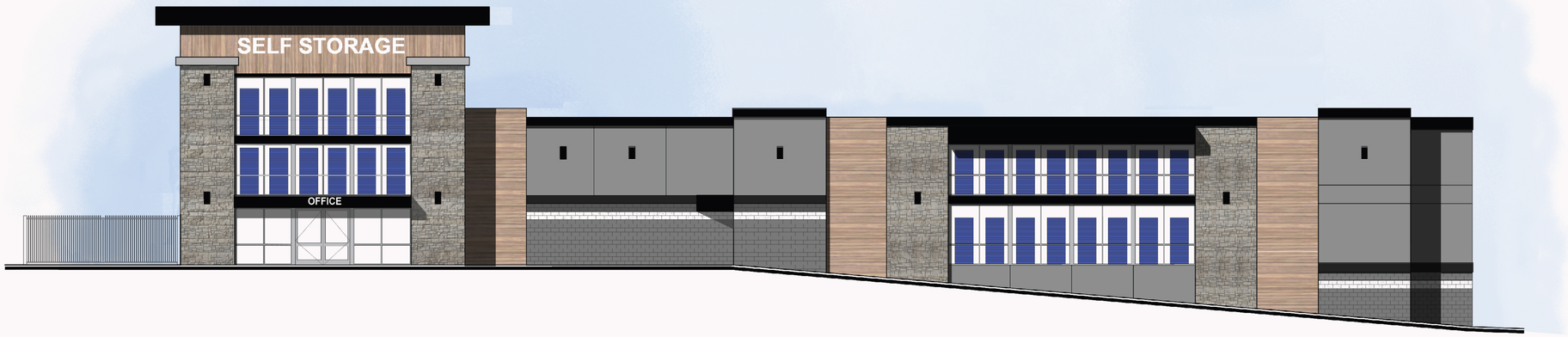
3

VALLI ARCHITECTURAL GROUP



NORTH ELEVATION

FACING VICTOR SQUARE



COLOR ELEVATION

FACING VICTOR SQUARE

BUILDING MATERIALS

1. SPLIT FACE CONCRETE BLOCK
2. STUCCO FINISH WITH METAL JOINTS
3. STONE VENEER
4. SMOOTH METAL CORNICE
5. SMOOTH METAL FLOOR BAND
6. SOLAR TINTED VISION GLASS
7. SOLAR TINTED STOREFRONT GLASS
8. ROLL-UP DOOR
9. METAL EXIT DOOR
10. NICHIHA WOOD VENEER PANEL
11. COLOR ACCENT SMOOTH FACE CONCRETE BLOCK
12. DECORATIVE WALL MOUNTED LIGHT FIXTURE
13. METAL CANOPY

MATERIALS & COLORS

SPLIT FACE CONCRETE BLOCK FIELD
NATURAL GRAY (WITH CLEAR SEALER)

PRECISION CONCRETE BLOCK BAND
CASTLE WHITE (WITH CLEAR SEALER)

STUCCO COLOR #1
PAINTED SHERWIN WILLIAMS #7067 "CITYSCAPE"

STUCCO COLOR #2
PAINTED SHERWIN WILLIAMS #7064 "PASSIVE"

STONE VENEER
CULTURED STONE – HEWN STONE "SPAN"

NICHIHA ARCHITECTURAL PANELS
VINTAGEWOOD "SPRUCE" FACTORY FINISH

METAL PARAPET CORNICES
MCELROY METALS "MATTE BLACK" FACTORY FINISH

METAL HORIZONTAL BANDS AND CANOPIES
MCELROY METALS "MATTE BLACK" FACTORY FINISH

METAL STONE CAP BANDS
MCELROY METALS "ASH GRAY" FACTORY FINISH

ROLL-UP DOORS
JANUS INTERNATIONAL "ROYAL BLUE" FACTORY FINISH

STOREFRONT GLAZING MULLIONS AND TRIM
KAWNEER STANDARD CLEAR ALUMINUM

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

NORTH ELEVATION

03.05.2025

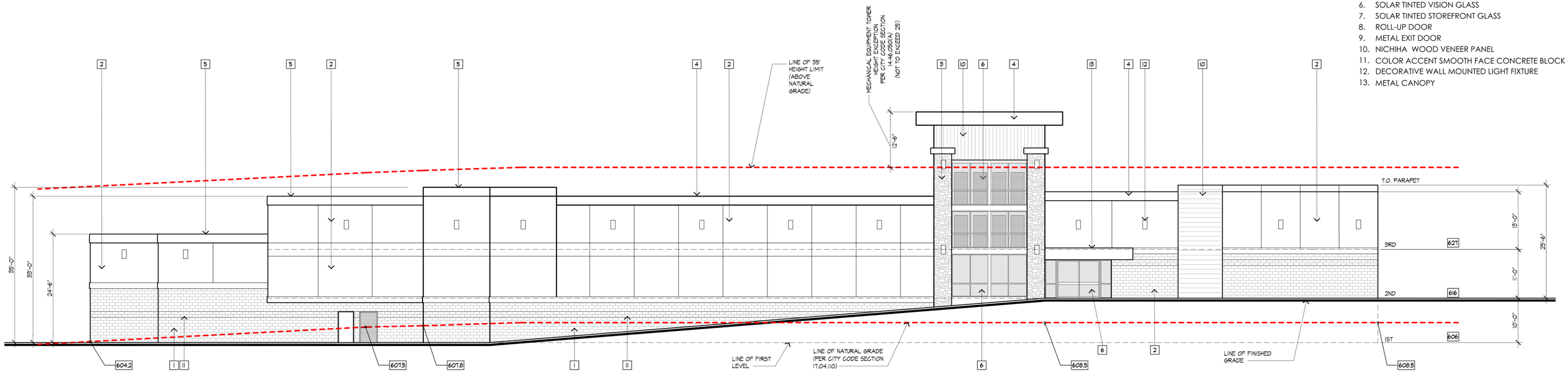
SCALE : 1" = 10'-0"

4

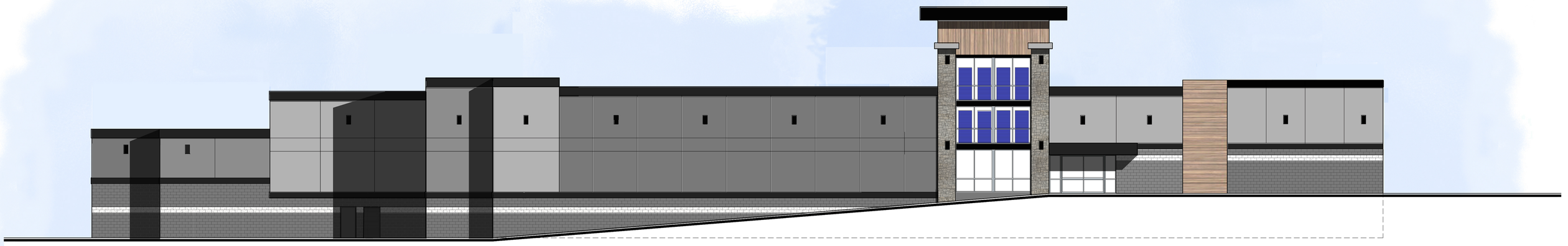
VALLI ARCHITECTURAL GROUP

BUILDING MATERIALS

1. SPLIT FACE CONCRETE BLOCK
2. STUCCO FINISH WITH METAL JOINTS
3. STONE VENEER
4. SMOOTH METAL CORNICE
5. SMOOTH METAL FLOOR BAND
6. SOLAR TINTED VISION GLASS
7. SOLAR TINTED STOREFRONT GLASS
8. ROLL-UP DOOR
9. METAL EXIT DOOR
10. NICHIHA WOOD VENEER PANEL
11. COLOR ACCENT SMOOTH FACE CONCRETE BLOCK
12. DECORATIVE WALL MOUNTED LIGHT FIXTURE
13. METAL CANOPY



EAST ELEVATION



COLOR ELEVATION

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

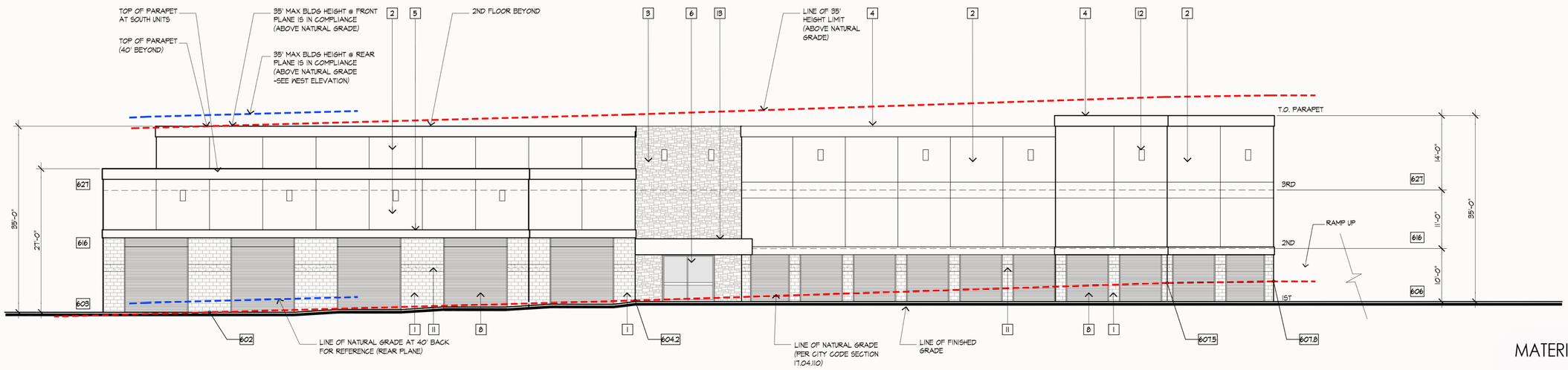
EAST ELEVATION

05.27.2025

SCALE : 1" = 10'-0"

5

VALLI ARCHITECTURAL GROUP



SOUTH ELEVATION

COLOR ELEVATION

BUILDING MATERIALS

1. SPLIT FACE CONCRETE BLOCK
2. STUCCO FINISH WITH METAL JOINTS
3. STONE VENEER
4. SMOOTH METAL CORNICE
5. SMOOTH METAL FLOOR BAND
6. SOLAR TINTED VISION GLASS
7. SOLAR TINTED STOREFRONT GLASS
8. ROLL-UP DOOR
9. METAL EXIT DOOR
10. NICHIHA WOOD VENEER PANEL
11. COLOR ACCENT SPLIT FACE CONCRETE BLOCK
12. DECORATIVE WALL MOUNTED LIGHT FIXTURE
13. METAL CANOPY

MATERIALS & COLORS

SPLIT FACE CONCRETE BLOCK FIELD
NATURAL GRAY (WITH CLEAR SEALER)

PRECISION CONCRETE BLOCK BAND
CASTLE WHITE (WITH CLEAR SEALER)

STUCCO COLOR #1
PAINTED SHERWIN WILLIAMS #7067 "CITYSCAPE"

STUCCO COLOR #2
PAINTED SHERWIN WILLIAMS #7064 "PASSIVE"

STONE VENEER
CULTURED STONE – HEWN STONE "SPAN"

NICHIHA ARCHITECTURAL PANELS
VINTAGEWOOD "SPRUCE" FACTORY FINISH

METAL PARAPET CORNICES
MCELROY METALS "MATTE BLACK" FACTORY FINISH

METAL HORIZONTAL BANDS AND CANOPIES
MCELROY METALS "MATTE BLACK" FACTORY FINISH

METAL STONE CAP BANDS
MCELROY METALS "ASH GRAY" FACTORY FINISH

ROLL-UP DOORS
JANUS INTERNATIONAL "ROYAL BLUE" FACTORY FINISH

STOREFRONT GLAZING MULLIONS AND TRIM
KAWNEER STANDARD CLEAR ALUMINUM

VICTOR SQUARE SELF STORAGE
SCOTTS VALLEY, CA

SOUTH ELEVATION
03.05.2025
SCALE : 1" = 10'-0"

VALLI ARCHITECTURAL GROUP

BUILDING MATERIALS

1. SPLIT FACE CONCRETE BLOCK
2. STUCCO FINISH WITH METAL JOINTS
3. STONE VENEER
4. SMOOTH METAL CORNICE
5. SMOOTH METAL FLOOR BAND
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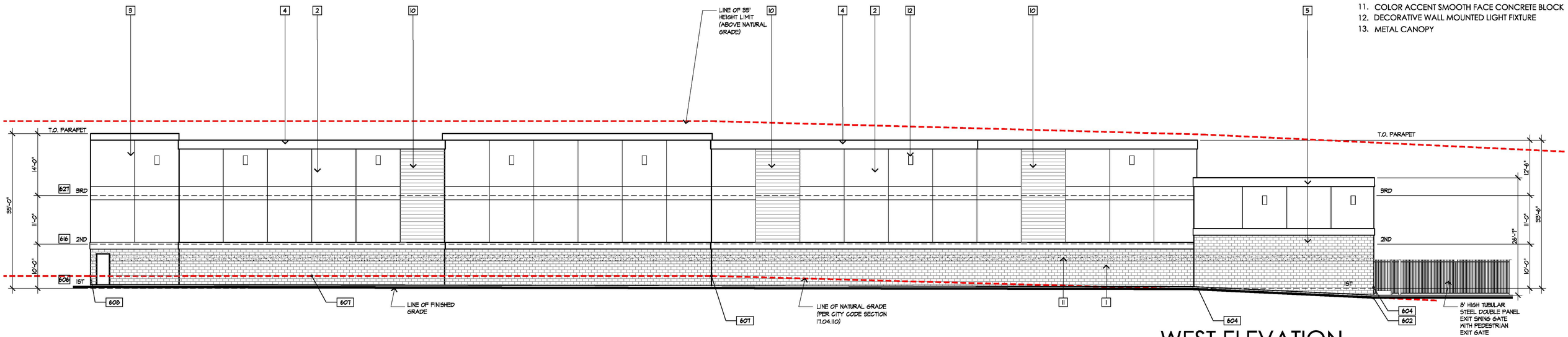
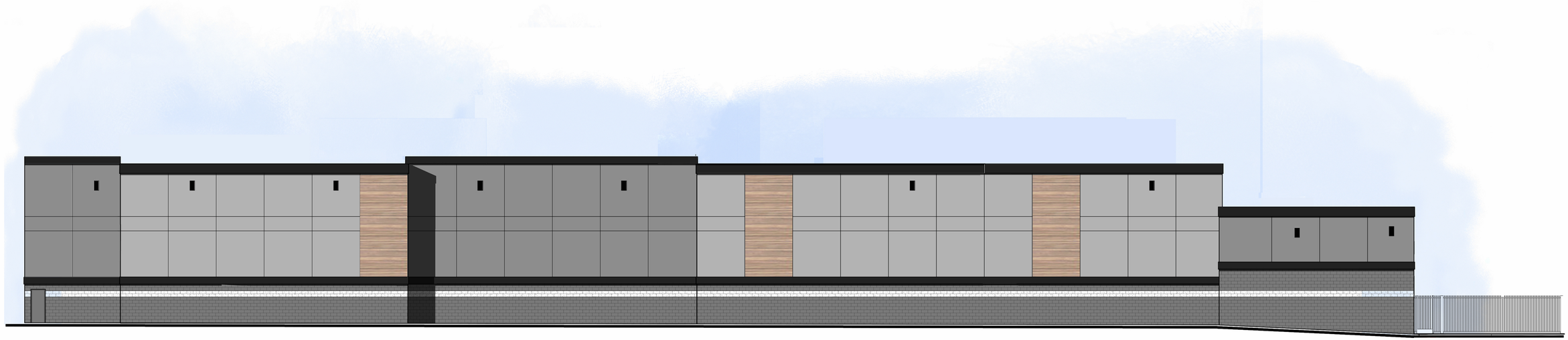


WEST ELEVATION



COLOR ELEVATION

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

WEST ELEVATION 03.05.2025

SCALE : 1" = 10'-0"

7

VALLI ARCHITECTURAL GROUP

NORTH ELEVATION

FACING VICTOR SQUARE

WEST ELEVATION

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

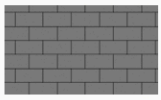
LANDSCAPED STREET ELEVATIONS

01.10.2025

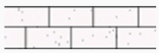
SCALE : 1" = 10'-0"

VALLI ARCHITECTURAL GROUP

COLORS & MATERIALS



SPLIT FACE CONCRETE BLOCK FIELD
NATURAL GRAY (WITH CLEAR SEALER)

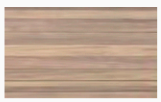


PRECISION CONCRETE BLOCK BAND
CASTLE WHITE (WITH CLEAR SEALER)

STUCCO COLOR #1
PAINTED SHERWIN WILLIAMS #7067 "CITYSCAPE"

STUCCO COLOR #2
PAINTED SHERWIN WILLIAMS #7064 "PASSIVE"

STONE VENEER
CULTURED STONE – HEWN STONE "SPAN"



NICHIHA ARCHITECTURAL PANELS
VINTAGEWOOD "SPRUCE" FACTORY FINISH

METAL PARAPET CORNICES
MCELROY METALS "MATTE BLACK" FACTORY FINISH

METAL HORIZONTAL BANDS AND CANOPIES
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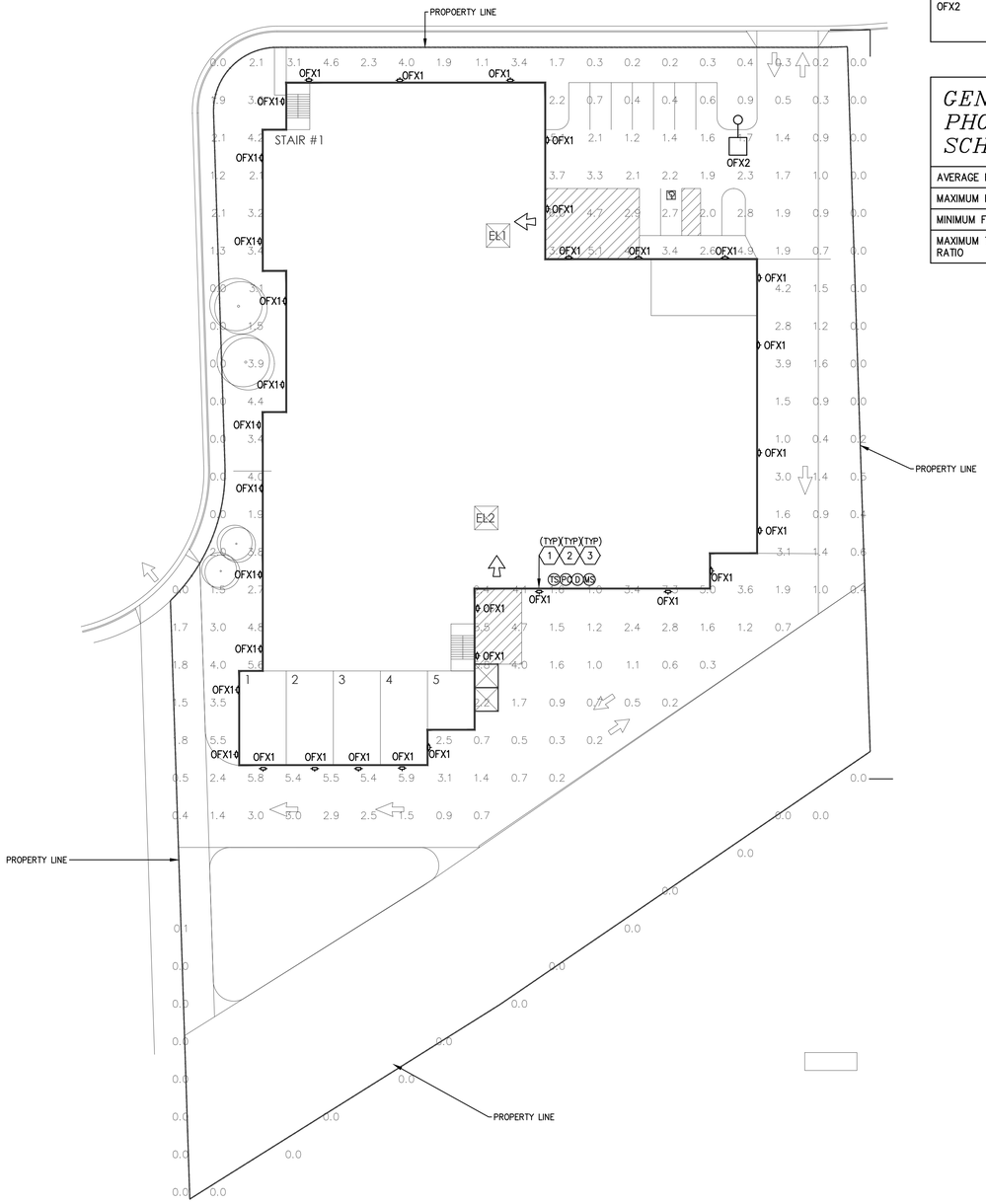
STOREFRONT GLAZING MULLIONS AND TRIM
KAWNEER STANDARD CLEAR ALUMINUM



PHOTOMETRIC LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	VOLTS	QUANTITY
OFX1		(1) 46W LED	EXTERIOR WALL PACK @ 12FT	LITHONIA DSXW1 20C 700 40K T3M MVOLT | OR APPROVED EQUAL	46	120V 1P 2W	33
OFX2		(1) 68W LED	EXTERIOR POLE MOUNT @ 15FT	LITHONIA DSX1 LED P2 40K 70CRI T3M MVOLT | OR APPROVED EQUAL	68	120V 1P 2W	1

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.80
MAXIMUM FOOT-CANDLES	7.3
MINIMUM FOOT-CANDLES	.0
MAXIMUM TO MINIMUM FC RATIO	7.30 / .00

CALL-OUT NOTES

1. ALL OUTDOOR LIGHTING TO BE CONNECTED VIA AUTOMATIC TIME SWITCH IN CONJUNCTION WITH PHOTOCELL. ALL OUTDOOR LIGHTING TO ALSO BE CONNECTED VIA DIMMABLE CONTROLLER IN CONJUNCTION WITH MOTION SENSOR THAT HAS AUTO-ON FUNCTIONALITY THAT AUTOMATICALLY REDUCES LIGHTING POWER BETWEEN 40-80 PERCENT PER T-24 REQUIREMENTS (TYP). (TS)(PC)(D)(MS)
2. CONTRACTOR TO VERIFY THAT PROPER SHIELDING AND CUT-OFF IS IN PLACE TO PREVENT LIGHT SPILL ONTO NEIGHBOURING PROPERTY AS WELL AS LIGHT GLARE (TYP).
3. OUTDOOR LIGHTING MUST BE TURNED OFF DURING DAYLIGHT HOURS AND DURING ANY HOURS WHEN THE STRUCTURE IS NOT IN USE. PHOTOCELLS OR PHOTOCONTROLS MUST BE USED TO AUTOMATICALLY EXTINGUISH ALL OUTDOOR LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE (TYP).

LIGHTING CONTROL LEGEND

- (TS) AUTOMATIC TIME SWITCH
- (D) DIMMER SWITCH (LOW OR LINE VOLTAGE)
- (PC) PHOTOCELL SENSOR
- (MS) MOTION SENSOR

OWNER / APPLICANT

JON C. SUDDARTH
BUCHANAN STREET PARTNERS
7001 EAST BELLEVIEW AVE - SUITE 650
DENVER, CO 80237
PHONE: 303-842--5690
E-MAIL: jsuddarth@buchananstreet.com

LAND USE CONSULTANT

MARK LOPER
REUBEN, JUNIUS & ROSE, LLP
ONE BUSH STREET - SUITE 600
SAN FRANCISCO, CA 94104
PHONE: 415-567-9000
E-MAIL: mloper@reubenlaw.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

CIVIL ENGINEER

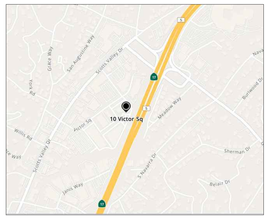
MIKE O'CONNELL
BKF ENGINEERS
150 CALIFORNIA STREET - SUITE 600
SAN FRANCISCO, CA 94111
PHONE: 415-660-6360
E-MAIL: moconnell@bkf.com

SITE DATA

RE- DEVELOPMENT SITE AREA:	88,893 SQ. FT.
RIPARIAN SITE AREA:	22,521 SQ. FT. (NO WORK THIS AREA)
TOTAL SITE DATA	111,414 SQ. FT. (2.56 ACRES)

BUILDING DATA

BLDG. AREAS	
BASEMENT	44,150 SQ. FT.
FIRST FLOOR	39,450 SQ. FT.
SECOND FLOOR	40,450 SQ. FT.
STORAGE SUB-TOTAL	124,050 SQ. FT.
OFFICE	1,000 SQ. FT.
TOTAL	125,050 SQ. FT.



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
RAM N PARSI
E 18400
Exp.06-30-2026
ELECTRICAL
STATE OF CALIFORNIA

VICTOR SQUARE SELF STORAGE

SCOTTS VALLEY, CA

SITE PLAN

SCALE : 1" = 30'-0"

11.12.2024

SL-1

PROENGINEERING
MEP CONSULTANTS

D-Series Size 1
LED Area Luminaire

d"series

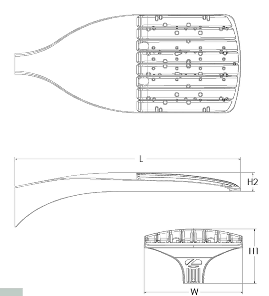
DLC LISTED PREMIUM · DLC LISTED · NIGHTTIME FRIENDLY · ida · ds · BAA · BABA

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



ds Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series: DSX1 LED

LEDs: Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9. Rotated optics: P10[1], P11[1], P12[1], P13[1]

Color temperature[2]: (this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K. (this section 80CRI only, extended lead times apply) 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K

Color Rendering Index[2]: 70CRI; 70CRI; 70CRI; 80CRI; 80CRI; 80CRI; 80CRI; 80CRI

Distribution:

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare[3]
T4M	Type IV medium
T4LG	Type IV low glare[3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control[3]
BLC4	Type IV backlight control[3]
LCCO	Left corner cutoff[3]
RCCO	Right corner cutoff[3]

Voltage: MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]

Mounting:

Shipped included

SPA	Square pole mounting (#8 drilling)
RPA	Round pole mounting (#8 drilling)
SPA5	Square pole mounting #5 drilling[9]
RPA5	Round pole mounting #5 drilling[9]
SPA8N	Square narrow pole mounting #8 drilling
WBA	Wall bracket[10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

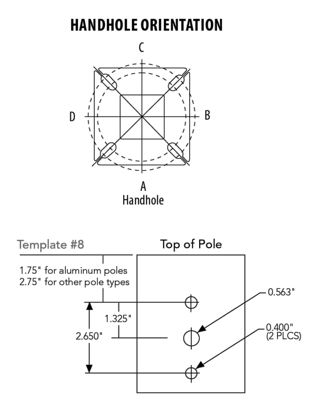
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK	Shorting cap[25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

External Glare Shield (EGSR) House Side Shield (HS)

Drilling



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

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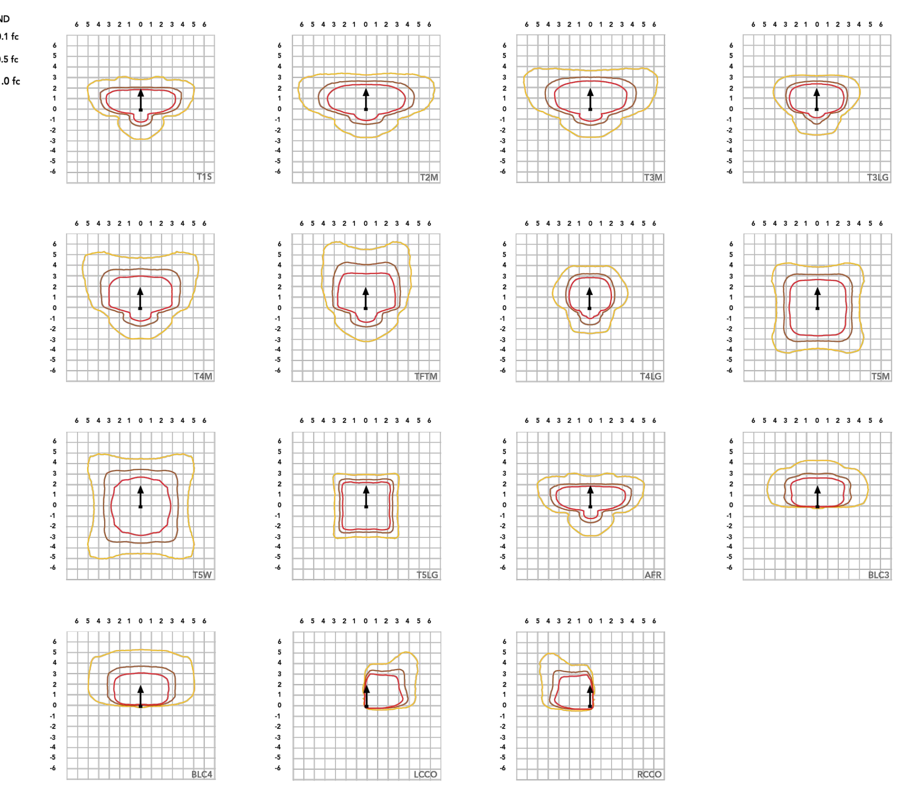
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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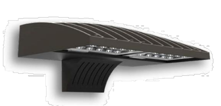
D-Series Size 1
LED Wall Luminaire

d"series

NIGHTTIME FRIENDLY · BAA · BABA



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

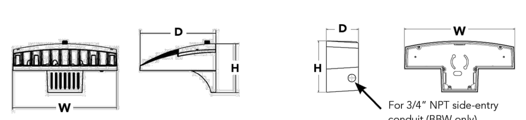
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series: DSXW1 LED

LEDs: 10C 10 LEDs (one engine); 20C 20 LEDs (two engines)[1]

Drive Current: 350 350 mA; 530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[1]

Color temperature: 30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted

Distribution: T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium

Voltage: MVOLT[2]; 120[3]; 208[3]; 240[3]; 277[3]; 347[3,4]; 480[3,4]

Mounting: Shipped included: (blank) Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[5]

Control Options

Shipped installed

PE	Photoelectric cell, button type[6]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
PIR	180° motion/ambient light sensor, <15' mtg ht[1,7]
PIRH	180° motion/ambient light sensor, 15-30' mtg ht[1,7]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7]
E20WC	Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V)[3,10]
DF	Double fuse (208, 240 or 480V)[3,10]
HS	House-side shield[11]
SPD	Separate surge protection[12]

Shipped separately[11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI) Lumens	B	U	G	LPW	40K (4000 K, 70CRI) Lumens	B	U	G	LPW	50K (5000 K, 70CRI) Lumens	B	U	G	LPW	AMBPC (Amber Phosphor Converted) Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

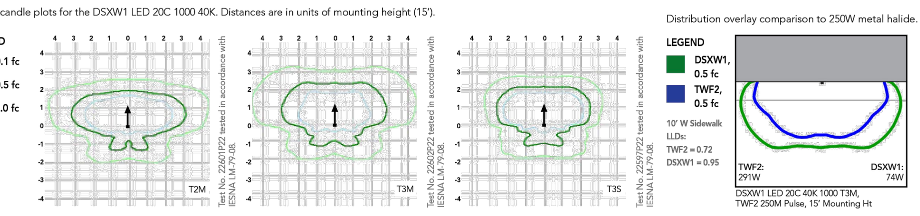
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

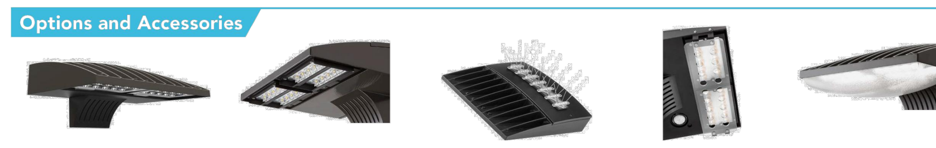
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left) · HS - House-side shields · BSW - Bird-deterrent spikes · VG - Vandal guard · DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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OWNER / APPLICANT

JON C. SUDDARTH
BUCHANAN STREET PARTNERS
7001 EAST BELLEVIEW AVE - SUITE 650
DENVER, CO 80237
PHONE: 303-842--5690
E-MAIL: jsuddarth@buchananstreet.com

LAND USE CONSULTANT

MARK LOPER
REUBEN, JUNIUS & ROSE, LLP
ONE BUSH STREET - SUITE 600
SAN FRANCISCO, CA 94104
PHONE: 415-567-9000
E-MAIL: mloper@reubenlaw.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

CIVIL ENGINEER

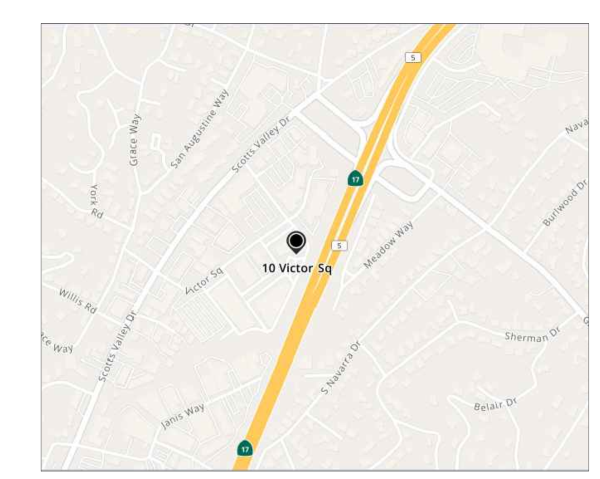
MIKE O'CONNELL
BKF ENGINEERS
150 CALIFORNIA STREET - SUITE 600
SAN FRANCISCO, CA 94111
PHONE: 415-660-6360
E-MAIL: moconnell@bkf.com

SITE DATA

RE- DEVELOPMENT SITE AREA:	88,893 SQ. FT.
RIPARIAN SITE AREA:	22,521 SQ. FT. (NO WORK THIS AREA)
TOTAL SITE DATA	111,414 SQ. FT. (2.56 ACRES)

BUILDING DATA

BLDG. AREAS	
BASEMENT	44,150 SQ. FT.
FIRST FLOOR	39,450 SQ. FT.
SECOND FLOOR	40,450 SQ. FT.
STORAGE SUB-TOTAL	124,050 SQ. FT.
OFFICE	1,000 SQ. FT.
TOTAL	125,050 SQ. FT.



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER · RAMIN PARSI · E 18400 · Exp.06-30-2026 · ELECTRICAL · STATE OF CALIFORNIA

VICTOR SQUARE SELF STORAGE
SCOTTS VALLEY, CA

CUT SHEETS

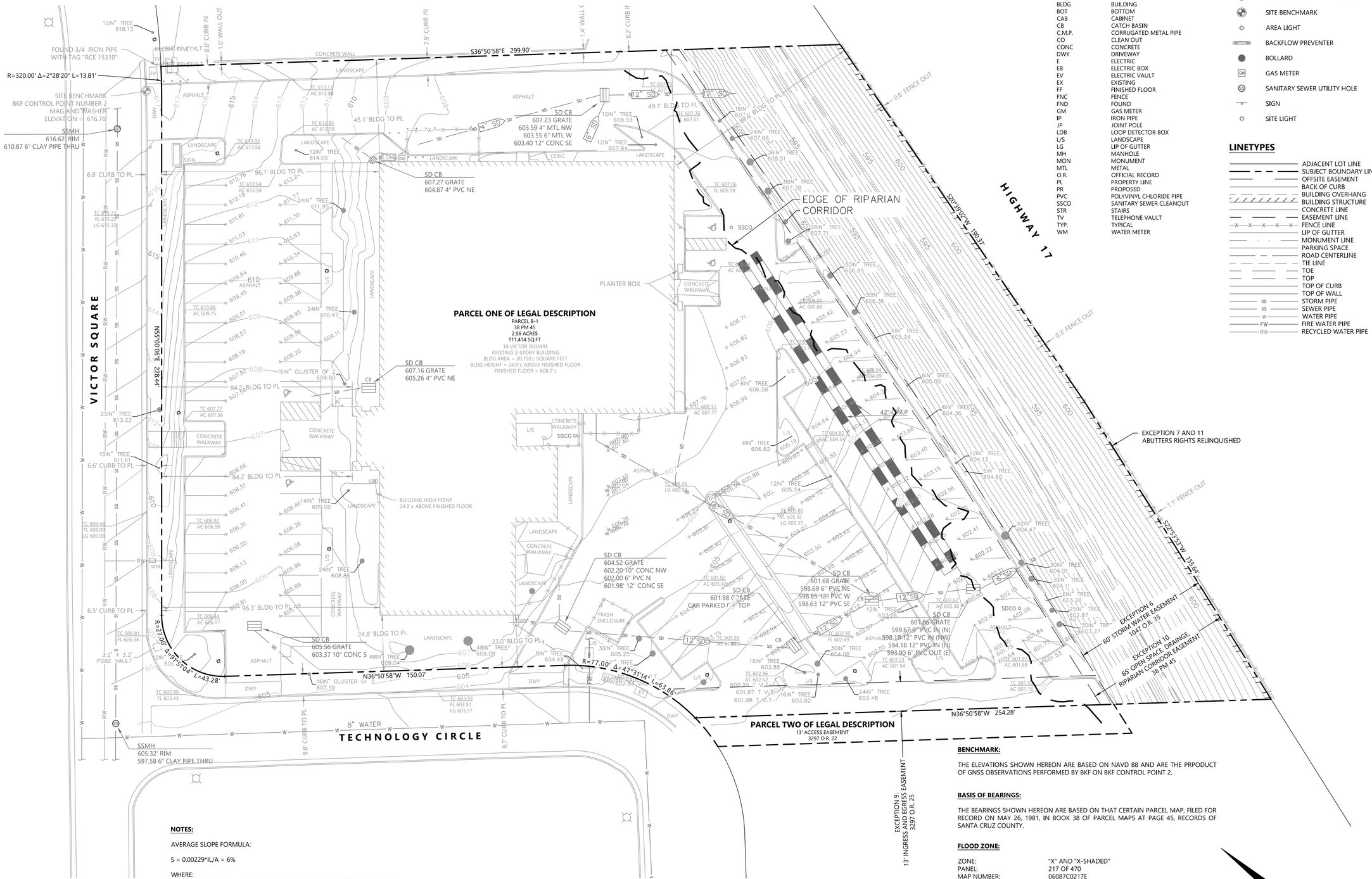
SCALE : NONE

11.12.2024

SL-2

NONE

PROENGINEERING MEP CONSULTANTS



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
AR	ACCESS RAMP
BD	BRASS DISK
BFP	BACKFLOW PREVENTION DEVICE
BLDG	BUILDING
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
C.M.P.	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
DWY	DRIVEWAY
E	ELECTRIC
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
EX	EXISTING
FF	FINISHED FLOOR
FNC	FENCE
FND	FOUND
GM	GAS METER
IP	IRON PIPE
JP	JOINT POLE
LDB	LOOP DETECTOR BOX
L/S	LANDSCAPE
LG	LIP OF GUTTER
MH	MANHOLE
MON	MONUMENT
MTL	METAL
O.R.	OFFICIAL RECORD
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
SSCO	SANITARY SEWER CLEANOUT
STR	STAIRS
TV	TELEPHONE VAULT
TYP.	TYPICAL
WM	WATER METER

LEGEND

- FOUND IRON PIPE AS NOTED
- FOUND MONUMENT AS NOTED
- SITE BENCHMARK
- AREA LIGHT
- BACKFLOW PREVENTER
- BOLLARD
- GAS METER
- SANITARY SEWER UTILITY HOLE
- SIGN
- SITE LIGHT

LINETYPES

- ADJACENT LOT LINE
- SUBJECT BOUNDARY LINE
- OFFSITE EASEMENT
- BACK OF CURB
- BUILDING OVERHANG
- BUILDING STRUCTURE
- CONCRETE LINE
- EASEMENT LINE
- FENCE LINE
- LIP OF GUTTER
- MONUMENT LINE
- PARKING SPACE
- ROAD CENTERLINE
- TIE LINE
- TOE
- TOP
- TOP OF CURB
- TOP OF WALL
- SD STORM PIPE
- SS SEWER PIPE
- W WATER PIPE
- FW FIRE WATER PIPE
- RW RECYCLED WATER PIPE

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 AND ARE THE PRPODUCT OF GNSS OBSERVATIONS PERFORMED BY BKF ON BKF CONTROL POINT 2.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 26, 1981, IN BOOK 38 OF PARCEL MAPS AT PAGE 45, RECORDS OF SANTA CRUZ COUNTY.

FLOOD ZONE:

ZONE:	"X" AND "X-SHADED"
PANEL:	217 OF 470
MAP NUMBER:	06087C0217E
DATED:	MAY 16, 2012
SOURCE:	FEMA FLOOD MAP SERVICE (https://msc.fema.gov/portal/home)
DATE OF ACCESS:	SEPTEMBER 21, 2024

NOTES:

AVERAGE SLOPE FORMULA:

S = 0.00229*IL/A = 6%

WHERE:
S = AVERAGE SLOPE IN PERCENT ROUNDED TO THE NEAREST WHOLE PERCENT
I = CONTOUR INTERVAL (2 FT)
L = COMBINED LENGTH OF CONTOUR LINES IN SCALE FEET (2,704 FT)
A = GROSS AREA IN ACRES OF THE TOTAL AREA TO BE GRADED (1.99 AC)

NO DEVELOPMENT IS PROPOSED WITHIN THE OPEN SPACE, DRAINAGE, AND RIPARIAN CORRIDOR EASEMENT SO IT HAS BEEN EXCLUDED FROM THE AVERAGE SLOPE CALCULATION.

scale 20 0 20 40 feet — 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 03/13/2025

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10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

EXISTING CONDITIONS

No.	Revisions

Date: 1/15/2025
Scale: 1" = 20'
Design: JCL
Drawn: DRWN
Approved: MAO
Job No: 20241709

Drawing Number:
C1.0
1 OF 12

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Plot: Mar 13, 2025 at 9:45am
C1.0 EXISTING CONDITIONS.dwg

Drawing Number: C1.1	Date: 1/15/2025	No.	Revisions
	Scale: 1" = 20'		
	Design: JCL		
	Drawn: DRWN		
	Approved: MAO		
	Job No: 20241709		

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CONTEXT PLAN

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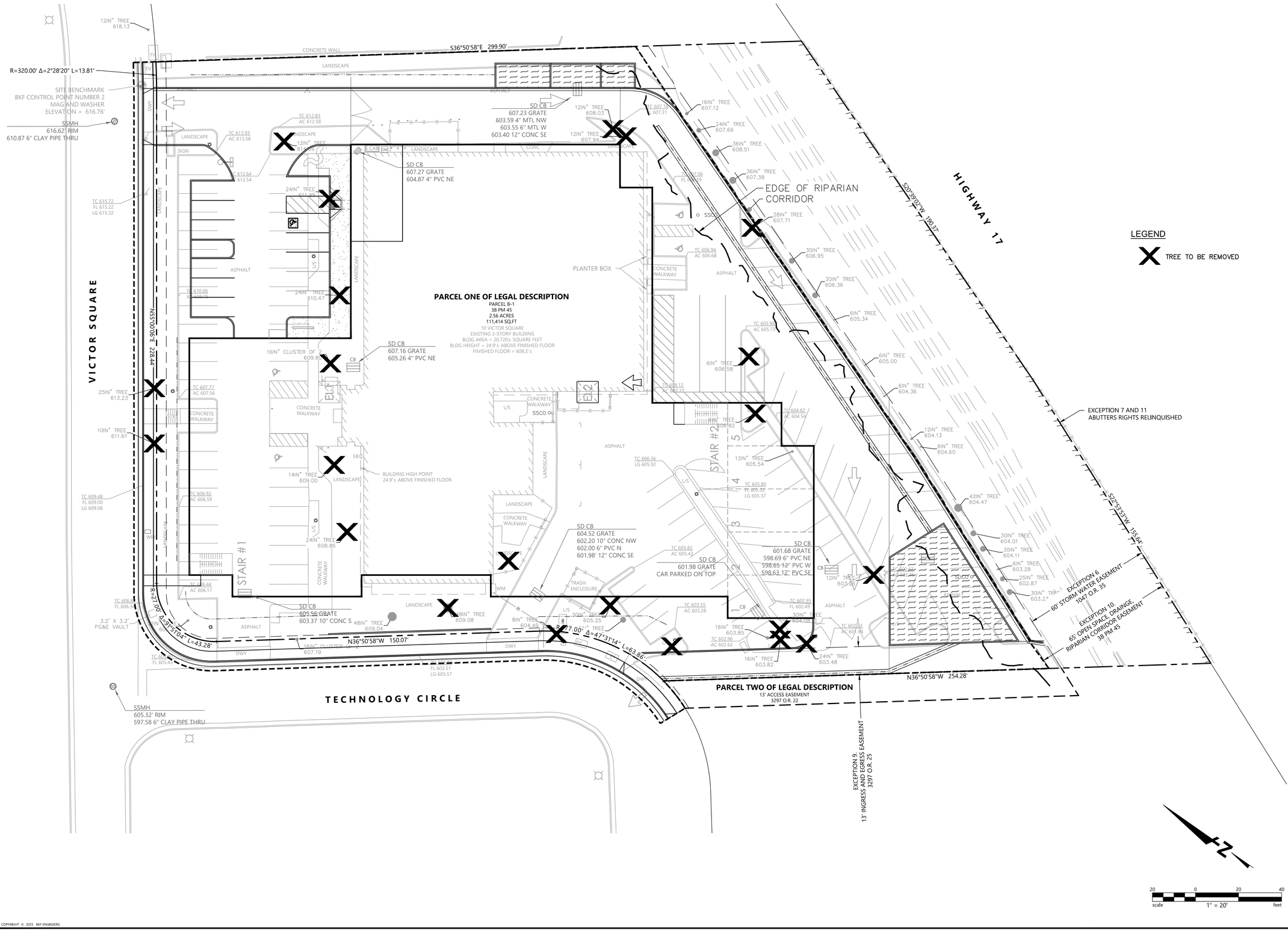
DATE: 03/13/2025



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DATE 03/13/2025

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TREE DISPOSITION PLAN

No.	Revisions

Date: 1/15/2025
Scale: 1" = 20'
Design: JCL
Drawn: DRMN
Approved: MAO
Job No: 20241709

Drawing Number:
C1.2
3 OF 12

Plot: Mar 13, 2025 at 9:46am
C1.2 TREE DISPOSITION PLAN.dwg

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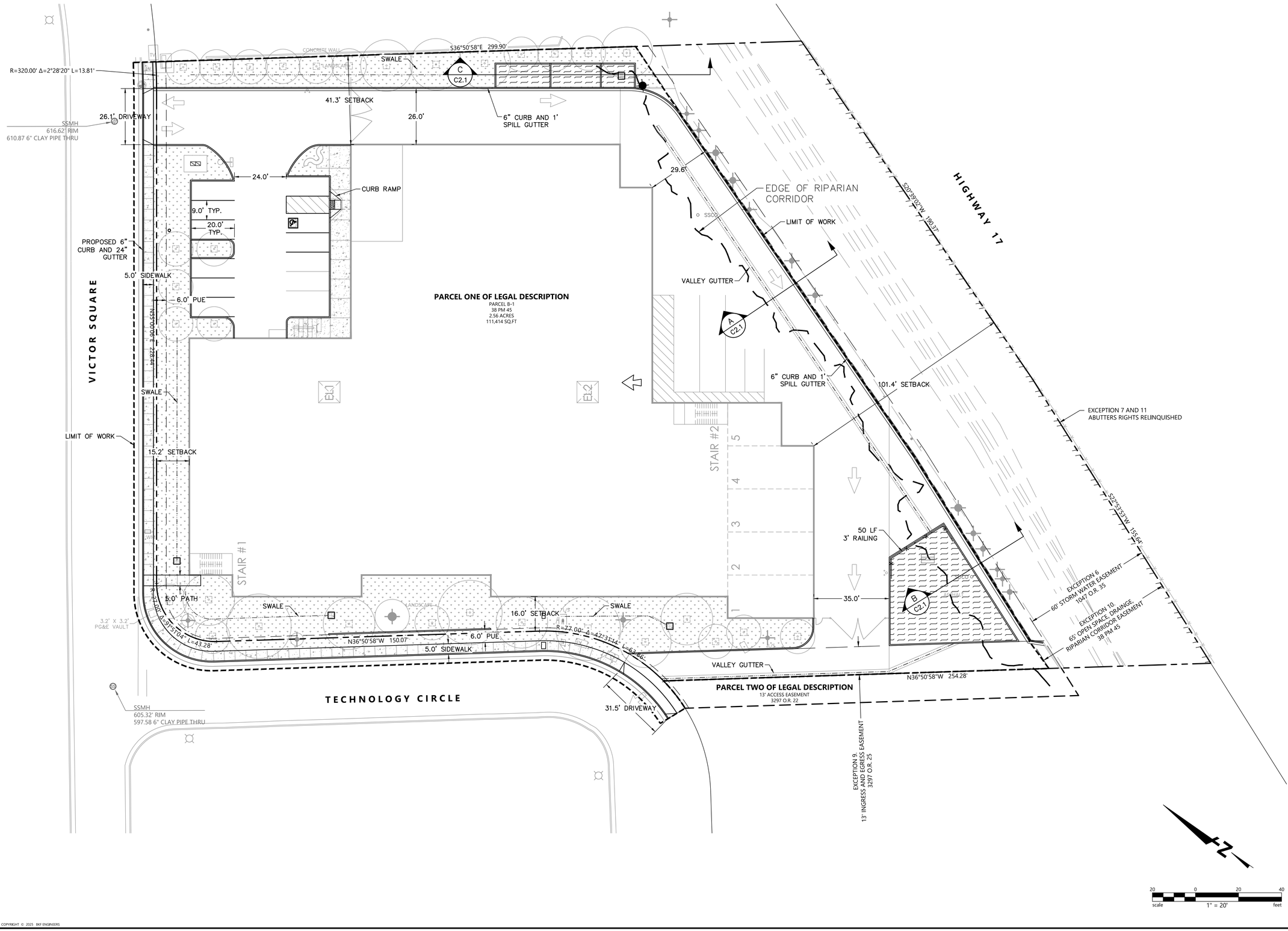

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PRELIMINARY SITE PLAN

No.	Revisions

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AR
Approved: MAO
Job No: 20241709

Drawing Number:
C2.0
4 OF 12

Plot Apr 21, 2025 at 10:23am
C2.0 PRELIMINARY SITE PLAN.dwg

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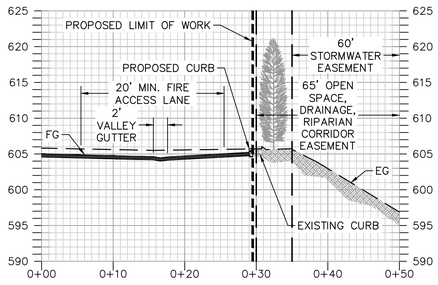
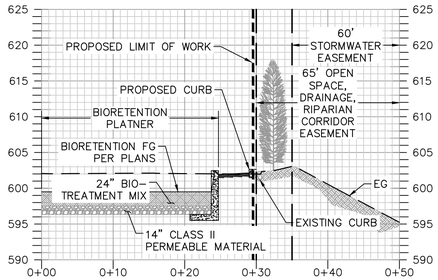


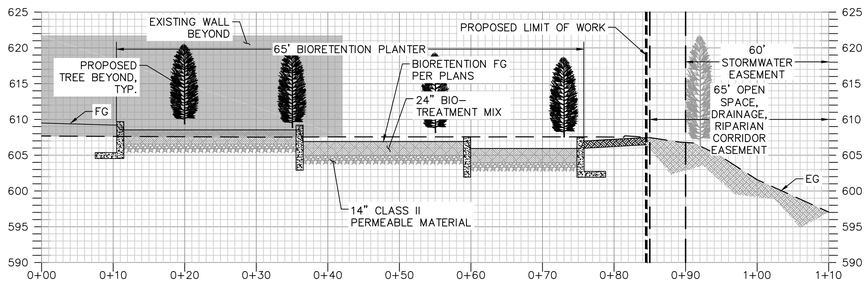
SECTION A

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



SECTION B

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'



SECTION C

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

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DATE: 03/13/2025

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SITE SECTIONS

Revisions

No.	

Date: 1/15/2025
Scale: 1" = 10'
Design: JCL
Drawn: DRWN
Approved: MAO
Job No: 20241709

Drawing Number:
C2.1
5 OF 12

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C2.0 PRELIMINARY SITE PLAN.dwg
Plot: Mar 13, 2025 at 9:46am

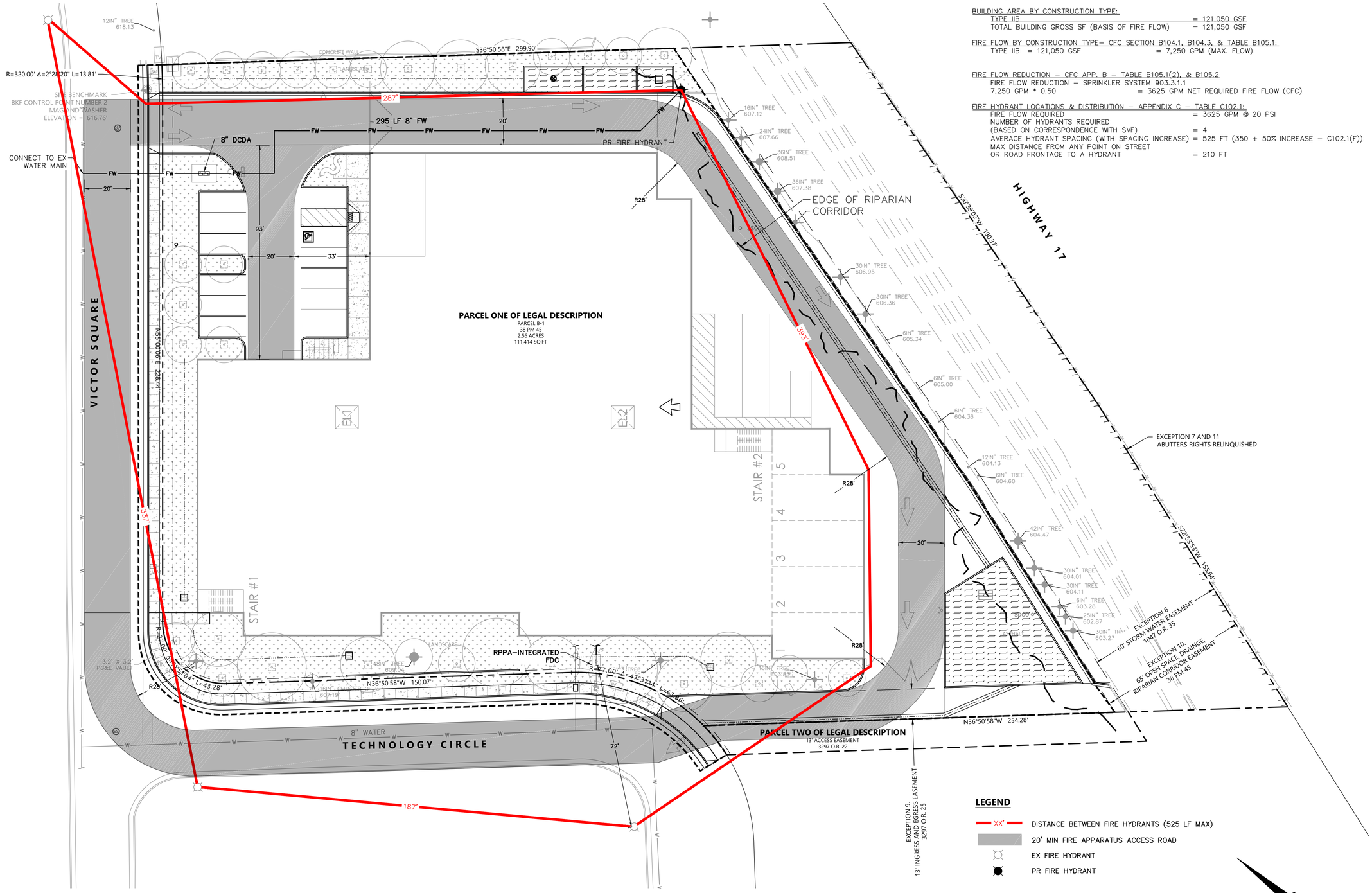
THE FOLLOWING REPRESENTS FIRE FLOW CALCULATIONS FOR THE VICTOR SQUARE SELF STORAGE DEVELOPMENT PROJECT, LOCATED AT 10 VICTOR SQUARE IN SCOTTS VALLEY. THE FOLLOWING FIRE FLOW CALCULATIONS ARE BASED UPON SITE PLAN PREPARED BY VALLI ARCHITECTURAL GROUP DATED OCTOBER 25, 2024, AND CALIFORNIA FIRE CODE (2022 EDITION) – SECTION 507, APP. B & C.

BUILDING AREA BY CONSTRUCTION TYPE:
TYPE IIB = 121,050 GSF
TOTAL BUILDING GROSS SF (BASIS OF FIRE FLOW) = 121,050 GSF

FIRE FLOW BY CONSTRUCTION TYPE– CFC SECTION B104.1, B104.3, & TABLE B105.1:
TYPE IIB = 121,050 GSF = 7,250 GPM (MAX. FLOW)

FIRE FLOW REDUCTION – CFC APP. B – TABLE B105.1(2), & B105.2
FIRE FLOW REDUCTION – SPRINKLER SYSTEM 903.3.1.1
7,250 GPM * 0.50 = 3625 GPM NET REQUIRED FIRE FLOW (CFC)

FIRE HYDRANT LOCATIONS & DISTRIBUTION – APPENDIX C – TABLE C102.1:
FIRE FLOW REQUIRED = 3625 GPM @ 20 PSI
NUMBER OF HYDRANTS REQUIRED (BASED ON CORRESPONDENCE WITH SVF) = 4
AVERAGE HYDRANT SPACING (WITH SPACING INCREASE) = 525 FT (350 + 50% INCREASE – C102.1(F))
MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT = 210 FT



LEGEND

- XX' — DISTANCE BETWEEN FIRE HYDRANTS (525 LF MAX)
- 20' MIN FIRE APPARATUS ACCESS ROAD
- EX FIRE HYDRANT
- PR FIRE HYDRANT

20 0 20 40
scale 1" = 20' feet

PRELIMINARY
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DATE 03/13/2025

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FIRE ACCESS PLAN

Revisions

No.	

Date: 1/15/2025
Scale: 1" = 20'
Design: JCL
Drawn: DRMN
Approved: MAO
Job No: 20241709

Drawing Number:
C2.2
6 OF 12

C2.2 FIRE ACCESS PLAN.dwg
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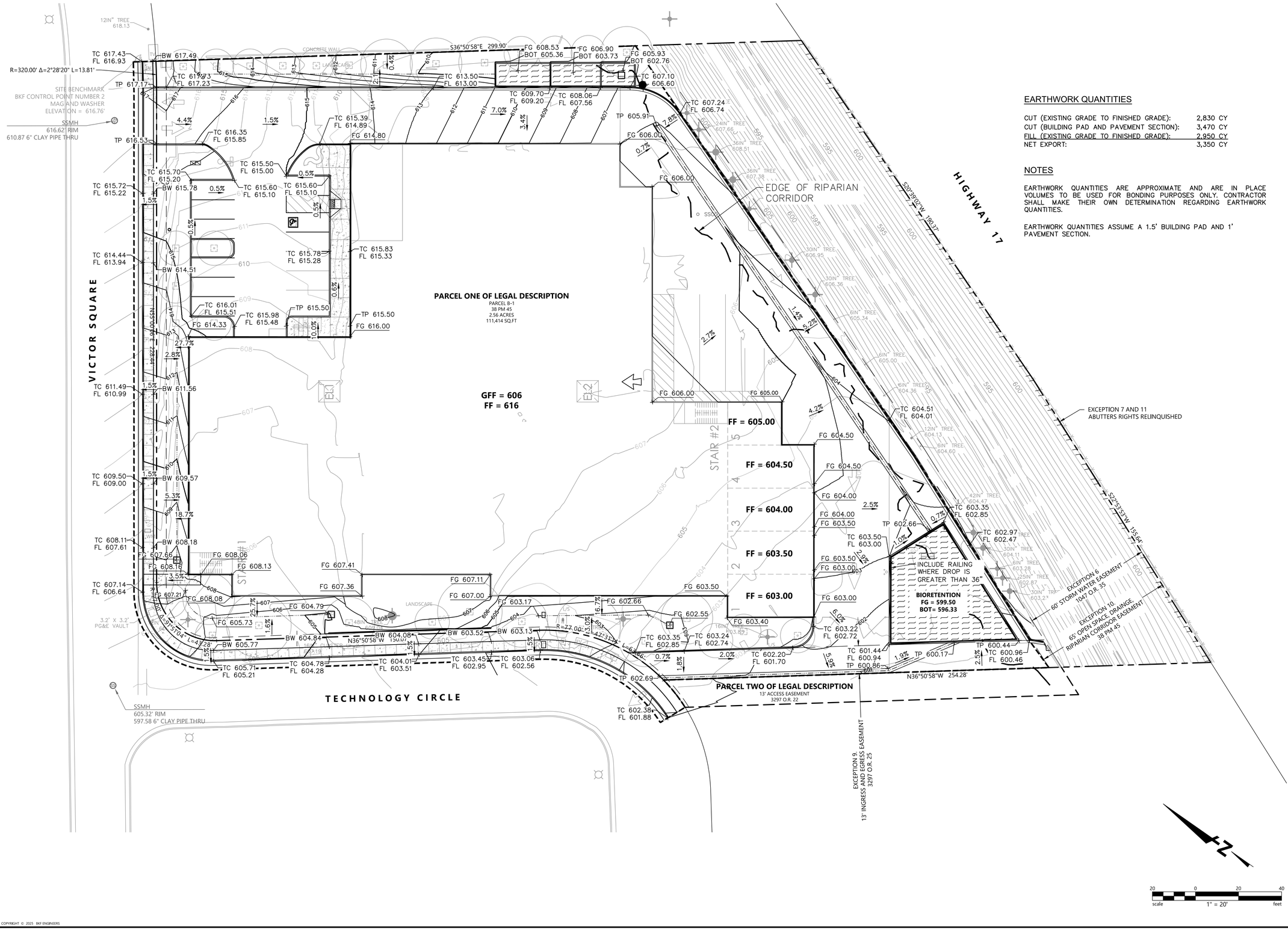
Plot: Mar 13, 2025 at 9:47am



EARTHWORK QUANTITIES

CUT (EXISTING GRADE TO FINISHED GRADE):	2,830 CY
CUT (BUILDING PAD AND PAVEMENT SECTION):	3,470 CY
FILL (EXISTING GRADE TO FINISHED GRADE):	2,950 CY
NET EXPORT:	3,350 CY

NOTES

EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE IN PLACE VOLUMES TO BE USED FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION REGARDING EARTHWORK QUANTITIES.

EARTHWORK QUANTITIES ASSUME A 1.5' BUILDING PAD AND 1' PAVEMENT SECTION.

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DATE: 04/21/2025

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PRELIMINARY GRADING PLAN

Revisions

No.	

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AIR
Approved: MAO
Job No: 20241709

Drawing Number:
C3.0
7 OF 12

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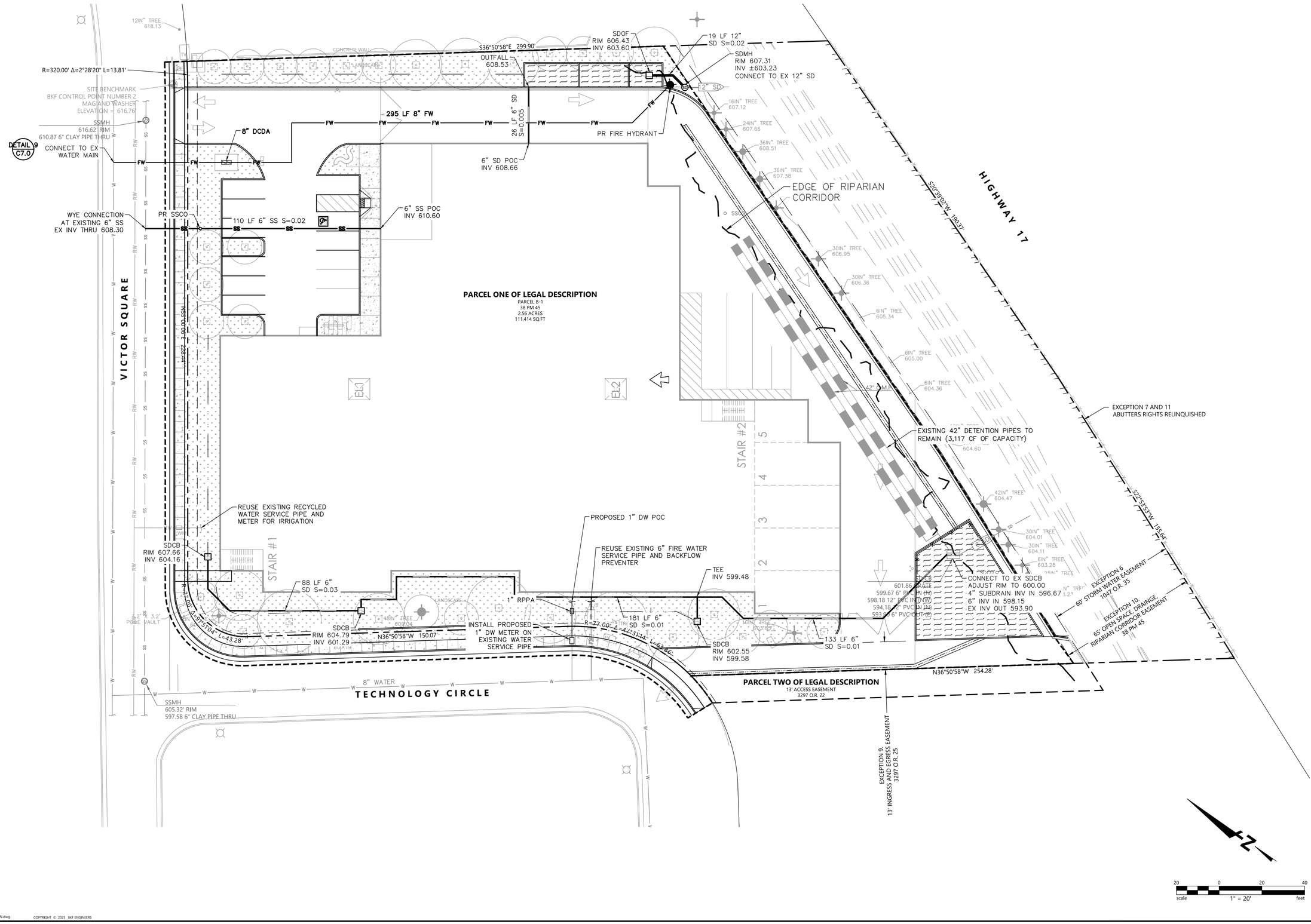
Plot: Apr 21, 2025 at 10:19am



PRELIMINARY
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DATE 04/22/2025

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PRELIMINARY UTILITY PLAN

No.	Revisions

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AR
Approved: MAO
Job No: 20241709

Drawing Number:
C4.0
8 OF 12

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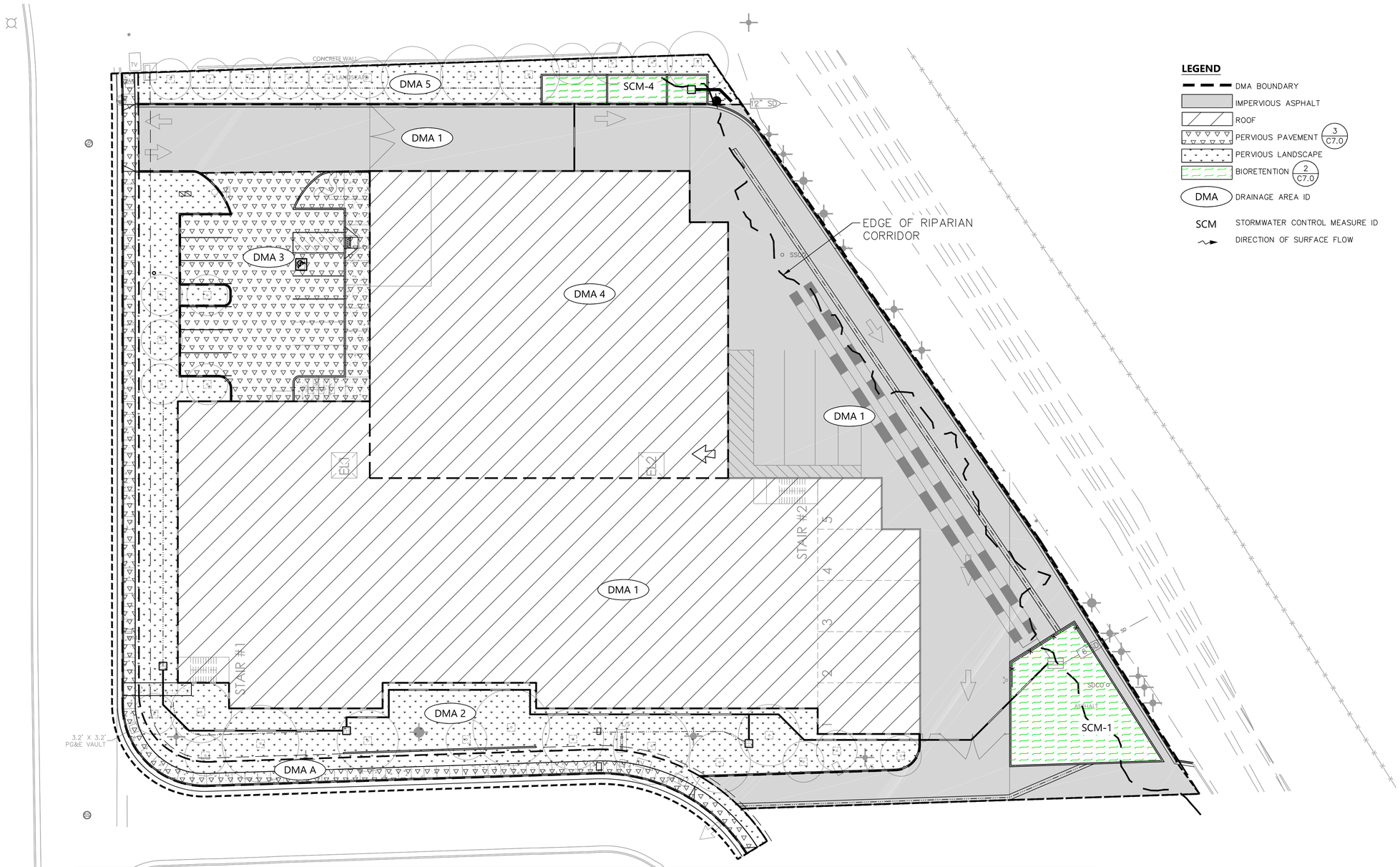
C4.0 PRELIMINARY UTILITY PLAN.dwg
Plot Apr 22, 2025 at 1:29pm



DMA Name	TREAMENT TYPE	Drains To	Roof (SF)	Concrete/ Pavement (SF)	Pervious Pavement (SF)	Landscape (SF)	Bioretention (SF)	Total Impervious (SF)	Total Pervious (SF)	Total (SF)	Required Treatment *	Provided Treatment
DMA-1	BIORETNETION	SCM-1	27,650	22,484	0	0	2,120	50,134	2,120	52,254	2,005	2,120
DMA-2	SELF-TREATING	-	0	0	0	10,428	0	0	10,428	10,428	N/A	N/A
DMA-3	SELF-TREATING	-	0	0	6,034	0	0	0	6,034	6,034	N/A	N/A
DMA-4	BIORETNETION	SCM-4	16,500	0	0	0	696	16,500	696	17,196	672	696
DMA-5	BIORETNETION	SCM-4	0	0	0	2,985	0	0	2,985	2,985	0	696
DMA-A	SELF-TREATING	-	0	0	2,631	1,522	0	0	4,153	4,153	N/A	N/A
TOTAL			44,150	22,484	8,665	14,935	2,816	66,634	26,416	93,050	2,677	3,512

*Bioretention sized using Central Coast SCM Sizing Calculator

N

20 0 20 40
scale 1" = 20' feet

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/21/2025

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PRELIMINARY STORMWATER CONTROL PLAN

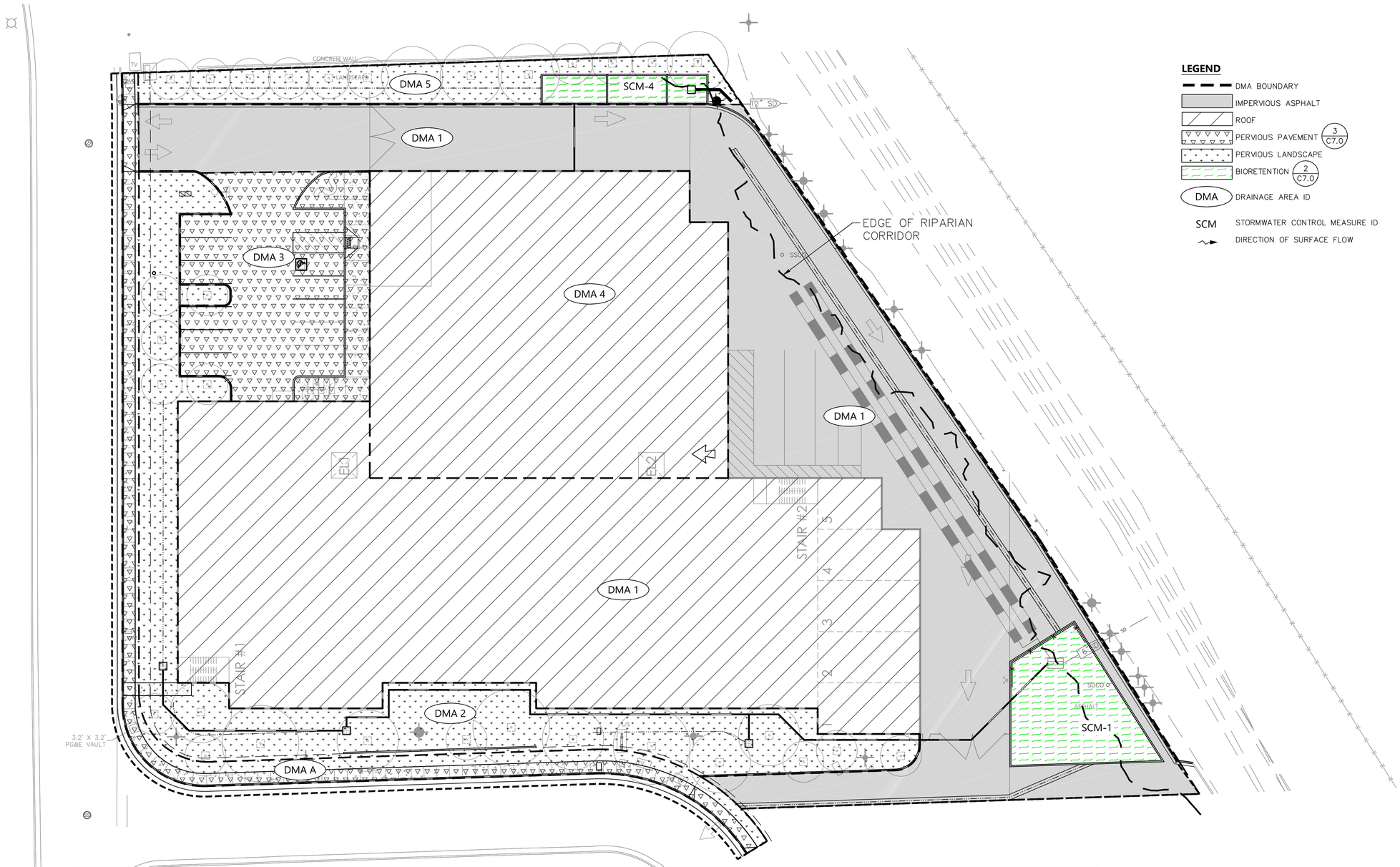
No.	Revisions

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AIR
Approved: MAO
Job No: 20241709

Drawing Number:
C5.0

9 OF 12

C5.0 PRIMINARY STORMWATER CONTROL PLAN.dwg COPYRIGHT © 2025 BKF ENGINEERS



DMA Name	TREAMENT TYPE	Drains To	Roof (SF)	Concrete/ Pavement (SF)	Pervious Pavement (SF)	Landscape (SF)	Bioretention (SF)	Total Impervious (SF)	Total Pervious (SF)	Total (SF)	Required Treatment *	Provided Treatment
DMA-1	BIORETNETION	SCM-1	27,650	22,484	0	0	2,120	50,134	2,120	52,254	2,005	2,120
DMA-2	SELF-TREATING	-	0	0	0	10,428	0	0	10,428	10,428	N/A	N/A
DMA-3	SELF-TREATING	-	0	0	6,034	0	0	0	6,034	6,034	N/A	N/A
DMA-4	BIORETNETION	SCM-4	16,500	0	0	0	696	16,500	696	17,196	672	696
DMA-5	BIORETNETION	SCM-4	0	0	0	2,985	0	0	2,985	2,985	0	696
DMA-A	SELF-TREATING	-	0	0	2,631	1,522	0	0	4,153	4,153	N/A	N/A
TOTAL			44,150	22,484	8,665	14,935	2,816	66,634	26,416	93,050	2,677	3,512

*Bioretention sized using Central Coast SCM Sizing Calculator

20 0 20 40
scale 1" = 20' feet

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DATE

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PRELIMINARY STORMWATER CONTROL PLAN

No.	Revisions

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AR
Approved: MAO
Job No: 20241709

Drawing Number:
C5.0
9 OF 12

Plot Apr 21, 2025 at 10:20am
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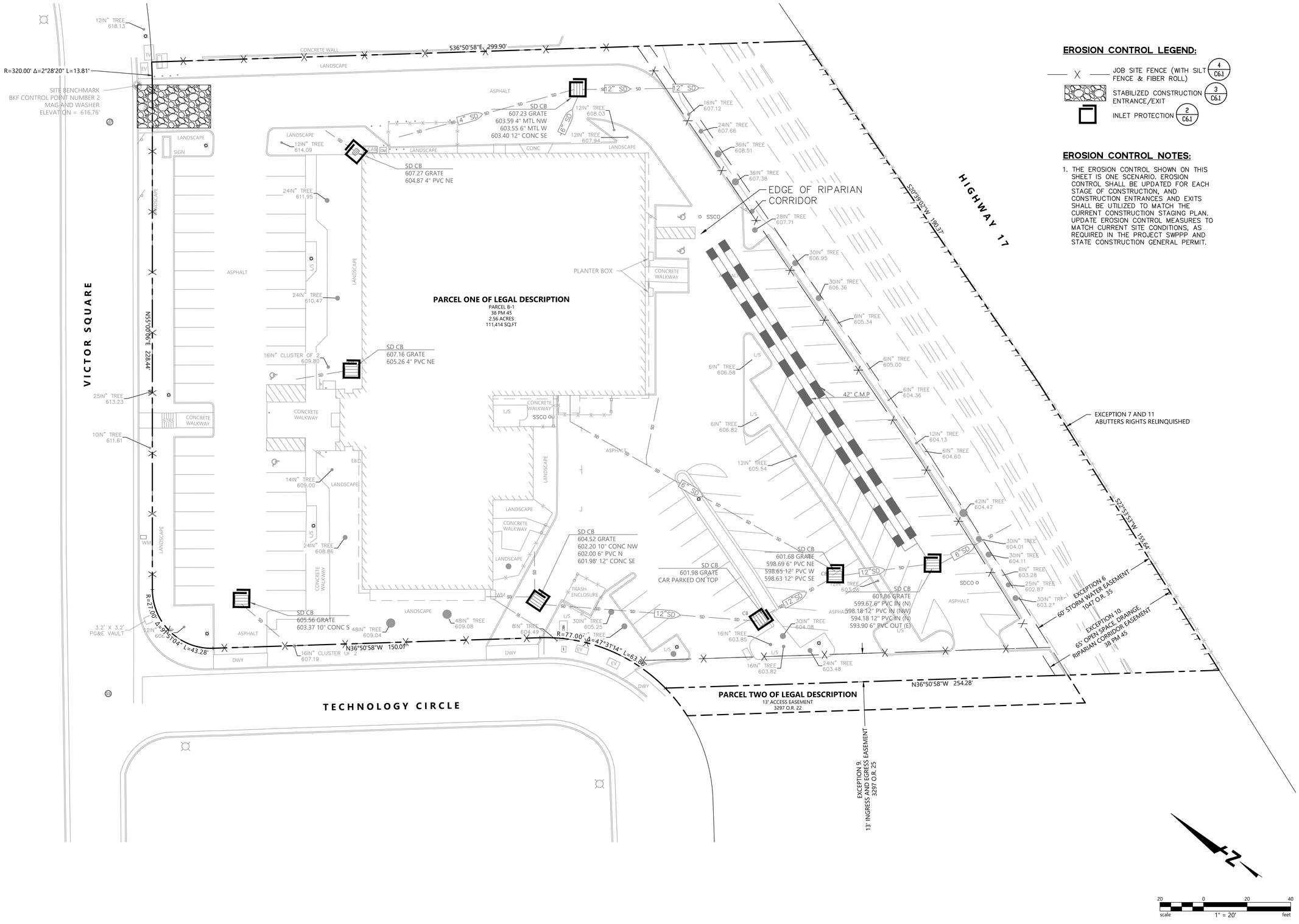

EROSION CONTROL LEGEND:

- JOB SITE FENCE (WITH SILT FENCE & FIBER ROLL) — 4 / C6.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT — 3 / C6.1
- INLET PROTECTION — 2 / C6.1

EROSION CONTROL NOTES:

1. THE EROSION CONTROL SHOWN ON THIS SHEET IS ONE SCENARIO. EROSION CONTROL SHALL BE UPDATED FOR EACH STAGE OF CONSTRUCTION, AND CONSTRUCTION ENTRANCES AND EXITS SHALL BE UTILIZED TO MATCH THE CURRENT CONSTRUCTION STAGING PLAN. UPDATE EROSION CONTROL MEASURES TO MATCH CURRENT SITE CONDITIONS, AS REQUIRED IN THE PROJECT SWPPP AND STATE CONSTRUCTION GENERAL PERMIT.

20 0 20 40
scale 1" = 20' feet

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 03/13/2025

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

EROSION CONTROL PLAN

No.	Revisions

Date: 1/15/2025
Scale: 1" = 20'
Design: JCL
Drawn: DRWN
Approved: MAO
Job No: 20241709

Drawing Number:
C6.0
10 OF 12

Plot Mar 13, 2025 at 9:48am
C6.0 EROSION CONTROL PLAN.dwg

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GENERAL EROSION & SEDIMENT CONTROL NOTES

DEVELOPER: BUCHANAN STREET PARTNERS

1. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER: BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
(415) 930–7900

CONSTRUCTION SUPERINTENDENT: TBD

CONTRACTOR: TBD

3. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH IS MADE A PART OF THESE PLANS BY REFERENCE. CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES SHALL BE PROPERLY MAINTAINED AND MANAGED IN ACCORDANCE WITH THE SWPPP AND ALL OTHER APPLICABLE REQUIREMENTS.

4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

5. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION & SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON–RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.

5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 09/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

7. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

DUST CONTROL NOTES

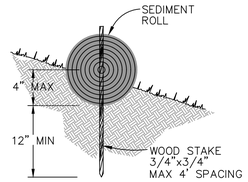
1. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED AT LEAST TWICE DAILY.

2. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED OR SHALL RETAIN AT LEAST TWO FEET OF FREEBOARD.

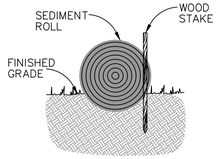
3. ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE EITHER PAVED, WATERED THREE TIMES DAILY, OR TREATED WITH NON–TOXIC SOIL STABILIZERS.

4. ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE SWEPT (WITH WATER SWEEPERS) DAILY.

5. IF VISIBLE SOIL MATERIAL IS CARRIED ONTO PUBLIC STREETS, THE STREET SHALL BE SWEPT (WITH WATER SWEEPERS) DAILY.



ENTRENCHMENT DETAIL IN SLOP AREA

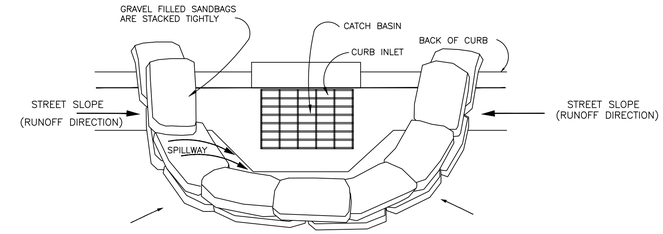


ENTRENCHMENT DETAIL IN FLAT AREA

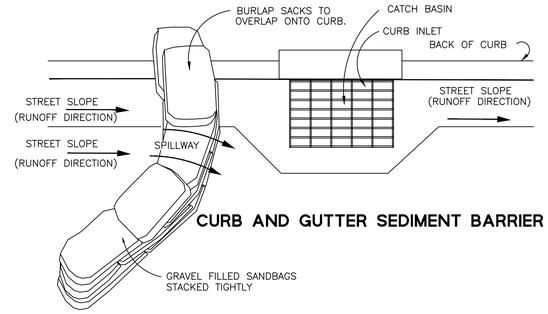
NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

1 – FIBER ROLL
SCALE: NTS



CURB INLET SEDIMENT BARRIER

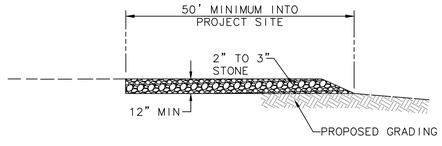


CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

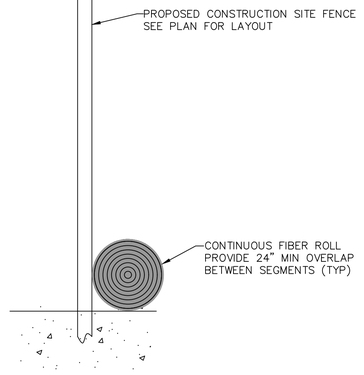
2 – INLET PROTECTION
SCALE: NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. ALL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEAN PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. SAND BAGS OR OTHER APPROVED METHODS).
3. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
5. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50 FEET.

3 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS



NOTES

1. SILT FENCE SHALL BE STAKED OR CLIPPED ALONG CONSTRUCTION SIDE OF CONSTRUCTION FENCING, IN BACK OF FIBER ROLLS.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
4. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR EQUIVALENT.

4 – SITE FENCE WITH SILT FENCE & FIBER ROLL
NTS

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 03/13/2025

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

EROSION CONTROL NOTES AND DETAILS

No.	Revisions

Date: 1/15/2025
Scale: N/A
Design: JCL
Drawn: DRWN
Approved: MAO
Job No: 20241709

Drawing Number:
C6.1
11 OF 12

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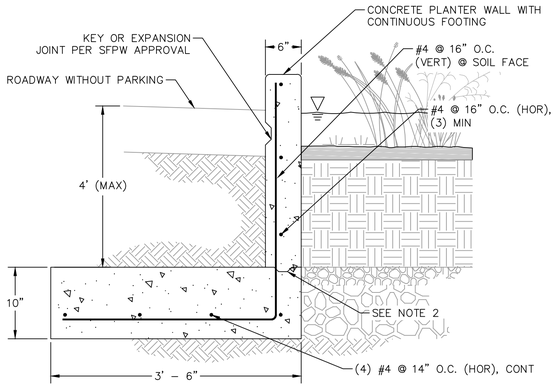
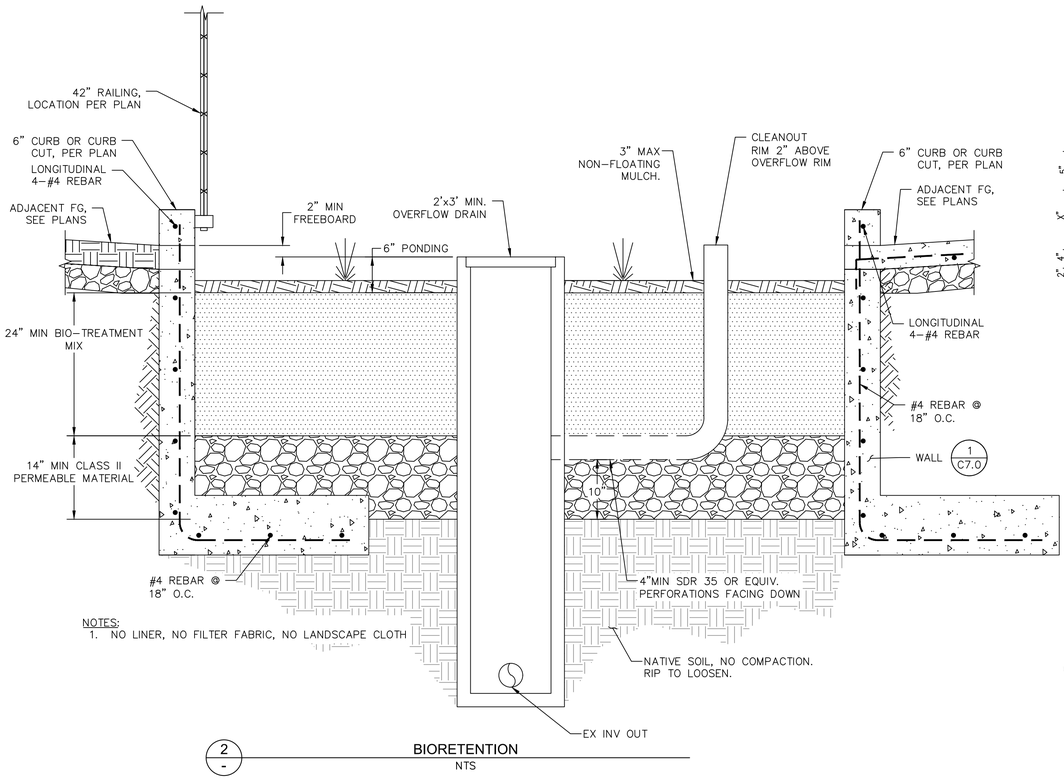


CONSTRUCTION NOTES:

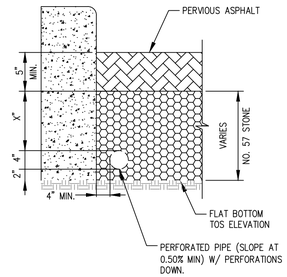
1. ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR DEEPER.
2. CONTRACTOR TO PROVIDE 3 INCH MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
3. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.

1 / - PLANTER WALL
NTS

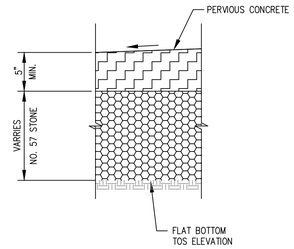


NOTES:
1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH

2 / - BIORETENTION
NTS

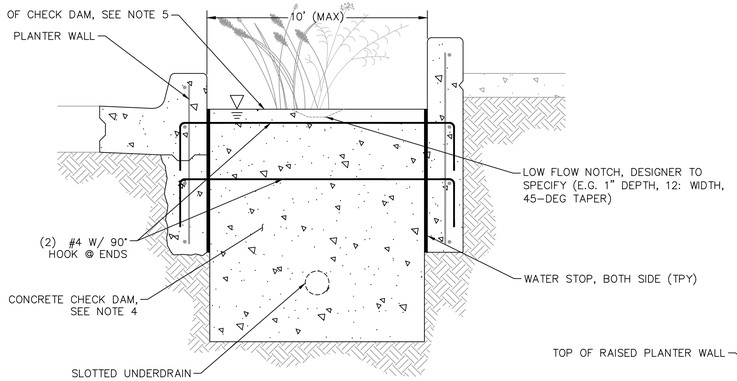


PERVIOUS ASPHALT PAVEMENT



PERVIOUS CONCRETE PAVEMENT

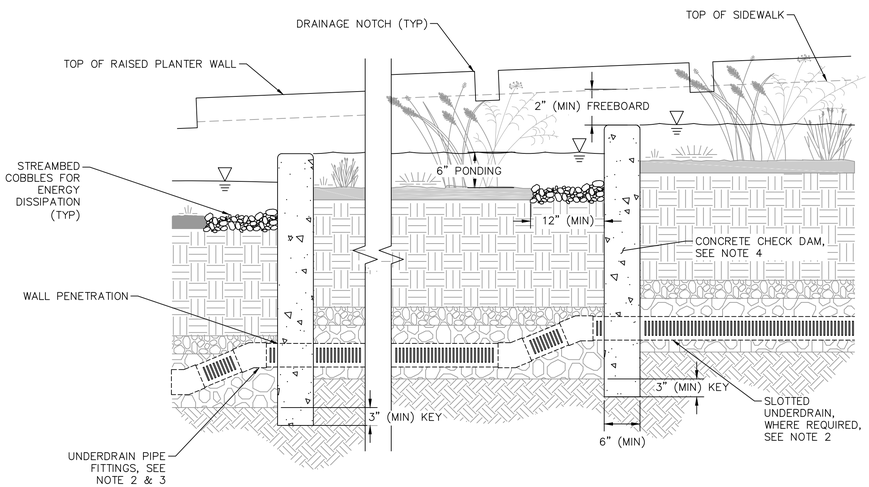
3 / - PERVIOUS PAVEMENT
NTS



SECTION - CONCRETE CHECK DAM

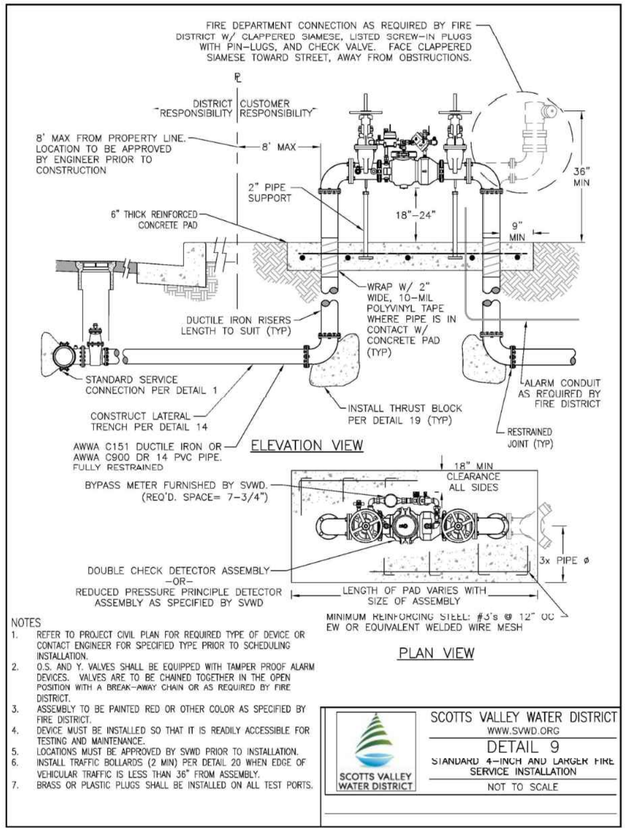
CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CHECK DAM ASSEMBLY SHALL CONFORM TO SCOTTS VALLEY STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SCOTTS VALLEY PUBLIC WORKS.
2. UNDERDRAIN TO PASS THROUGH CHECK DAM IN NON–PERFORATED.
3. PIPE FITTINGS SHALL BE USED TO ACCOMMODATE CHANGES IN GRADE, AS NEEDED.
4. CONCRETE CHECK DAM SHALL BE CONTINUOUS (NO JOINTS) AND REINFORCED WITH #4 BAR, PLACED AT 18 INCHES ON CENTER, EACH WAY.
5. TOP OF CHECK DAM TO BE LEVEL WITH CREST ELEVATION MATCHING PONDING ELEVATION.
6. CONCRETE CHECK DAM TO EXTEND 3" MIN BEYOND SIDE AND BOTTOM EDGES OF AGGREGATE.



PROFILE - CONCRETE CHECK DAM

3 / - CONCRETE CHECK DAM
NTS



NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK–AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4–INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/21/2025

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

DETAILS

No.	Revisions

Date: 4/21/2025
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Design: JCL
Drawn: AIR
Approved: MAO
Job No: 20241709

Drawing Number:
C7.0
12 OF 12

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Plot Apr 21, 2025 at 12:02pm

GENERAL LANDSCAPE PROJECT NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
2. REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
3. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
4. REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
5. REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS.
6. EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.

2. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.

3. ALL AREAS ON GRADE SHALL RECEIVE 6" OF IMPORT TOPSOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.

4. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
   A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
   B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
   C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
   D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
   E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.

5. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.

6. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

7. PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS.

8. *WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

9. IRRIGATION SYSTEM WILL BE SERVICED BY AN EXISTING RECYCLED WATER METER.

10. ALL IRRIGATION PIPE WILL BE 'PURPLE' PIPE INDICATING A RECYCLED WATER SOURCE.

LANDSCAPE PLANTING NOTES

1. IMPORT TOPSOIL SHALL BE INSTALLED IN ALL ON GRADE PLANTING AREAS. A SAMPLE OF IMPORT TOPSOIL, ALONG WITH A COMPLETE SOIL ANALYSIS REPORT, SHALL BE APPROVED BY THE PROJECT ARCHITECT PRIOR TO DELIVERY OF IMPORT TOPSOIL TO THE SITE.
2. PROVIDE 3" MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS INCLUDING PLANTERS OVER STRUCTURE.
3. TREES SHALL BE PLANTED A MINIMUM OF 4'-0" FROM EDGE OF PAVING, UTILITY STRUCTURES, WALLS AND BUILDINGS UNLESS RESTRICTED BY SIZE OF PLANTER.
4. ALL TREES 36" BOX AND LARGER SHALL BE GUYED.
5. ALL 15" GALLON AND 24" BOX SIZED TREES SHALL BE DOUBLE STAKED.
6. ALL SHRUBS AND GROUNDCOVER SHALL BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS AND WALLS UNLESS OTHERWISE SHOWN.
7. ALL SHRUB AND GROUNDCOVER SPACING SHALL BE EITHER LINEAR OR TRIANGULAR UNLESS DRAWN OTHERWISE. REFER TO PLANS FOR PATTERNS.
8. WHERE CIRCLES SHOW PLANTS, TRUNK OF PLANT EQUALS CENTER POINT OF CIRCLE.
9. ORIENT PLANTS IN PLANTERS SO THAT THEIR BEST APPEARANCE IS MOST VISIBLE.

GENERAL LANDSCAPE PROJECT LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
	EXISTING TREE TO REMAIN
XX / XX	DETAIL CALLOUT
	TREE, REFER TO PLANTING PLAN

LANDSCAPE MATERIAL LEGEND

KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING	1/L4.00
	LANDSCAPE PLANTING AREA	L5.00
	STORMWATER TREATMENT AREA	S.C.D.
	EXISTING RIPARIAN AREA TO REMAIN AND PROTECT	N/A
	BIKE RACK	2/L4.00
	PUBLIC ART BENCH LOCATION - TO BE COMMISSIONED BY LOCAL ARTIST	3/L4.00
	ENTRY AND EXIST GATES	S.A.D.

TREE, SHRUB, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE

SYMBOL	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE	QTY
TREES								
	AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	36" BOX	AS SHOWN	VL	15' H X 30' W	9
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	VL	15' H X 10' W	20
	PIN CAN	PINUS CANARIENSIS	CANARY ISLAND PINE	36" BOX	AS SHOWN	L	65' H X 30' W	1
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	AS SHOWN	M	60' H X 30' W	2
BIORETENTION PLANTING								
	CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	2'-0"	L	2' H X 3' W	152
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL.	3`-0"	L	2' H X 3' W	24
	JUN ELK	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL.	3`-0"	L	2' H X 3' W	90
	SAL DAR	SALVIA X 'DARA'S CHOICE'	DARA'S CHOICE SAGE	5 GAL.	4`-0"	L	2` H X 4` W	19
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL.	1'-0"	VL	1` H X 1` W	265
FOUNDATION + SCREENING PLANTING								
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL.	8`-0"	L	6` H X 8` W	26
	DOD HOP	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	10'-0"	L	12` H X 8` W	17
	RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL.	5`-0"	L	5` H X 5` W	54
	SAR RUS	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	5 GAL.	6`-0"	L	5' H X 6' W	11
SHRUB, PERENNIAL + ACCENT PLANTING								
	ACH PAP	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL.	2'-0"	L	2' H X 2' W	28
	ART POW	ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL.	5`-0"	L	2` H X 5` W	69
	CEA VAL	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET MARITIME CEANOTHUS	5 GAL.	4`-0"	L	3' H X 4' W	83
	ERI GLA	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.	2'-0"	L	2' H X 2' W	53
	MAH SOF	MAHONIA X 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL.	4`-0"	M	3` H X 4` W	65
	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL.	3`-0"	VL	3` H X 3` W	38
GROUNDCOVER PLANTING								
	ARC REY	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES KINNIKINNICK	5 GAL.	6`-0"	L	1' H X 6' W	114
	CEA HRZ	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CARMEL CREEPER	5 GAL.	5'-0"	L	1` H X 5` W	31

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landscape architecture
t. 415.688.2506
www.creolandarch.com

10 Victor Square

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LANDSCAPE NOTES AND LEGENDS

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Of Sheets

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL, AND FED BY A MUNICIPAL RECYCLED WATER SOURCE.

3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.

4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.

5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.

6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.

7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.

8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.

9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   B) CONTROLLERS WITH MULTIPLE PROGRAMS.
   C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		42.8	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 - Low Shrubs	0.2	Drip	0.81	0.25	12,675	3,130	83,048
2 - Low Stormwater	0.5	Drip	0.81	0.62	2,816	1,738	46,127
3 - Medium Trees	0.2	Drip	0.81	0.25	1,526	377	9,999
				Totals	17,017	5,245	139,173
Special Landscape Areas							
						0	0
						0	0
						0	0
						0	0
				Totals	0	0	0
						ETWU Total	139,173
						Maximum Allowed Water Allowance (MAWA)	203,203

IRRIGATION DATA SUMMARY

TOTAL LANDSCAPE AREA:	17,017 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	NON-POTABLE

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
M	EXISTING RECYCLED WATER METER
	IRRIGATION POINT OF CONNECTION

IRRIGATION HYDROZONE LEGEND

KEY	ZONE	IRRIGATION TYPE	TOTAL AREA SQFT ON PROJECT
	HYDROZONE 1 - LOW SHRUBS	DRIP	12,675
	HYDROZONE 2 - LOW STORMWATER	DRIP	2,816
	HYDROZONE 3 - MEDIUM TREES	DRIP	1,526

SCOTTS VALLEY WATER DISTRICT STANDARD NOTES FOR ON-SITE RECYCLED WATER IRRIGATION SYSTEMS:

1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SVWD. A PERMIT WILL BE GRANTED AFTER:
   - INSPECTION BY SVWD HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SVWD RULES AND REGULATIONS;
   - A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   - SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST (IF SITE IS NOT TO RECEIVE POTABLE WATER, THEN REQUIRED CROSS-CONNECTION TEST IS WAIVED); THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SVWD IN ORDER TO RECEIVE A PERMANENT PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE TENANT OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT. CONTACT SVWD AT (831) 438-2363 FOR FURTHER INFORMATION.

2. ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
   - SCOTTS VALLEY WATER DISTRICT (SVWD) WATER RECYCLING PROGRAM RULES AND REGULATIONS
   - SVWD CUSTOMER ON-SITE DESIGN MANUAL
   - DEPARTMENT OF HEALTH SERVICES REGULATIONS

3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO SVWD FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.

4. AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SVWD INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT SVWD AT (831) 438-2363.

5. NOTIFY SVWD INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. SVWD INSPECTOR MUST INSPECT AND/OR VERIFY:
   - PRESENCE OF BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION
   - NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING)
   - PRESSURE TEST
   - INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS
   - SITE PASSED A CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST
   - NEW METER INSTALLATION
   - COVERAGE TEST

6. NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.

7. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
   - USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE; PIPE SHALL BE LAID WITH WORDING FACING UPWARDS.
   - WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER

8. PVC PIPE: CONSTANT-PRESSURE MAINLINE PIPING 1-1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE CLASS 200 OR SCHEDULE 40. COPPER PIPE SHALL BE TYPE "K".

9. ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:
   - PRESSURIZED LINES 3 INCHES AND LARGER 24 INCHES
   - PRESSURIZED LINES 2 1/2 INCHES AND SMALLER 18 INCHES
   - INTERMITTENT-PRESSURE LINES 12 INCHES

10. ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SVWD DETAILS.

11. MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. IF RECYCLED WATER PIPING MUST CROSS OVER POTABLE WATER LINES, THE RECYCLED WATER PIPING SHALL BE AT LEAST 12 INCHES ABOVE THE POTABLE LINES AND SHALL BE INSTALLED IN A PVC PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING.

12. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE-REGULATING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL PERMANENTLY ATTACHED OR AFFIXED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER SVWD STANDARD DETAIL RW-37.

13. NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SVWD STANDARD DETAIL RW-35.

14. ALL RECYCLED WATER METERS, DEVICES, AND VALVES - ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REGULATING VALVES, QUICK COUPLING VALVES, ETC. - SHALL BE TAGGED PER SVWD STANDARD DETAILS RW-35 AND RW-37.

15. LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES AND DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SVWD DETAIL RW-35.

16. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
   - A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX.
   - A PRESSURE -REGULATING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SVWD).
   - THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.

17. RECYCLED WATER ADVISORY SIGNS SHALL BE PER SVWD STANDARD DETAIL RW-36 AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.

18. INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.

19. NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.

20. ALL RECYCLED WATER METERS WILL BE SET BY SVWD AFTER THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.

21. NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SVWD INSPECTOR.

22. CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SVWD WITHIN 90 DAYS OF SITE RECEIVING RECYCLED WATER.

creo
landscape architecture
t. 415.688.2506
www.creolandarch.com

10 Victor Square

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TREE ASSESSMENT CHART

TREE #	SPECIES	TRUNK DIAMETER @ 4.5'	SIGNIFICANT TREE	CROWN HEIGHT & SPREAD (DIAMETER)	HEALTH RATING	STRUCTURAL RATING	SUITABILITY FOR PRESERVATION (BASED UPON CONDITION)	TREE PROTECTION ZONE (IN FEET)	CONSTRUCTION IMPACTS (RATING & DESCRIPTION)	TREE DISPOSITION CODE	COMMENTS
T41	LIQUIDAMBAR (LIQUIDAMBAR STYRACIFLUA)	17", 13"	YES	50'X20'	FAIR	FAIR	FAIR	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.I.	SOME DECAY NOTED IN OLD PRUNING SCAR, (LIMB).
T42	LIQUIDAMBAR (LIQUIDAMBAR STYRACIFLUA)	10"	NO	40'X10'	FAIR	FAIR	FAIR	10'	LOW	R.T., I.M.	TOPPED AT 35' ABOVE GRADE.
T43	OLIVE (OLEA EUROPAEA)	11", 12"	YES	15'X15'	FAIR	GOOD	FAIR	15'	LOW	R.T.	
T44	OLIVE (OLEA EUROPAEA)	10", 8"	YES	10'X10'	FAIR	FAIR-POOR	FAIR	15'	LOW	R.T.	TOPPED AT 10' ABOVE GRADE.
T45	DEODAR CEDAR (CEDRUS DEODARA)	18"	YES	65'X20'	FAIR	GOOD	GOOD	15'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	
T46	OLIVE (OLEA EUROPAEA)	10", 8"	YES	15'X15'	FAIR	FAIR	FAIR	15'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	
T47	OLIVE (OLEA EUROPAEA)	13", 10"	YES	70'X25'	FAIR	FAIR	FAIR	15'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	
T48	DEODAR CEDAR (CEDRUS DEODARA)	26"	YES	70'X25'	GOOD	GOOD	GOOD	20'	HIGH (<5' FROM BLDG. FOUNDATION)	R.I.	
T49	DEODAR CEDAR (CEDRUS DEODARA)	26"	YES	70'X30'	GOOD	GOOD	GOOD	20'	HIGH (IN PRK. LOT FOOTPRINT)	R.I.	
T50	OLIVE (OLEA EUROPAEA)	10", 9"	YES	15'X10'	FAIR	FAIR	FAIR	15'	HIGH (IN PRK. LOT FOOTPRINT)	R.I.	
T51	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	70"	YES	100'X25'	GOOD	FAIR	GOOD	25'	LOW-MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ON NEIGHBORING PROPERTY. TWO CODOMINANT TRUNKS. 23' TO PARKING LOT CURB.
T52	STRAWBERRY TREE (ARBUTUS UNDEDO)	6", 6", 5"	NO	20'X10'	FAIR	FAIR-POOR	FAIR	10'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T53	UNIDENTIFIED SPECIES	12"	NO	15'X10'	GOOD	POOR	FAIR	10'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T54	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	27"	YES	90'X15'	GOOD	FAIR	GOOD	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA).
T55	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	35"	YES	85'X20'	GOOD	FAIR	GOOD	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA).
T56	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	37"	YES	85'X20'	GOOD	FAIR	GOOD	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA).
T57	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	24"	YES	75'X10'	FAIR	FAIR	FAIR	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA). ASPHALT DAMAGE, (CRACKING).
T58	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	33"	YES	80'X10'	GOOD	FAIR	GOOD	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.I.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA). ASPHALT DAMAGE, (CRACKING).
T59	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	39"	YES	75'X10'	FAIR	FAIR	FAIR	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA).
T60	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	34"	YES	80'X15'	FAIR	FAIR	FAIR	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ROW OF REDWOODS PLANTED NEAR PARKING LOT CURBLINE. GROW AT TOP OF SLOPE, (RIPARIAN AREA).
T61	BAILEY ACACIA (ACACIA BAILEYANA)	6", 5.5"	NO	30'X15'	FAIR	POOR	POOR	N/A	N/A	R.T.	
T62	EUCALYPTUS (EUCALYPTUS SPP.)	7"	NO	15'X10'	GOOD	POOR	POOR	N/A	N/A	R.T.	STUMP SPROUT.
T63	BAILEY ACACIA (ACACIA BAILEYANA)	16	NO	25'X15'	FAIR	POOR	POOR	N/A	N/A	R.T.	FALLEN TREE. MAIN TRUNK ORIGINATES DOWNSLOPE. LIMBS HANG OVER PARKING LOT.
T64	EUCALYPTUS (EUCALYPTUS SPP.)	15"	YES	15'X10'	POOR	POOR	POOR	N/A	MODERATE (ROOT LOSS-EXCAVATION)	R.T.	TRUNK DAMAGE FROM FALLEN TREE , (T63).
T65	BLACK COTTONWOOD (POPULUS TRICHOCARPA)	12"	NO	35'X10'	POOR	POOR	POOR	N/A	N/A	R.T.	FALLEN TREE. MAIN TRUNK ORIGINATES DOWNSLOPE. LIMBS HANG OVER PARKING LOT.
T66	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	45"	YES	100'X25'	GOOD	FAIR	GOOD	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T67	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	31"	YES	100'X20'	GOOD	FAIR	GOOD	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T68	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	31"	YES	95'X10'	FAIR	FAIR-POOR	FAIR	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	ADJACENT POPLAR TREE GROWS INTO CANOPY.
T69	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	20"	YES	85'X10'	FAIR	FAIR	FAIR	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T70	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	35"	YES	85'X10'	FAIR	FAIR	FAIR	20'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	
T71	CHINESE PISTACHE (PISTACIA CHINENSIS)	7"	NO	15'X10'	FAIR	FAIR	FAIR	10'	HIGH - IN RETENTION BASIN FOOT PRINT)	R.I.	
T72	CHINESE PISTACHE (PISTACIA CHINENSIS)	15"	YES	25'X20'	GOOD	FAIR	FAIR	15'	HIGH (IN PRK. LOT FOOTPRINT)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T73	CHINESE PISTACHE (PISTACIA CHINENSIS)	11"	NO	20'X15'	GOOD	FAIR	FAIR	15'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T74	CHINESE PISTACHE (PISTACIA CHINENSIS)	8"	NO	15'X10'	FAIR	FAIR	FAIR	10'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T75	CHINESE PISTACHE (PISTACIA CHINENSIS)	11"	NO	10'X10'	FAIR	FAIR	FAIR	10'	HIGH (IN PRK. LOT FOOTPRINT)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T76	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	22"	YES	65'X10'	FAIR	GOOD	FAIR	15'	HIGH (IN PRK. LOT FOOTPRINT)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T77	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	20"	YES	65'X10'	FAIR	GOOD	FAIR	15'	HIGH (< 3' FROM PRK. LOT CURB)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T78	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	27"	YES	75'X10'	FAIR	GOOD	FAIR	15'	HIGH (<5' FROM BLDG. FOUNDATION)	R.I.	THIN CANOPY DENSITY. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.
T79	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	19"	YES	70'X10'	FAIR	GOOD	FAIR	15'	MODERATE (ROOT LOSS-EXCAVATION)	R.T., I.M.	TIP DIEBACK. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.
T80	CHINESE PISTACHE (PISTACIA CHINENSIS)	15"	YES	30'X25'	GOOD	FAIR	FAIR	15'	MODERATE (ROOT LOSS-DEMOLITION)	R.I.	PISTACHE TREES WERE HEADED BACK HARD, (TOPPED), TREES HAVE RESPONDED BY PRODUCING MULTIPLE BRANCHES CLOSE TOGETHER. ATTACHMENTS MAY BE WEAK.
T81	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	30"	YES	80'X15'	FAIR	GOOD	FAIR	20'	MODERATE (ROOT LOSS-DEMOLITION)	R.T., I.M.	THIN CANOPY DENSITY. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.
T82	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	29"	YES	75'X15'	FAIR	GOOD	FAIR	20'	HIGH (<3' FROM BLDG. FOUNDATION)	R.I.	THIN CANOPY DENSITY. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.
T83	CHINESE PISTACHE (PISTACIA CHINENSIS)	11"	NO	35'X15'	GOOD	FAIR-POOR	FAIR	15'	HIGH (<3' FROM BLDG. FOUNDATION)	R.I.	IN ENCLOSED PATIO AREA. TOPPED AT 20' ABOVE GRADE.
T84	CHINESE PISTACHE (PISTACIA CHINENSIS)	11"	NO	30'X20'	FAIR	GOOD	FAIR	15'	HIGH (WITHIN BLDG. FOOTPRINT)	R.I.	
T85	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	47"	YES	75'X20'	POOR	FAIR	POOR	20'	MODERATE-(ROOT LOSS-EXCAVATION)	R.C.	EXTENSIVE TIP DIEBACK. TERMINAL DIEBACK. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.
T86	COAST REDWOOD (SEQUOIA SEMPERVIRENS)	37"	YES	75'X20'	FAIR-POOR	FAIR	POOR	20'	MODERATE-(ROOT LOSS-EXCAVATION)	R.T., I.M.	EXTENSIVE TIP DIEBACK. TERMINAL DIEBACK. SALT INJURY AND/OR WATER REQUIREMENT NOT BEING MET.

SUITABILITY FOR PRESERVATION RATINGS:

GOOD: TREES IN GOOD HEALTH AND STRUCTURAL CONDITION WITH POTENTIAL FOR LONGEVITY ON THE SITE

FAIR: TREES IN FAIR HEALTH AND/OR WITH STRUCTURAL DEFECTS THAT MAY BE REDUCED WITH TREATMENT PROCEDURES

POOR: TREES IN POOR HEALTH AND/OR WITH POOR STRUCTURE THAT CANNOT BE EFFECTIVELY ABATED WITH TREATMENT

TREE DISPOSITION CODE KEY:

R.T.: RETAIN TREE

R.I.: REMOVE DUE TO CONSTRUCTION IMPACTS

I.M.: IMPACTS CAN BE MITIGATED WITH PRE-CONSTRUCTION TREATMENTS

R.C.: REMOVE DUE TO CONDITION

NOTE:

PROTECTED TREE CITY OF SCOTTS VALLEY:
ANY TREE 12.7 INCHES OR GREATER IN DIAMETER MEASURED AT 4.5 FEET ABOVE GRADE. MULTI-TRUNK, ANY SINGLE TRUNK > OR = TO 8". ANY OAK 8 INCHES OR GREATER. ANY MULTI-TRUNK OAK WITH ONE TRUNK 4 INCHES OR GREATER. ANY TREE 8 INCHES OR GREATER, IF LOCATED WITHIN 20 FEET OF A SLOPE > 20%. CERTAIN UNDESIRABLE SPECIES EXEMPT.

SEE ARBORIST REPORT DATED 03/04/25 FOR ADDITIONAL INFORMATION.

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10 Victor Square

Scott's Valley, CA

Job Number:	24-025
Drawn by:	AC
Checked by:	SM
Scale:	1"=20'-0"
Date:	03/07/2025
Revisions:	DESIGN REVIEW APPLICATION

Sheet Title:

ARBORIST TREE SURVEY INVENTORY TABLE

Sheet Number:

L0.02

Of Sheets

10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively altered with treatment.

Tree Disposition Code:

RT: Retain Tree

RE: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments.

R.C. Remove Due to Condition

Protected Tree City of Scotts Valley: Any tree 12.5" inches or greater in diameter measured at 4.5 feet above grade ; Multi-trunk, any single trunk 5 or + in. in 1, Any oak 8 inches or greater, Any multi-trunk oak with one trunk 4 inches or greater, Any tree 8 inches or greater, if located within 20 feet of a slope +/-20%. Certain undesirable species exempt.

Tree #	Species	Trunk Diameter @ 54 inches e.g.	Significant Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T41	Stockholmer (Liquidambar styraciflua)	13", 13"	Yes	50'x50'	Fair-	Fair-	Fair-	15'	Moderate- (Root loss excavation)	R.C.	Stone discay rolled in old unsuitig scar, (Birds).
T42	Stockholmer	10"	Yes	45'x50'	Fair-	Fair-	Fair-	10'	Low	R.T., I.M.	Topped at 15' above grade.
	Kurt Pouts 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 1 of 8				12/12/2024 Revised 3/4/2025

10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches e.g.	Significant Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T43	olive (Olea europaea)	11", 12"	Yes	15'x15'	Fair-	Fair-	Good	Fair-	15'	Low	R.T.,	
T44	olive	10", 9"	Yes	15'x15'	Fair-	Fair- Poor	Fair-	15'	Low	R.T.,	Topped at 10' above grade.
T45	deodar cedar (Cedrus deodara)	18"	Yes	35'x25'	Fair-	Good	Good	15'	High (Within bldg. footprint)	R.I.	
T46	olive	10", 8"	Yes	15'x15'	Fair-	Fair-	Fair-	15'	High (Within bldg. footprint)	R.I.	
T47	olive	13", 10"	Yes	35'x25'	Fair-	Fair-	Fair-	15'	High (Within bldg. footprint)	R.I.	
T48	deodar cedar	26"	Yes	35'x25'	Good	Good	Good	20'	High (+ 5' from bldg. foundation)	R.I.	
T49	deodar cedar	26"	Yes	35'x30'	Good	Good	Good	20'	High (In ph. lot footprint)	R.I.	
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10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches e.g.	Protected Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T78	coast redwood	27"	Yes	95'x30'	Fair-	Good	Fair-	15'	High (+ 5' from bldg. foundation)	R.I.	Thin canopy density. Salt injury and/or water requirement not being met.
T79	coast redwood	33"	Yes	70'x30'	Fair-	Good	Fair-	15'	Moderate- (Root loss excavation)	R.T., I.M.	Tip dieback. Salt injury and/or water requirement not being met.
T80	Chinese pistache	15"	Yes	30'X25'	Good	Fair-	Fair-	15'	High (In ph. lot/wireless footprint)	R.I.	Pistache trees were headed back hard (topped). trees have responded by producing multiple branches close together. Attachments may be weak.
T81	coast redwood	30"	Yes	80'X15'	Fair-	Good	Fair-	20'	High (Within bldg. footprint)	R.T., I.M.	Thin canopy density. Salt injury and/or water requirement not being met.
T82	coast redwood	29"	Yes	75'x35'	Fair-	Good	Fair-	20'	High (+ 5' from bldg. foundation)	R.I.	Thin canopy density. Salt injury and/or water requirement not being met.
T83	Chinese pistache	11"	No	35'X15'	Good	Fair-Poor	Fair-	15'	In enclosed planter area. Topped at 20' above grade.	R.C.	
T84	Chinese pistache	11"	No	30'x20'	Fair-	Good	Fair-	15'	High (Within bldg. footprint)	R.C.	
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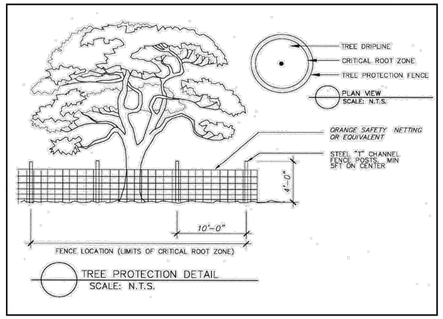
Legend

- Protected Tree Location
- Non-Protected Tree Location
- Tree Protection Fencing
- Tree Canopy Extents
- Hand Trenching & Root Pruning
- Remove Tree (X)



Warning

Tree Protection Zone

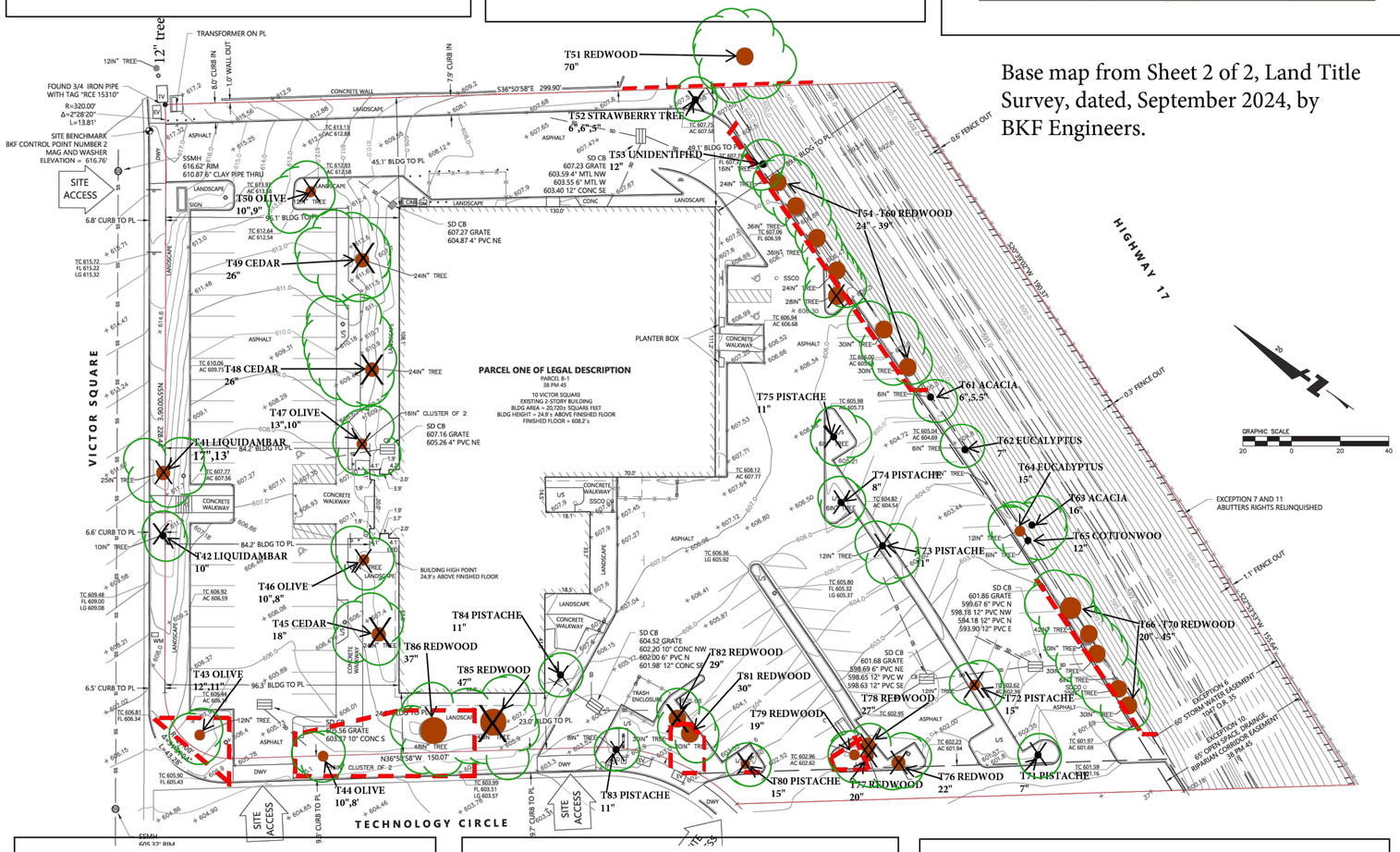
Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE.
NO STORAGE OF MATERIALS OF ANY TYPE IS ALLOWED WITHIN THE FENCED AREA.

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.
Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts –Arborist Consultant- 831 – 359 -3607

Base map from Sheet 2 of 2, Land Title Survey, dated, September 2024, by BKF Engineers.



10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches e.g.	Protected Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T39	coast redwood	24"	Yes	35'x15'	Fair-	Fair-	Fair-	15'	Moderate- (Root loss excavation)	R.T.,	Base of necrosis/ planted rear parking bet sculptrs. Gouge at top of slope, (riparian area). Asphalt damage, cracking.
T38	coast redwood	33"	Yes	80'x15'	Good	Fair-	Good	15'	High (In ph. lot footprint)	R.I.	Base of necrosis/ planted rear parking bet sculptrs. Gouge at top of slope, (riparian area). Asphalt damage, cracking.
T40	coast redwood	39"	Yes	35'x15'	Fair-	Fair-	Fair-	20'	Moderate- (Root loss excavation)	R.T., I.M.	Base of necrosis/ planted rear parking bet sculptrs. Gouge at top of slope, (riparian area).
T41	coast redwood	24"	Yes	35'x15'	Fair-	Fair-	Fair-	20'	Moderate- (Root loss excavation)	R.T., I.M.	Base of necrosis/ planted rear parking bet sculptrs. Gouge at top of slope, (riparian area).
T42	Stella acacia (Acacia baileyana)	6",5,5"	No	35'x15'	Fair-	Poor	Poor-	10'	Low	R.T.	
T43	eucalyptus (Eucalyptus spp.)	7"	No	35'x15'	Good	Poor	Poor-	10'	Low	R.T.	Multi-trunk.
T44	Stella acacia	16"	No	25'X25'	Fair-	Poor	Poor-	15'	Low	R.T.	Valley tree. Main trunk originates downslope. Limbs hang over parking lot.
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10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T64	Australian (Eucalyptus spp.)	15"	Yes	15'X15'	Poor-	Poor-	Poor-	10'	Low	R.T.	15' W/ survey outlier. Trunk damage from Vine (ivy, +/15').
T65	black cottonwood (Populus trichocarpa)	12"	No	35'X15'	Poor-	Poor-	Poor-	10'	Low	R.T.	Multi-trunk. Multi trunk originates downslope. Limbs hang over parking lot.
T66	coast redwood	45"	Yes	100'X25'	Good	Fair-	Good	20'	Moderate- (Root loss excavation)	R.T., I.M.	
T67	coast redwood	24"	Yes	100'X20'	Good	Fair-	Good	20'	Moderate- (Root loss excavation)	R.T., I.M.	
T68	coast redwood	35"	Yes	35'X15'	Fair-	Fair- Poor	Fair-	15'	Moderate- (Root loss excavation)	R.T., I.M.	
T69	coast redwood	20"	Yes	35'X15'	Fair-	Fair-	Fair-	15'	Moderate- (Root loss excavation)	R.T., I.M.	
T70	coast redwood	30"	Yes	35'X15'	Fair-	Fair-	Fair-	15'	Moderate- (Root loss excavation)	R.T., I.M.	
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10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T71	Chinese (Lophostemon [Pistache?] chinensis)	7"	No	15'X15'	Fair-	Fair-	Fair-	10'	High- (In retaining wall's footprint)	R.C.	
T72	Chinese pistache	15"	Yes	35'X15'	Good	Fair-	Fair-	15'	High (Within bldg. footprint)	R.C.	Pistache trees were headed back hard (topped). trees have responded by producing multiple branches close together. Attachments may be weak.
T73	Chinese pistache	11"	No	35'X15'	Good	Fair-	Fair-	15'	High (Within bldg. footprint)	R.C.	Pistache trees were headed back hard (topped). trees have responded by producing multiple branches close together. Attachments may be weak.
T74	Chinese pistache	8"	No	15'X15'	Fair-	Fair-	Fair-	10'	High (Within bldg. footprint)	R.C.	
T75	Chinese pistache	11"	No	15'X15'	Fair-	Fair-	Fair-	10'	High (In ph. lot footprint)	R.C.	Pistache trees were headed back hard (topped). trees have responded by producing multiple branches close together. Attachments may be weak.
T76	coast redwood	20"	Yes	35'X15'	Fair-	Good	Fair-	15'	High (In ph. lot footprint)	R.I.	Asphalt & curb damage from shallow surface roots. Soil injury and/or water requirement not being met.
T77	coast redwood	20"	Yes	80'X15'	Fair-	Good	Fair-	15'	High (In ph. lot footprint)	R.I.	Asphalt & curb damage from shallow surface roots. Soil injury and/or water requirement not being met.
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10 Victor Square, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (In feet)	Construction Impacts (Rating & Description)	Tree Disposition Code	Comments
T58	coast redwood	27"	Yes	75'X35'	Fair-	Good	Fair-	15'	High (+ 5' from bldg. foundation)	R.I.	Thin canopy density. Salt injury and/or water requirement not being met.
T59	coast redwood	33"	Yes	75'X35'	Fair-	Good	Fair-	15'	Moderate- (Root loss excavation)	R.T., I.M.	Tip dieback. Salt injury and/or water requirement not being met.
T60	Chinese pistache	15"	Yes	30'X25'	Good	Fair-	Fair-	15'	High (In ph. lot/wireless footprint)	R.I.	Pistache trees were headed back hard (topped). trees have responded by producing multiple branches close together. Attachments may be weak.
T61	coast redwood	30"	Yes	80'X15'	Fair-	Good	Fair-	20'	High (Within bldg. footprint)	R.T., I.M.	Thin canopy density. Salt injury and/or water requirement not being met.
T62	coast redwood	29"	Yes	75'X35'	Fair-	Good	Fair-	20'	High (+ 5' from bldg. foundation)	R.I.	Thin canopy density. Salt injury and/or water requirement not being met.
T63	Chinese pistache	11"	No	35'X15'	Good	Fair-Poor	Fair-	15'	In enclosed planter area. Topped at 20' above grade.	R.C.	
T64	Chinese pistache	11"	No	30'x20'	Fair-	Good	Fair-	15'	High (Within bldg. footprint)	R.C.	
	Kurt Pouts 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 7 of 8				12/12/2024 Revised 3/4/2025

K.F.
12/12/2024
Revised 3/4/25

APN: 022-042-29

Sheet T1 of one Sheet

Tree Location Map

10 Victor Square Extension, Scotts Valley

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10 Victor Square

Scott's Valley, CA

Job Number:	24-025
Drawn by:	AC
Checked by:	SM
Scale:	1"=20'-0"
Date:	03/07/2025
Revisions:	DESIGN REVIEW APPLICATION

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

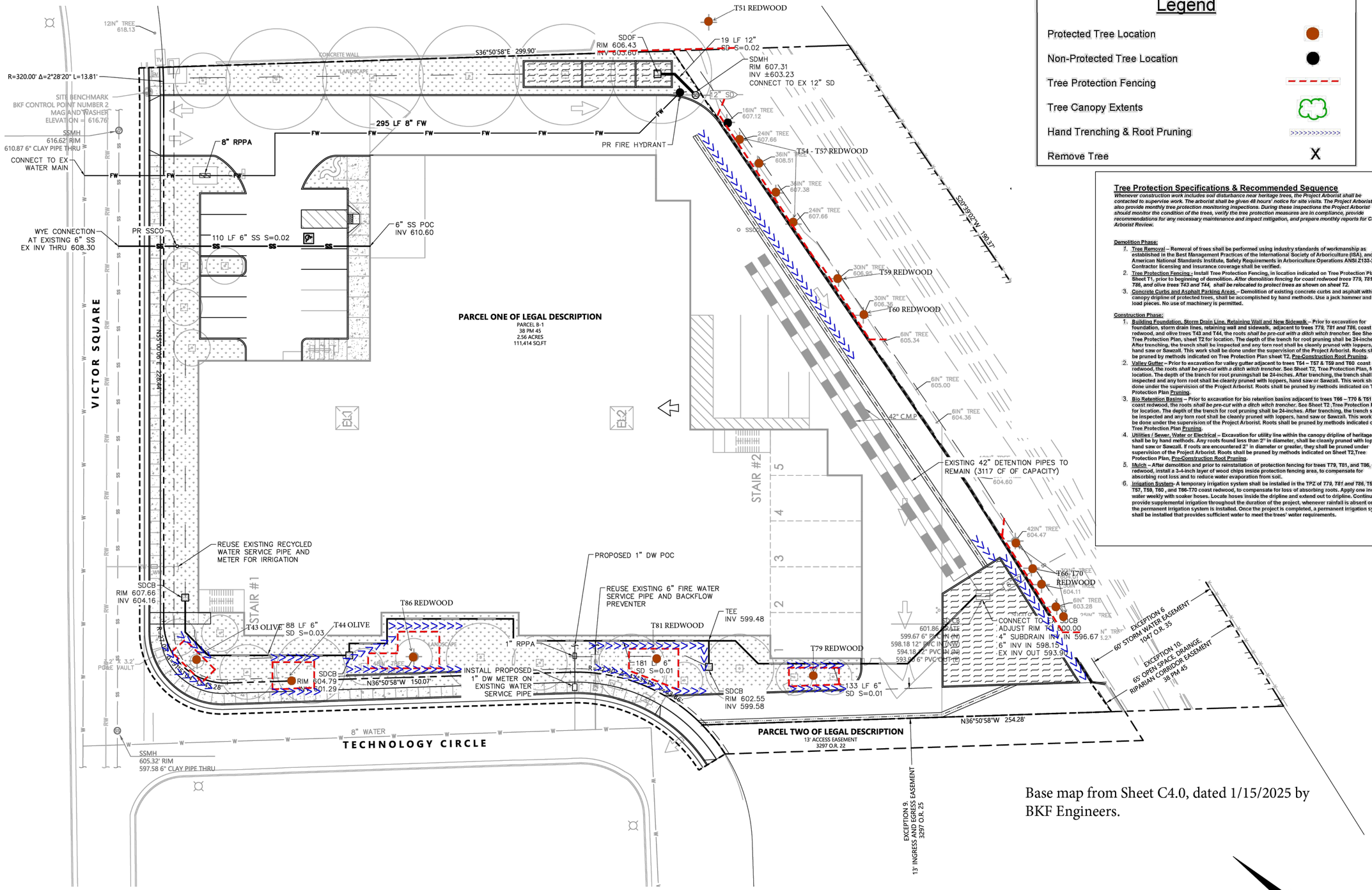
Sheet Title:

ARBORIST TREE LOCATION MAP

Sheet Number:

L0.03

Of Sheets



Tree Protection Specifications & Recommended Sequence

Whenever construction work includes soil disturbance near heritage trees, the Project Arborist shall be contacted to supervise work. The arborist shall be given 48 hours' notice for site visits. The Project Arborist must also provide monthly tree protection monitoring inspections. During these inspections the Project Arborist should monitor the condition of the trees, verify the tree protection measures are in compliance, provide recommendations for any necessary maintenance and impact mitigation, and prepare monthly reports for City Arborist Review.

Demolition Phase:

1. **Tree Removal** – Removal of trees shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified.
2. **Tree Protection Fencing :** Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition. *After demolition fencing for coast redwood trees T79, T81 and T86, and olive trees T43 and T44, shall be relocated to protect trees as shown on sheet T2.*
3. **Concrete Curbs and Asphalt Parking Areas –** Demolition of existing concrete curbs and asphalt within the canopy dripline of protected trees, shall be accomplished by hand methods. Use a jack hammer and hand load pieces. No use of machinery is permitted.

Construction Phase:

1. **Building Foundation, Storm Drain Line, Retaining Wall and New Sidewalk –** Prior to excavation for foundation, storm drain lines, retaining wall and sidewalk, adjacent to trees *T79, T81 and T86*, coast redwood, and olive trees T43 and T44, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2, Tree Protection Plan, sheet T2 for location. The depth of the trench for root pruning shall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T2, Pre-Construction Root Pruning.
2. **Valley Gutter –** Prior to excavation for valley gutter adjacent to trees **T54 – T57 & T59 and T60** coast redwood, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2, Tree Protection Plan, for location. The depth of the trench for root pruningshall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan Pruning.
3. **Bio Retention Basins –** Prior to excavation for bio retention basins adjacent to trees **T66 – T70 & T51** coast redwood, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2, Tree Protection Plan, for location, The depth of the trench for root pruning shall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan Pruning.
4. **Utilities / Sewer, Water or Electrical –** Excavation for utility line within the canopy dripline of heritage trees shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Sheet T2,Tree Protection Plan, Pre-Construction Root Pruning.
5. **Mulch –** After demolition and prior to reinstallation of protection fencing for trees **T79, T81, and T86**, coast redwood, install a 3-4-inch layer of wood chips inside protection fencing area, to compensate for absorbing root loss and to reduce water evaporation from soil.
6. **Irrigation System-** A temporary irrigation system shall be installed in the TPZ of ***T79, T81 and T86, T54-T57, T59, T60 ,*** and **T66-T70** coast redwood, to compensate for loss of absorbing roots. Apply one inch of water weekly with soaker hoses. Locate hoses inside the dripline and extend out to dripline. Continue to provide supplemental irrigation throughout the duration of the project, whenever rainfall is absent or until the permanent irrigation system is installed. Once the project is completed, a permanent irrigation system shall be installed that provides sufficient water to meet the trees' water requirements.

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

Tree Protection Plan
10 Victor Square, Scotts Valley

Sheet T2
of two sheets

K.F.
3/3/2025

APN: 022-042-29

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t. 415.688.2506
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10 Victor Square
Scott's Valley, CA

Job Number:	24-025
Drawn by:	AC
Checked by:	SM
Scale:	1"=20'-0"
Date:	03/07/2025
Revisions:	DESIGN REVIEW APPLICATION

Sheet Title:

ARBORIST TREE PROTECTION PLAN

Sheet Number:

L0.04

Of Sheets

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EXISTING TRANSFORMER, S.C.D.

NEW TREE, TYP.

EXISTING RIPARIAN AREA TO REMAIN AND PROTECT

EXISTING TREE TO REMAIN, TYP.
SEE TREE ASSESSMENT CHART ON SHEETS L0.02 - ARBORIST TREE SURVEY INVENTORY TABLE AND L2.00 - LANDSCAPE PLANTING PLAN FOR SIZE AND SPECIES

L.O.W.

16'-0" TYP.

24'-0" TYP.

STORMWATER TREATMENT AREA, TYP., S.C.D.

ENTRY GATE, S.A.D.

3 L4.00 PUBLIC ART BENCH LOCATION - TO BE COMMISSIONED BY LOCAL ARTIST

NEW CURB RAMP, S.C.D.

1 L4.00 CONCRETE PAVING, TYP.

18'-0"

LANDSCAPE PLANTING AREA, TYP.

2 L4.00 BIKE RACK, 2 SPOTS EACH, TYP.

VICTOR SQUARE

L.O.W.

10 VICTOR SQUARE
SELF STORAGE

EXISTING RIPARIAN CANOPY DRIPLINE, TYP.

HIGHWAY 17

CARBONERA CREEK

L.O.W.

NEW CITY SIDEWALK, S.C.D.

SWALE, TYP., S.C.D.

1 L4.00 CONCRETE PAVING, TYP.

NEW TREE, TYP.

EXISTING TREE TO REMAIN, TYP. SEE TREE ASSESSMENT CHART ON SHEETS L0.02 - ARBORIST TREE SURVEY INVENTORY TABLE AND L2.00 - LANDSCAPE PLANTING PLAN FOR SIZE AND SPECIES

LANDSCAPE PLANTING AREA, TYP.

EXIT GATE, S.A.D.

PEDESTRIAN GATE, S.A.D.

L.O.W.

TECHNOLOGY CIRCLE

L.O.W.

LIMIT OF WORK, TYP.

STORMWATER TREATMENT AREA, TYP., S.C.D.

PROPERTY LINE, TYP.

SCALE: 1"=20'-0"
0' 10' 20' 40'

NOTE: SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.02 - ARBORIST TREE SURVEY INVENTORY TABLE FOR ADDITIONAL INFORMATION.

10 Victor Square

Scott's Valley, CA

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LANDSCAPE MATERIALS PLAN

Sheet Number:

L1.00

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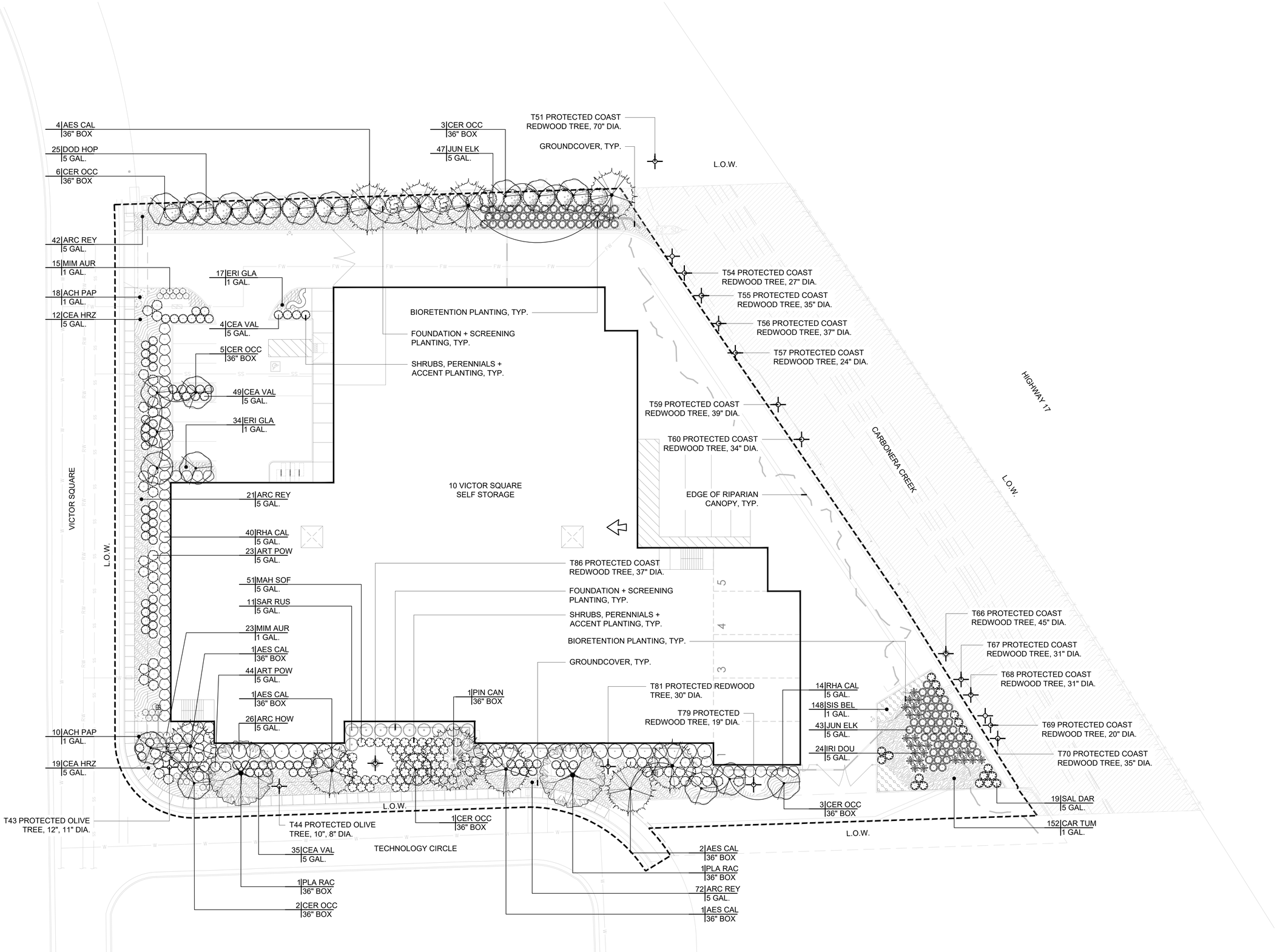

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0' 10' 20' 40'

NOTE: SEE SHEETS L0.00 - LANDSCAPE NOTES AND LEGENDS AND L0.02 - ARBORIST TREE SURVEY INVENTORY TABLE FOR ADDITIONAL INFORMATION.

10 Victor Square

Scott's Valley, CA

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LANDSCAPE PLANTING PLAN

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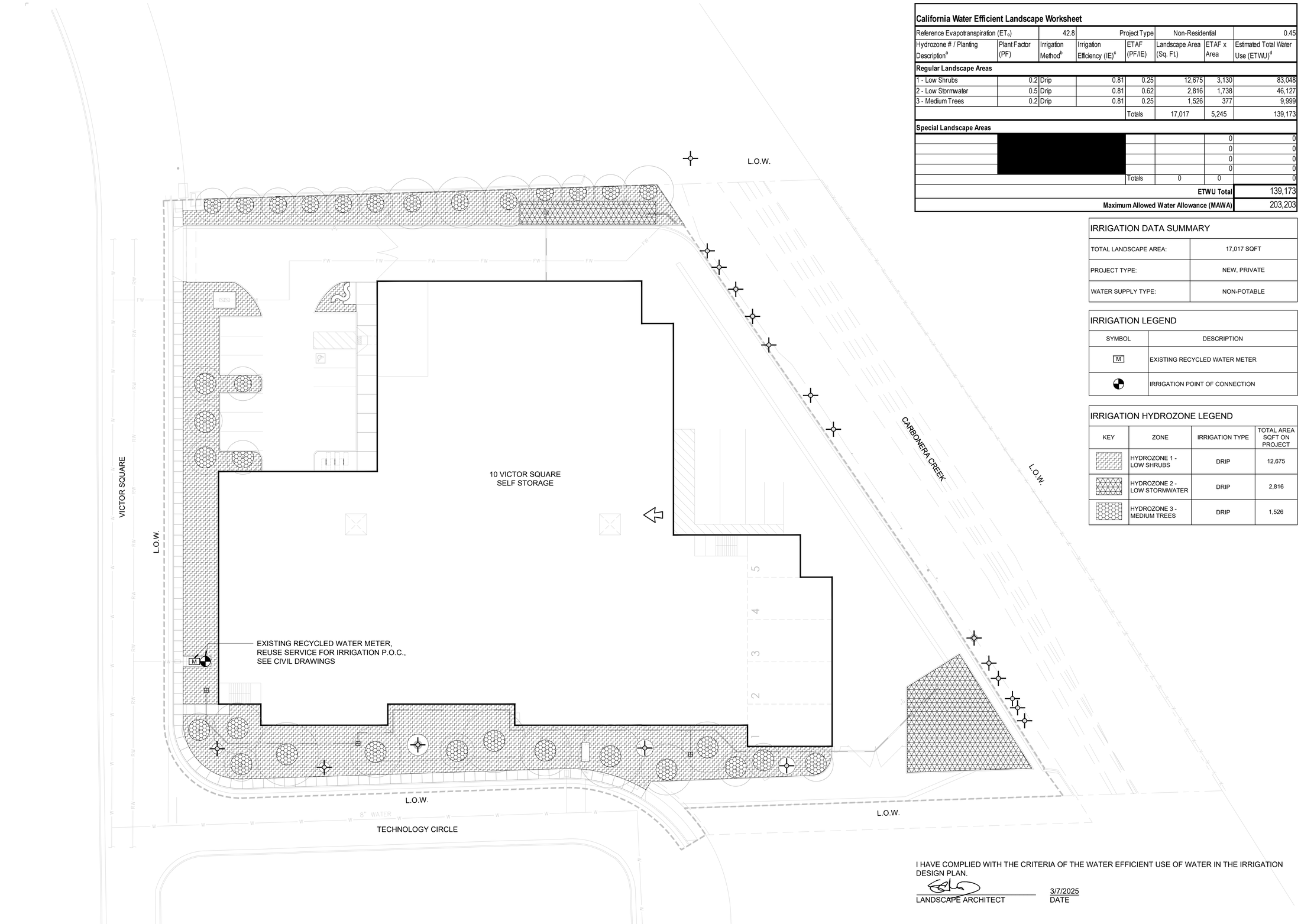

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		42.8	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 - Low Shrubs	0.2	Drip	0.81	0.25	12,675	3,130	83,048
2 - Low Stormwater	0.5	Drip	0.81	0.62	2,816	1,738	46,127
3 - Medium Trees	0.2	Drip	0.81	0.25	1,526	377	9,999
				Totals	17,017	5,245	139,173
Special Landscape Areas							
	[redacted]					0	0
						0	0
						0	0
						0	0
				Totals	0	0	0
						ETWU Total	139,173
						Maximum Allowed Water Allowance (MAWA)	203,203

IRRIGATION DATA SUMMARY

TOTAL LANDSCAPE AREA:	17,017 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	NON-POTABLE

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
M	EXISTING RECYCLED WATER METER
	IRRIGATION POINT OF CONNECTION

IRRIGATION HYDROZONE LEGEND

KEY	ZONE	IRRIGATION TYPE	TOTAL AREA SQFT ON PROJECT
	HYDROZONE 1 - LOW SHRUBS	DRIP	12,675
	HYDROZONE 2 - LOW STORMWATER	DRIP	2,816
	HYDROZONE 3 - MEDIUM TREES	DRIP	1,526

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

LANDSCAPE ARCHITECT — 3/7/2025 DATE

SCALE: 1"=20'-0"

0' 10' 20' 40'

NOTE: SEE SHEET L0.01 - LANDSCAPE IRRIGATION NOTES AND LEGENDS FOR ADDITIONAL INFORMATION. IRRIGATION SYSTEM WILL BE SERVICED BY AN EXISTING RECYCLED WATER METER. ALL IRRIGATION PIPE TO BE 'PURPLE PIPE' INDICATING A RECYCLED WATER SOURCE.

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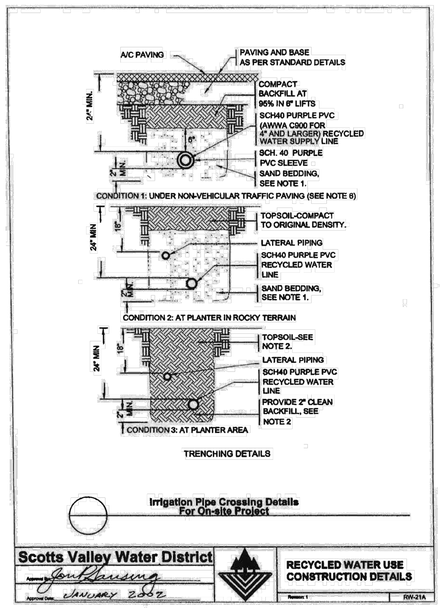
LANDSCAPE IRRIGATION PLAN

Sheet Number:

L3.00

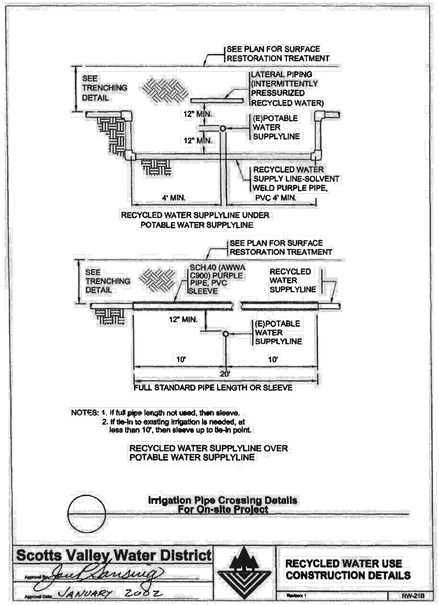
Of Sheets



Irrigation Pipe Crossing Details For On-site Project

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

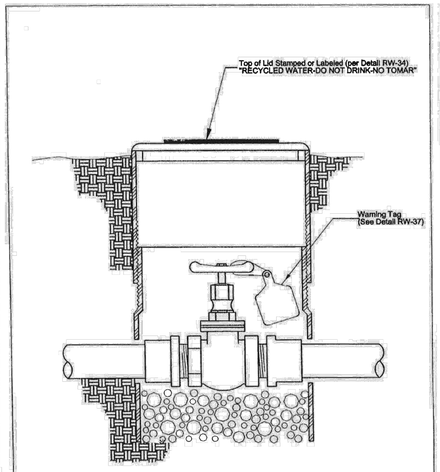
RECYCLED WATER USE CONSTRUCTION DETAILS — Revision 1 — RW-21A



Irrigation Pipe Crossing Details For On-site Project

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

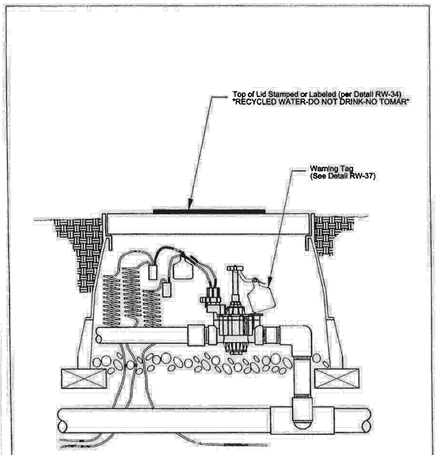
RECYCLED WATER USE CONSTRUCTION DETAILS — Revision 1 — RW-21B



Identification of Isolation Gate Valve w/ Warning Tag (3"ø or Smaller)

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

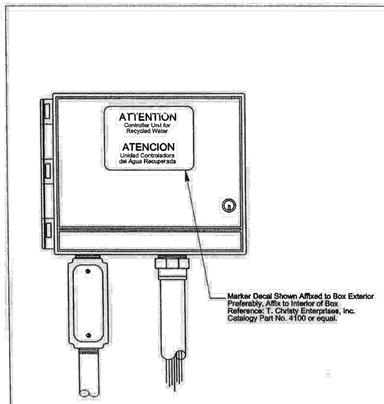
RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-31



Identification of Remote Control Valve w/ Warning Tag

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

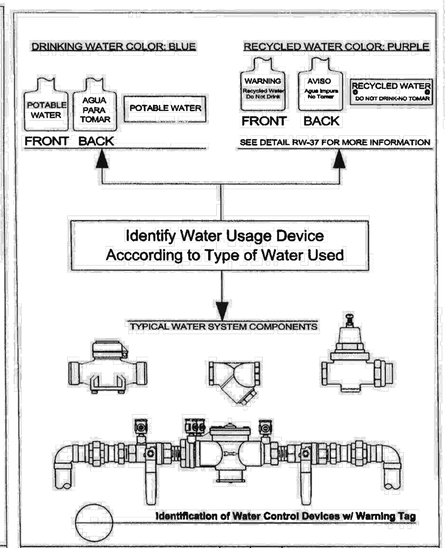
RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-32



Identification of Irrigation System Controller w/ Advisory Warning Decal

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

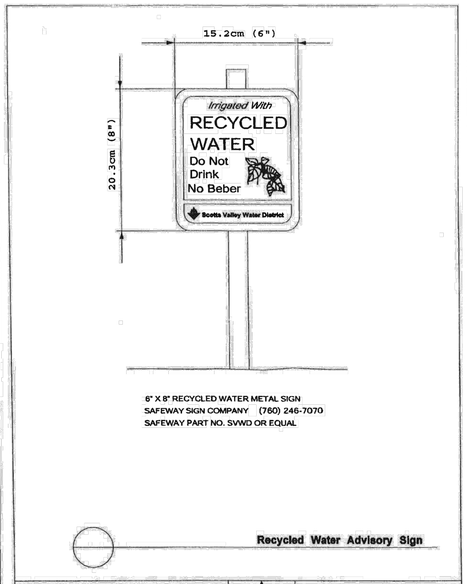
RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-33



Identification of Water Control Devices w/ Warning Tag

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-35



Recycled Water Advisory Sign

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-36

Identification of Recycled Water Warning Tag

Scotts Valley Water District — Approved: Joni Bansing — Approval Date: JANUARY 2002

RECYCLED WATER USE SITE IDENTIFICATION DETAILS — Revision 1 — RW-37

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SVWD STANDARD RECYCLED WATER IRRIGATION DETAILS

Sheet Number:

L3.01

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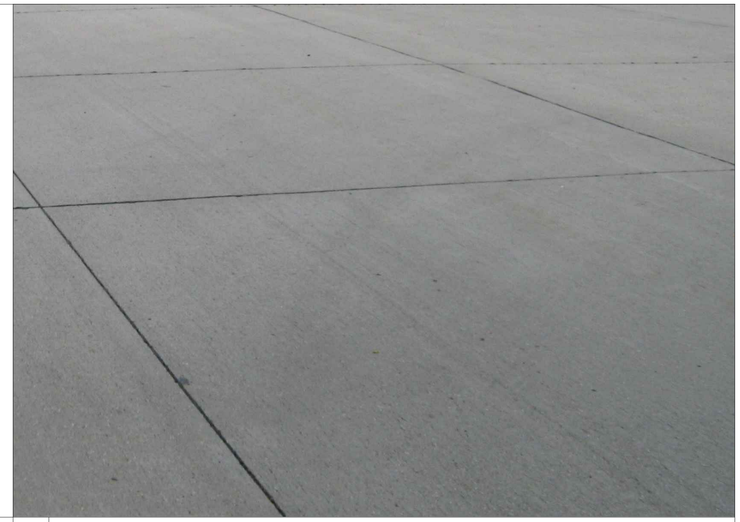
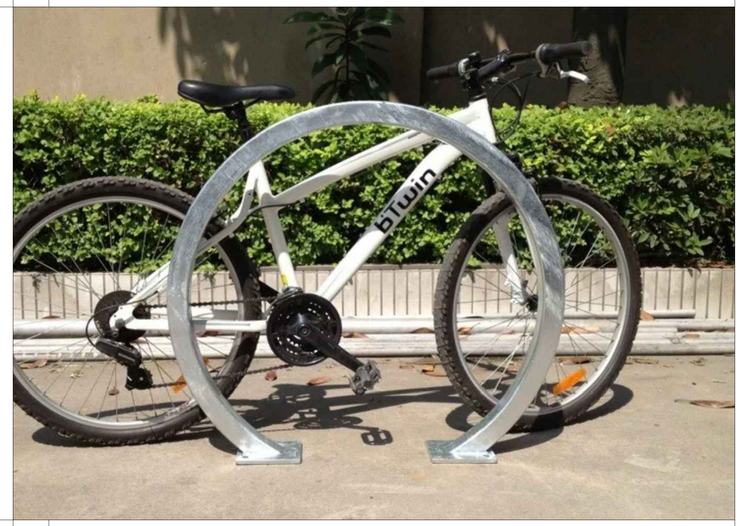


1 CONCRETE PAVING



2 BIKE RACK

3 PUBLIC ART BENCH - TO BE COMMISSIONED BY LOCAL ARTIST

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LANDSCAPE PRECEDENT IMAGES

Sheet Number:

L4.00

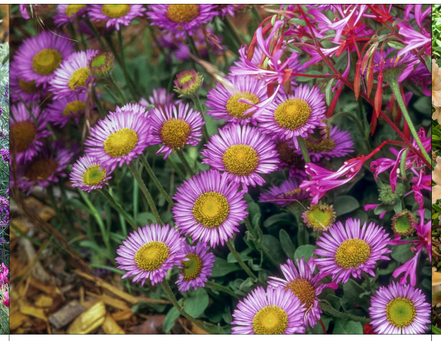
Of Sheets

SHRUBS, PERENNIAL + ACCENT PLANTING

ACHILLEA MILLEFOLIUM 'PAPRIKA'

CEANOTHUS 'VALLEY VIOLET'

ARTEMISIA 'POWIS CASTLE'



ERIGERON GLAUCUS

MIMULUS AURANTIACUS

GROUNDCOVER PLANTING

ARCOSTAPHYLOS 'POINT REYES'

CEANOTHUS 'DIAMOND HEIGHTS'

FOUNDATION + SCREENING PLANTING

ARCTOSTAPHYLOS 'HOWARD MCMINN'

DODONEA VISCOSA 'MR. GREEN SHEEN'

RHAMNUS 'MOUND SAN BRUNO'

BIORETENTION PLANTING

CAREX TUMICOLA

IRIS DOUGLASIANA

JUNCUS PATENS 'ELK BLUE'

SALVIA DARA'S CHOICE

SISYRINCHIUM BELLUM

TREES

AESCULUS CALIFORNICA

CERCIS OCCIDENTALIS

PINUS CANARIENSIS

PLATANUS RACEMOSA

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Sheet Title:

LANDSCAPE PLANTING IMAGES

Sheet Number:

L5.00

Of Sheets

FEHR PEERS

Memorandum

Date: January 15th, 2025

To: Jon Suddarth, Buchanan Street Partners

From: Daniel Jacobson and Alex Murray, Fehr & Peers

Subject: 10 Victor Square Parking and Loading Study

SF24-1384

This technical memorandum presents a parking and loading study for the proposed self-storage facility located at 10 Victor Square in Scotts Valley, California. The purpose of this memorandum is to analyze the proposed parking supply and demand. It concludes that the project's parking supply is adequate for expected demand.

Analysis Requirements

City of Scotts Valley Municipal Code 17.44.030 establishes off street parking and loading requirements for various land uses within the city. This Municipal Code section includes parking requirements for "mini-storage" land uses, requiring at least four parking spaces for the facility. The code notes that the Planning Commission has the discretion to require additional parking spaces, in addition to the minimum four required, for these mini-storage projects.[1]

Project Description and Site Context

The project site is located off Victor Square and Technology Circle. The site, which is occupied by an office building, is accessed via a driveway on Victor Square and three driveways on Technology Circle. The neighboring property's parking lot can also be accessed via these driveways.

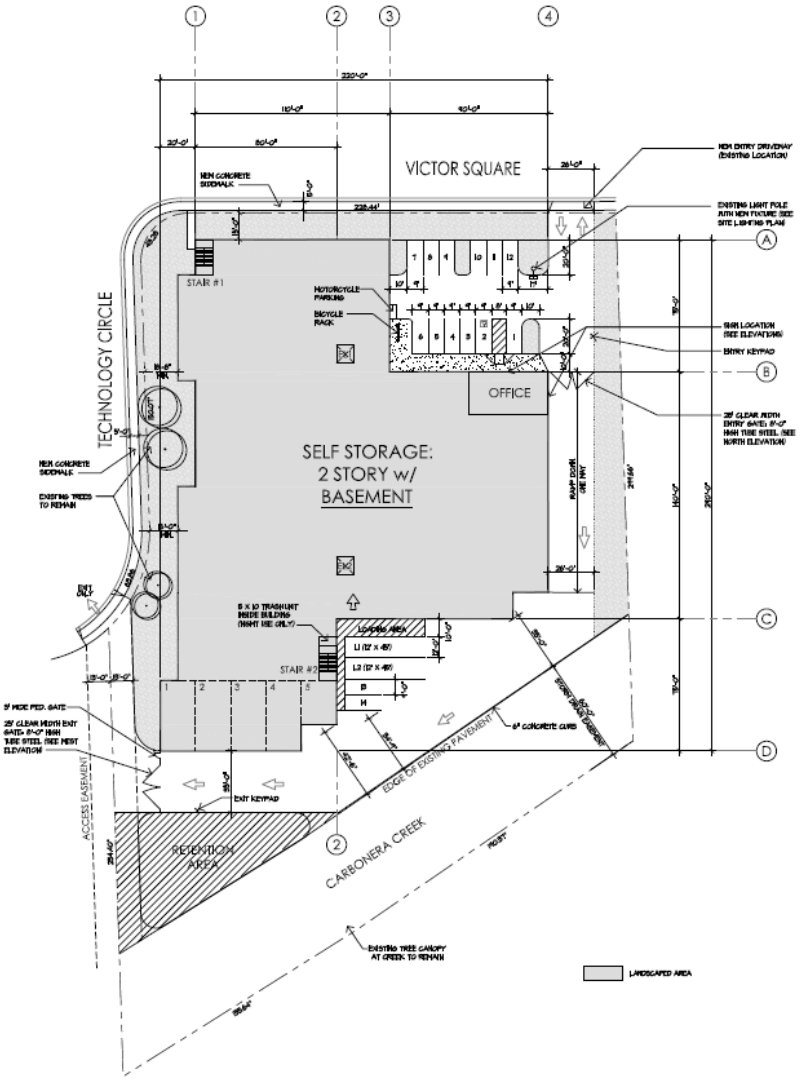
Victor Square is approximately 30 feet wide from curb to curb, has one lane in each direction, allows on-street parking, and does not have sidewalks. Technology Circle is approximately 25 feet wide curb to curb, has one lane in each direction, allows on-street parking on one side of the street, and does not have sidewalks.

[1] City of Scotts Valley Municipal Code 17.44.030 – Off-street parking and loading requirements. https://library.municode.com/ca/scotts_valley/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.44GESPPR_17.44.030OREPALORE

The project site is presently occupied by an existing 39,808 square-foot office building and a parking lot with 110 parking spaces. The site is in a light industrial zone, which permits self-storage uses along with other light industrial and warehouse uses. Other surrounding businesses include office, industrial, and warehousing uses.

The proposed project includes a new 125,050 square foot two-storage facility with a basement and office space. The project includes 12 automobile parking spaces, including one accessible parking space. Loading activities would occur within four designated spaces, two of which have code compliant dimensions.

Figure 1: Project Site Plan



Project Parking Supply and Demand

The project includes 12 automobile parking spaces, including one accessible space. The following analysis evaluates the proposed parking supply against available parking demand data.

ITE Parking Analysis

The Institute of Transportation Engineers (ITE) has published parking demand estimates in their *Parking Generation Manual* (6th Edition) based on comparable site surveys. The project's land use is categorized under Land Use Code 151, Mini-Warehouse, which is defined as providing individual units or vaults that are rented for the storage of goods. ITE does not differentiate between parking, ADA parking, and loading spaces, and, therefore, parking demand may be interpreted as the sum of each. The proposed projects estimated average parking demand is shown in **Table 1**.

Table 1: Parking Supply and Demand Summary

Land Use	Storage Units	Rate per 100 Storage Units	Parking Demand	Proposed Parking Supply
Self-Storage (Mini-Warehouse 151)[1]	725	0.94	7 spaces	12 spaces[2]

Notes:
1. ITE land use category 151 – Mini-Warehouse
2. The project includes 12 on-site parking spaces, including 11 standard spaces and one ADA space. These spaces do not include the four designated loading areas.

Source: *Parking Generation Manual* (6th Edition), ITE, 2023; referenced Fehr & Peers, November 2024.

The ITE rates used to calculate these estimates should be interpreted with some caution, as their supporting site surveys are quite old, with data collection occurring in the 1990s and 2000s, and these rates may not reflect contemporary usage of self-storage facilities. As shown in **Table 1**, ITE suggests that the Project would have an average parking demand of seven spaces, which would be satisfied with the project's proposed parking supply of 12 automobile parking spaces and four loading spaces.

Comparable Site Counts

The project sponsor has noted that ITE's parking generation rates do not reflect typical usage patterns observed at other comparable self-storage sites, as most parking demand at these sites is associated with occasional loading and unloading of cars and small trucks, and vehicle trips generated by the facility's employees are infrequent.

To substantiate these observations, the project sponsor provided two days of parking counts at three comparable infill self-storage facilities in California and Arizona. All three storage facilities had 90 percent or more of their storage units occupied on the dates the counts were collected. As

shown in **Table 2**, these comparable storage facilities have low levels of parking demand. All of the facilities had multiple available parking spaces, with at most 1-2 spaces occupied at each count collection time. This observed data suggests that the parking demand rates provided in the ITE Parking Manual overestimate parking demand for this type of land use.

Table 2: Parking Supply and Demand Summary

Site	Gross Square Footage	Parking Supply	Parking Demand		
			10:00 AM	1:00 PM	4:00 PM
US Storage Centers Cave Creek, AZ 29640 North Tatum Blvd	135,578	8	1	2	1
US Storage Centers Auburn, CA 12200 Rock Creek Road	135,680	8	1	2	2
US Storage Centers Simi Valley, CA 2073 Royal Avenue	83,800	5	0	0	1

Source: US Storage Centers, via Buchanan Street Partners

Findings

Based on a review of ITE data and the project sponsor's data collection for comparable sites, the proposed on-site parking supply of 11 standard spaces and one ADA space is expected to be sufficient to handle demand. While ITE suggests that parking demand of around seven spaces, comparable site counts indicate that actual peak demand may be around one or two spaces on a typical day. Regardless, the project's proposed supply is expected to meet demand.

On-Site Loading

City of Scotts Valley Municipal Code 17.44.030 establishes requirements for off street loading spaces for new development projects in the city.[2] The City bases the number of required loading space for warehouse and retail uses on the project's gross floor area, and the Municipal Code requires two spaces for projects between 50,001 square feet and 200,000 square feet. The proposed project is 125,050 square feet and therefore is required to provide two designated loading areas.

The City does not differentiate loading requirements for self-storage facilities compared to industrial storage and warehouse facilities, although the loading needs are different for these types of businesses. Self-storage facilities are typically served by cars, pickup trucks, and small box trucks (e.g. U-Haul or Penske rentals) while larger semi-trucks are rarely used. These smaller

[2] City of Scotts Valley Municipal Code 17.44.030 – Off-street parking and loading requirements.

vehicles are typically able to fit within standard parking spaces and do not require specialized loading zones.

The project's site plan includes four designated loading areas in the rear of the property, including two that have code compliant loading space dimensions. Therefore, the project is expected to sufficiently accommodate a typical range of loading activities.

Conclusion

The project's parking supply appears adequate to handle typical demand. The proposed parking supply of 12 spaces and four loading spaces meets the City's Municipal Code requirements. The project should be able to adequately meet parking demand, based on both the observed data from other storage facilities and ITE's parking demand rates. The project can reasonably accommodate surges in demand, and the on-street supply on Victor Square and Technology Circle is also available for overflow during some times of day.

Victor Square Self-Storage
CEQA Class 32 Infill Exemption

June 2025

Wiseman Planning Services

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Figure 15 Riparian Area
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Figure 17 Stationary Source Operational Noise Levels

Note: All figures are inserted at the end of the document.

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Appendix A: Stormwater Control Plan for 10 Victor Square (BKF Engineers, 4/21/25)

Appendix B: Tree Survey & Preliminary Impact Assessment (Kurt Fouts, Arborist Consultant, 12/12/24, Addendum dated 3/4/2025, updated 3/12/2025).

Appendix C: 10 Victor Square Project – Overview of Biological Resources Impacts (H. T. Harvey & Associates, October 9, 2024).

Appendix D: 10 Victor Square Transportation Study (Fehr & Peers, February 13, 2025).

Appendix E: Noise Assessment for the 10 Victor Square Self-Storage Project (Dudek, February 13, 2025).

1 Project Description

1.1 Project Information

1.1.1 Lead Agency Name and Address

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

1.1.2 Contact

Susie Pineda
Contract Planner
spineda@m-group.us

1.1.3 Project Location

10 Victor Square (x Technology Circle)
APN: 022-042-29
See Figure 1 Project Location

1.1.4 Project Applicant

Buchanan Street Partners
7001 East Belleview Avenue, Suite 650
Denver, CO 80237

Phone: 303-842-5690
Email: jsuddarth@buchananstreet.com

1.1.5 General Plan Designation

Light Industrial (I-L)

1.1.6 Zoning

I-L (Light Industrial)

1.1.7 Requested Approvals

The project requires the following legislative/discretionary approvals:

- Use Permit
- Design Review Permit

- Environmental Review

1.2 Introduction

The project proposes to demolish an existing 39,808 square foot two-story building on 2.56 acres. The project proposes to construct a 125,050 sf self-storage facility, including 1,000 sf of office space, as further described below.

1.2.1 Existing Setting

The project site is comprised of one parcel within the light industrial area of Scotts Valley. The building is currently occupied. Surface parking (110 spaces) is located along the northerly portion of the project site (fronting Victor Square) and the southwestern corner adjacent to Technology Circle. Highway 17 is adjacent to and east of the project site.

Site access is via a driveway on Victor Square and three driveways on Technology Circle. The neighboring property's parking lot can also be accessed via these driveways.

The existing building is used for light industrial manufacturing and the site outside of the existing building footprint is paved with asphalt and concrete, is used for parking and deliveries, and contains limited landscaping. Other surrounding businesses include office, industrial, and warehousing uses.

A tribute to Carbonera Creek extends north to south on the eastern edge of the project site. This riparian area is protected by a 65 foot-wide open space, drainage, riparian corridor easement and within that a 60 foot-wide stormwater easement. There is an existing storm water detention system in the rear parking lot that includes an outfall to the riparian area. The existing onsite catch basins collect drainage and outfall to the riparian area. There is no storm drain mains located adjacent to the site.

The project site slopes gently from northwest to southeast. Landscaping includes 46 mature trees (redwoods, liquid amber, olive trees, eucalyptus, deodar cedar, and Chinese pistache), and a variety of shrubs and ground cover.

1.2.2 Land Use Regulations

City of Scotts Valley General Plan

In December of 2023, the City adopted its General Plan, which updated the previous general plan, including the vision, goals, policies, actions, and land use designations, to provide direction as to the City's growth through 2040.

The project site is within the Light Industrial (I-L) land use designation which provides for manufacturing, product assembly, warehousing and supporting uses and amenities. Office, retail, and service uses that provide support to employees are also permitted.

Applicable General Plan policies include the following:

Policy LU-5.1: Underutilized Industrial Properties
Encourage and support redevelopment of underutilized Light Industrial (I-L) designated properties that promote research and development and specialty manufacturing as a means to encourage a diversified and high caliber workforce.

Policy LU-5.3: Compatibility with Surrounding Uses
Ensure that industrial areas are compatible with and do not adversely impact surrounding land uses.

Policy LU-5.5: Landscape Buffering
Require buffers and landscaping in industrial developments to ensure compatibility with adjacent land uses and mitigate any potential adverse impacts.

Policy LU-5.5: Industrial Use – Lighting
Lighting of industrial areas shall be carefully controlled to the extent necessary for security, safety and identification without interfering with adjoining land uses. Lighting shall be directed away from public rights-of-way and adjacent residential land uses.

Zoning

The project site is located I the I-L Light Industrial zoning district which applies to all lands designated in the General Plan as "Light Industrial." This land use classification is designed to accommodate industrial and industrially related land uses and provide a location for businesses that are inappropriate in commercial or residential zones because of their operations or sizes and because they may create noise, odor, dust or glare and create impacts to traffic, the aquifer or air quality. Uses in this classification shall not encroach upon the character of adjoining land uses and will not expose adjoining uses to hazardous conditions.

The light industrial district is intended to achieve the following purposes:

A. To reserve appropriately located areas for industrial plants and related activities;
B. To protect areas appropriate for industrial uses from intrusion by dwellings and other inharmonious uses;

C. To protect residential and commercial properties and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare and other objectional influences such as fire, explosion, noxious fumes, radiation and other hazards incidental to certain industrial uses;

D. To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other;

E. To provide sufficient open space to meet the needs of modern industrial building development, including off-street parking and truck loading areas and landscaping;

F. To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impacts of industrial plants on nearby residential districts;

G. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;

H. To regulate the number and concentration of industrial uses that use significant amounts of hazardous materials;

I. To construct and preserve an attractive industrial zoning district with generous amounts of landscaping and careful consideration towards architecture and appearance from the freeway.

Required conditions for project entitlement include the following:

Architectural and site plan review by the Planning Commission

- Compliance with Scotts Valley Municipal Code (SVMC) Section 17.44.020 - Commercial and Industrial Performance Standards.
- No building shall be located closer than twenty-five feet from the top of the bank of a perennial or intermittent stream, and all proposed structures shall be constructed above the 100-year floodplain.
- All roofs shall be architecturally designed to provide an appearance which is compatible with the exterior walls of the building.

1.2.3 Project Description

Site Plan

As shown in Figure 2 Preliminary Site Plan, the project proposes to construct a self-storage building of 125,050 total square feet, consisting of three levels. The project includes an office of 1,000 square feet. access is by way of a first-floor loading area on the north side, and a basement floor loading area on the south side.

The building footprint is 44,150 sf (40%). The gross building area is 124,050 sf. Paved areas will total 47,939 sf (43%). Landscaped areas total 19,325 (17%) of the parcel.

Building Design and Lighting

As shown in Figure 3 Conceptual Floor Plans, the building will contain a total of 791 units ranging in size from 5 x 5 feet to 20 x 40 feet.

The building height is 35 ft maximum, with a mechanical tower of 45 ft height over the office. Building materials include split-face concrete block, stucco, stone veneer, metal parapet cornices and accents, and solar tinted glass. Conceptual renderings are shown in Figure 4 through Figure 6.

Building elevations are shown in Figure 7 through Figure 10. Municipal Code Section 17.46.050 permits "necessary mechanical appurtenances" and features used for the "housing of equipment used solely to operate and maintain a building" above the 35-foot height limit. Such features cannot cover more than 10% of the ground area of the main structure and can be up to 25 feet above the height limit. For the project, the building features one mechanical equipment tower that extends above the 35-foot height limit. It is 1,000 square feet in area, 2.26% of the building footprint, below the 10% limit. Similarly, it is 14' 6" in height, below the 25-foot maximum (see Figure 7 North Elevation).

Circulation

Primary vehicular access is from Victor Square on the north side to a parking and loading area near the office. Site circulation is clockwise from the Victor Square entry drive on the northeast corner to an exit drive onto Technology Circle on the west side.

The majority of the site will be occupied by the proposed building, the fire access lane around the east and southeast side of the site, and parking at the north side of the site. Parking is comprised of four 11 standard spaces, one ADA accessible space and one motorcycle space for a total of 13 spaces. Two loading spaces are also included.

Landscaping and Open Space

As shown in Figure 11 Landscape Materials Plan and Figure 12 Landscape Street Elevations, new landscaping consisting of drought-resistant trees, shrubs, and grasses, will be planted along the project frontage on the northeast edge of the site, and adjacent to Victor Square and Technology Circle.

According to the *Tree Survey & Preliminary Impact Assessment* (Kurt Fouts, Arborist Consultant, 3/12/25, addendum dated 3/4/2025, updated 3/12/2025 , see Appendix B) the project site contains 46 trees, 33 of which are considered protected per Section 17.44.080 Tree Protection Regulation of the SVMC. As shown in Figure 13 Tree Disposition Plan, the project proposes to remove fourteen (14) protected trees due to construction and one (1) protected tree that is

considered to be in poor condition. Existing trees located in the riparian area and adjacent to Technology Circle will be retained.

Stormwater

As shown in Figure 14 Preliminary Stormwater Control Plan, the project proposes two bioretention planters totaling 2,816 square-feet. One bioretention plater is located in southern corner of the site, and the other at the east side of the site. The bioretention areas will treat most on-site runoff and outfall to the riparian area adjacent to the site. No development is proposed within the riparian area and its respective setbacks. The project also includes 6,187 sf of pervious pavement to decrease site runoff.

2 CEQA Exemption

Article 19 of the California Environmental Quality Act (CEQA) Guidelines, Sections 15300 to 15333, identifies classes of projects that do not have a significant effect on the environment and, therefore, are exempt from review under CEQA.

2.1 Class 32 (Infill Development)

Among the classes of projects that are exempt from CEQA review are those that are specifically identified as urban infill development. CEQA Guidelines Section 15332 states that the term *infill development* (or the Class 32 exemption) is applicable to projects that meet the following conditions:

A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations.
B. The proposed development occurs within the City limits, on a project site that is no more than five (5) acres and surrounded by urban uses.
C. The project site has no value as habitat for endangered, rare, or threatened species.
D. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
E. The site can be adequately served by all required utilities and public services.

The analysis presented in the following section provides substantial evidence that the project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

2.2 Exemptions

Even if a project is ordinarily exempt under the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances, effectively nullifying a CEQA categorical exemption.

2.2.1 Location

Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply in all instances, except when the project may affect an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

2.2.2 Cumulative Impact

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type and in the same place over time is significant.

- **Significant Effect**. A categorical exemption will not be used for an activity when there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- **Scenic Highways**. A categorical exemption will not be used for a project that may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway that has been officially designated as a state scenic highway. This does not apply to improvements that are required as mitigation by an adopted negative declaration or certified environmental impact report (EIR).
- **Hazardous Waste Sites**. A categorical exemption will not be used for a project located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- **Historical Resources**. A categorical exemption will not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

The analysis that follows presents substantial evidence to demonstrate that no exceptions apply to the project or its site, the project would not have a significant effect on the environment and, therefore, the Class 32 exemption remains applicable.

3 CEQA Exemption Checklist

3.1 Introduction

The following analysis provides substantial evidence to support the conclusion that the project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development and, therefore, would not have a significant effect on the environment.

3.2 Criterion Section 15332(a): General Plan and Zoning Consistency

Criterion Section 15332(a): General Plan and Zoning Consistency	Yes	No
The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.	X	

Per the City's General Plan, the project site has a land use designation of Light Industrial (I-L), which allows manufacturing, product assembly, warehousing and supporting uses and amenities. Office, retail, and service uses that provide support to employees are also permitted.

The I-L (Light Industrial) zoning designation is designed to accommodate industrial and industrially related land uses and provide a location for businesses that are inappropriate in commercial or residential zones because of their operations or sizes and because they may create noise, odor, dust or glare.

The City has determined that the project is consistent with both the General Plan Land Use Designation and Zoning. Project approvals include a Use Permit, Tree Removal Permit, and a Design Review Permit.

Commercial and Industrial Performance Standards

The City has reviewed the project plans with the Applicant and determined that the project is consistent with SVMC Section 17.44.020 - Commercial and Industrial Performance Standards. This includes development standards regarding building heights, setbacks, density, parking, landscaping and lighting.

Stormwater Management

The project would not encroach on riparian setbacks and project site drainage will comply with City and State regulations regarding Tier 4 stormwater control measures, as described in the *Stormwater Control Plan for 10 Victor Square* (BKF Engineers, 4/21/25) which is included as Appendix A.

Project development would include earth-disturbing activities, which may affect site-specific infiltration and permeability during construction (temporary) and operation (permanent). The project would result in 66,634 sf of impervious surfaces, which would increase stormwater flows (see Project Plans dated January 15, 2025, Sheet C5.0 – Preliminary Stormwater Control Plan). Since the project exceeds the 22,500 threshold of replaced and new impervious surface, it is considered to fulfill Tier 4 of post-construction Best Management Practices (BMP) requirements.

Project plans notes that measures for stormwater control and/or mitigation include sufficient difference in grade across the site to assure the consistent conveyance of runoff utilizing only gravity-based systems. However, the project will result in an increase of impervious surfaces, limiting areas available for surface treatment and/or conveyance of runoff.

As shown in Figure 14: Preliminary Stormwater Control Plan, there are five stormwater drainage management areas (DMAs) designed to collect, filter and control stormwater to two downstream Stormwater Control Measure (SCM) bioretention facilities. Each SCM would provide storage volume for larger storm events.

The drainage management areas and associated SCM facilities have been designed to mitigate treatment and runoff requirements. Facilities were sized using the Central Coast Region Stormwater Control Measure Sizing Calculator.

The project site is located in the Central Coast Regional Water Quality Control Board jurisdiction. Stormwater runoff management is required to adhere to the criteria identified in Resolution No R3-2012-0032 “Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region”, dated July 12, 2013.

The stormwater facilities were designed per the guidelines in the *Scotts Valley Stormwater Technical Guide*, dated February 2015, which stipulates that peak flows shall not exceed pro-project peak flows for the 10-year or 24-hour storm events.

SCMs for the project site consist of two (2) bioretention basin facilities. A bioretention basin is a depressed area with porous engineered soil and landscaping that captures, treats, and infiltrated runoff. Where additional volume capacity is needed, bioretention facilities will allow for ponding to increase volume capacity.

Construction of the storm drain facilities will be completed by the project applicant. The responsibility for operation and maintenance of stormwater treatment and flow control facilities will be transferred to business entity that would own and operate the facility.

Based on preliminary design review by City Public Works staff, these SCMs have been designed to maintain or reduce stormwater runoff consistent with City and state regulations including

the Stormwater Technical Guide – Compliance with Stormwater Post Construction Requirements and RWQCB Tier 4 PCR requirements.

Tree Protection and Remediation

Per the City's Tree Protection Regulations, the applicant will be required to provide for the planting of two trees for each "protected" tree removed (2:1 ratio). The project applicant will be required to prepare a tree protection plan to indicate the locations and types of tree protection to be implemented throughout the pre-construction, construction, and landscape phases of the project. The final landscape plans will identify a replanting plan for protected trees that meet or exceed City requirements.

Riparian Protection

A tribute to Carbonera Creek extends north to south on the eastern edge of the project site. This riparian area is protected by a 65 foot-wide open space, drainage, riparian corridor easement and within that a 60 foot-wide stormwater easement. California Department of Fish and Wildlife (CDFW) requires a Lake or Streambed Alteration Agreement when a project activity may substantially adversely affect fish and wildlife resources.

Fish and Game Code section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

- Divert or obstruct the natural flow of any river, stream, or lake;
- Change the bed, channel, or bank of any river, stream, or lake;
- Use material from any river, stream, or lake; or
- Deposit or dispose of material into any river, stream, or lake.

"Any river, stream, or lake" includes those that are dry for periods of time as well as those that flow year round.

On March 7, 2025, the project applicant filed a Notification of Lake or Streambed Alteration Agreement with CDFW, which included the project plans and a narrative description of the project. Per California Fish and Game Code Section 1603, CDFW is required to do one of following:

1. Determine that the activity may "substantially adversely affect" a resource and issue a "streambed alteration agreement" that the party is required to implement with measures to protect the resource, after negotiating with staff; (2) if staff and the applicant cannot come to an agreement, an arbitrator will issue an agreement;
2. Inform the applicant that the activity will not "substantially adversely affect" a resource; or

3. Not issue any draft agreement within 60 days, in which case the applicant can construct the project as proposed.

The 60-day notification period ended on May 6, 2025 and CDFW did not issue a draft agreement. The project applicant was informed that CDFW has decided to not issue any draft agreement, and that the project can be constructed as proposed (Letter from CDFW, dated May 6, 2025). Pursuant to Fish and Game Code section 1602, subdivision (a)(4)(D), the project must be the same as described and conducted in the same manner as specified in the notification and any modifications to that notification received by CDFW prior to March 7, 2025. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the notification.

Under CEQA, regulations of general applicability are not considered a mitigation measure; this includes standard permit review requirements such as an obligation to construct a project as proposed.

3.3 Criterion Section 15332(b): Project Location, Size, and Context

Criterion Section 15332(b): Project Location, Size, and Context	Yes	No
The proposed development occurs within City limits on the project site of no more than 5 acres substantially surrounded by urban uses.	X	

The project site is located in within the incorporated limits of the City of Scotts Valley. The site comprises one parcel (APN 022-042-29) that covers approximately 2.56 acres in the City's light industrial area east of Scotts Valley Drive.

CEQA defines a qualified urban use as "…any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." [1]

The site contains an existing 39,808 square foot two-story light industrial building that is currently occupied. The existing building is used for light industrial manufacturing and the site outside of the existing building footprint is paved with asphalt and concrete, is used for parking and deliveries, and contains limited landscaping. Surface parking (110 spaces) is located along the northerly portion of the project site (fronting Victor Square) and the southwestern corner adjacent to Technology Circle.

[1] Governor's Office of Planning and Research. 2019. *California Environmental Quality Act Statutes and Guidelines*. Section 21072. p. 8. Accessed: May 2, 2025.

Surrounding land uses include office, light industrial, and warehousing uses. Highway 17 is adjacent to and southeast of the project site.

Given these facts, the project adheres to the criteria of CEQA Guidelines Section 15332(b) as a site of no more than five acres that is substantially surrounded by urban uses.

3.4 Criterion Section 15332(c): Endangered, Rare, or Threatened Species

Criterion Section 15332(c): Endangered, Rare, or Threatened Species	Yes	No
The project site has no value as habitat for endangered, rare, or threatened species.	X	

The project site is within an urban, light industrial area of the City of Scotts Valley. The project site consists of an existing 39,808 square foot building surrounded by surface parking and landscaping. A stream with associated riparian vegetation is present on the eastern border of the project site, outside of the paved portions of the project site and immediately adjacent to Highway 17.

H. T. Harvey & Associates prepared a technical memo that reviewed the proposed site plan for the project as well as available information on biological resources on and immediately adjacent to the project site to provide a preliminary determination of potential impacts to biological resources that could result from the proposed project (*10 Victor Square Project – Overview of Biological Resources Impacts*, October 9, 2024, see Appendix C). Information reviewed included aerial photos, U. S. Geological Survey topographic maps, and the California Natural Diversity Database maintained by the California Department of Fish and Wildlife (https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data).

H. T. Harvey stated that along the eastern edge of the project site where the stream and riparian area are located, no impacts would occur outside of the existing disturbed (asphalt) area, as shown in the green-shaded area in Figure 15 Riparian Area. Therefore, the project would not have any direct impacts on the stream or riparian habitat. Any potential indirect impacts associated with stormwater runoff from the project site could be addressed via implementation of standard construction best management practices (i.e., erosion and sedimentation controls).

Furthermore, the California Natural Diversity Database did not indicate the presence of any special-status species on or immediately adjacent to the project site, and the developed / landscaped areas that would be impacted by demolition and construction do not provide suitable habitat for any such species.

Because the project would involve demolition and construction entirely in developed / landscaped areas, H. T. Harvey concluded that they do not expect the project to impact any

sensitive or regulated habitats or species, and no further mapping or assessment of habitats is necessary.

According to the *Tree Survey & Preliminary Impact Assessment* (Kurt Fouts, Arborist Consultant, 3/12/25, addendum dated 3/4/2025, updated 3/12/2025 see Appendix B) the project site contains 46 trees, 33 of which are considered protected per Section 17.44.080 Tree Protection Regulation of the SVMC.

As shown in Figure 13 Tree Disposition Plan, the project proposes to remove fourteen (14) protected trees due to construction and one (1) protected tree that is considered to be in poor condition. Existing trees located in the riparian area and adjacent to Technology Circle will be retained. The protected trees include Olive (3), Deodar Cedar (3), Coast Redwood (6), Liquidambar (1), and Pistache (1). None of these tree species have been identified as sensitive or regulated habitats or species.

In addition, Project compliance with the policies in the Scotts Valley General Plan and standard conditions of approval would ensure the avoidance of significant impacts on migratory birds, nongame wildlife species (e.g., bats), and trees / wildlife habitat. Specifically, the following General Plan policies apply:

> Policy OSC-1.6: Natural Diversity requires the City to promote the protection and preservation of native species, habitat, and vegetation types and overall natural diversity in Scotts Valley.
>
> Policy OSC-1.7: Environmentally Sensitive Areas requires the City to preserve and protect environmentally sensitive areas in Scotts Valley.
>
> Policy OSC-1.15: Project Biological Resources Impacts requires the City's environmental review process be used to determine potential impacts to biological resources of project proposals. Ensure that new development avoids, minimizes, and/or mitigates impacts to biological resources and sensitive habitat.
>
> Policy OSC-1.16: Biological Survey requires that new development proposed within areas of native plants, or rare or endangered wildlife habitat shall prepare a site-specific survey which identifies the location and type of species present. Any such development is required to mitigate any potential impacts to such species.
>
> Policy OSC-1.14: Native Plant Communities requires that new development proposed in, or adjacent to, areas containing native plant communities shall be carefully planned and provide for their conservation and maintenance.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(c) as a site that has no suitable habitat for endangered, rare, or threatened species.

3.5 Criterion Section 15332(d): Transportation

Criterion Section 15332(d): Transportation	Yes	No
Approval of the project would not result in any significant effects related to transportation.	X	

A Transportation Study was prepared by Fehr & Peers (*10 Victor Square Transportation Study*, Fehr & Peers, February 13, 2025, see Appendix D). The Transportation Study analyzed trip generation, site access, and circulation for the project to determine if additional analysis is required per the City's *Traffic Impact Studies Guide* (2009) or A*nalyzing Vehicle Miles Traveled for CEQA Compliance* (2023).

3.5.1 Trip Generation

Trip generation refers to the process of estimating the vehicle traffic a project would add to the surrounding roadway system. Project trip generation estimates were typically prepared for a daily timeframe and one-hour peak periods during the weekday morning and evening commute, when traffic volumes on the adjacent streets are typically the highest.

The vehicle trip generation was estimated for the existing site uses, as well as the project, for the daily, morning, and evening peak hour conditions. Based on site observations, the existing office use generates about 75 daily trips. The project is estimated to generate 139 daily trips, a net increase of 64 daily vehicle trips.

3.5.2 Vehicle Miles Traveled (VMT)

The project would replace a light industrial building that is currently occupied. The City's *Analyzing Vehicle Miles Traveled for CEQA Compliance* guidelines, which are based on recommendations presented in a California Governor's Office of Planning and Research (OPR) Technical Advisory, provides a screening criteria for redevelopment projects. This screening criteria, which is consistent with OPR guidance and California's goals to encourage infill development, states that development projects that replace an existing VMT generating land use and that do not result a net overall increase in VMT that is greater than the City's "small project" criteria are presumed to have a less than significant VMT impact. The City's small project criteria states that projects with an average daily trip generation that is less than 110 average daily trips are presumed to have a less than significant VMT impact.

When accounting for the replacement of the existing VMT generating land use, the project is expected to have a net trip generation of 64 daily trips per day, which is below the City's 110 daily trip small project threshold. Therefore, the project falls below the 110 daily trip threshold,

and, as a redevelopment project, it is presumed to have a less than significant VMT impact and is not required to conduct further CEQA VMT analysis.

The use of an existing use credit is appropriate in this context and is consistent with other transportation planning practices, as the office's employee trips have been removed from the roadway system and are no longer generating VMT, and not considering this reduction credit would double count vehicles on the roadway network.

Level of Service (LOS) analysis, which was historically used by cities in California to evaluate transportation environmental impacts, only looks at the number of trips generated by a project. VMT, on the other hand, is a function of both the number of generated trips and the distance of those trips.

Because of this dynamic, the addition of local serving facilities, like retail stores, can often lead to an increase in vehicle trips but a decrease in VMT. The State's SB 743 implementation guidance highlights the importance of using locally serving retail to reduce VMT, as it allows more errands to be completed in a local neighborhood, rather than requiring longer distance driving trips to other nearby cities. [2]

Retail developments, which are similar to self-storage facilities, are not considered major generators of VMT, as the addition of these stores redistributes existing trips on the roadway system. The State's implementation guidance also mentions that redevelopment projects that lead to a net increase in locally serving retail should be presumed to have a less than significant VMT impact. [3]

These local serving retail stores are distinct from regional serving shopping centers, like shopping malls, which pull customers from a larger geographic area. It is very unlikely that a self-storage facility would result in regional travel, as there are multiple existing self-storage facilities within the City of Scotts Valley and within other neighboring cities.

Therefore, the Transportation Study concluded that VMT would, on balance, reduce with the addition of the proposed self-storage facility when compared to existing conditions due to this replacement of the office use and the shorter distance trips made to the project site, despite the increase in total vehicle trips.

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[2] *Vehicle Miles Traveled-Focused Transportation Impact Study Guide*. California Department of Transportation. May 2020. https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf).

[3] *Technical Advisory on Evaluating Transportation Impacts in CEQA.* California Governor's Office of Planning and Research. Pg 18.

3.5.3 Site Plan Review

The project would use three of the site's four existing driveway locations, which include adequate sight distances for project-related travel. Autos and trucks would enter via Victor Square and would exit via Victor Square or Technology Circle. The driveways would be used to access the project's on-site parking and loading zones. Loading would occur onsite within four designated loading spaces. The Project is located adjacent to existing light industrial, warehouse, and office uses.

According to the Transportation Study, all driveways, pedestrian connections, bicycle connections, and loading areas can be accessed without exacerbating conflicts between roadway users and would be designed consistent with applicable design standards. The Project's site plan does not present any potential design hazards or include any uses that are incompatible with the surrounding land use or the existing roadway system.

The Project would not include features that would alter emergency vehicle access routes or roadway facilities. Emergency vehicles would have full access to the project site from all driveways connecting to adjacent streets. Each driveway would be equipped to accommodate all types of emergency vehicles.

3.5.4 General Plan Consistency

Project compliance with the policies in the Scotts Valley General Plan and standard conditions of approval would ensure the avoidance of significant impacts on transportation. Specifically, the following General Plan policies apply:

> Policy M-3.16: Traffic Impact Mitigation Fees. Collect traffic impact mitigation fees from developers of new projects. Use these fees to construct various transportation and mobility improvements including bikeways, pedestrian pathways, and transit facilities.
>
> Policy M-3.18: Vehicle Miles Traveled Standards and CEQA Evaluation. The City shall require evaluation of General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria as set forth in the City of Scotts Valley SB 743 Implementation Guidelines.
>
> Policy M-7.1: Pathways. Maintain and improve pedestrian pathways, particularly pathways providing pedestrian access to natural areas and commercial areas.
>
> Policy M-7.4: Driveway Ramps. Design driveway ramps to not interfere with the safe use of sidewalks.

> Policy M-7.5: Development Projects. Require all new development to provide pedestrian pathways and associated pedestrian amenities (e.g., benches, signage, etc.), particularly along arterial roadways and within one quarter mile of the Cavallaro Transit Center.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(d) as a site where approval of the project would not result in any significant effects related to transportation.

3.6 Criterion Section 15332(d): Noise

Criterion Section 15332(d): Noise	Yes	No
Approval of the project would not result in any significant effects related to noise.	X	

Scotts Valley's most significant noise concerns stem from roadway noise, particularly along well-traveled corridors such as Highway 17 and local arterials. Noise is generally defined as unwanted sound and may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Noise is especially a concern near noise sensitive uses, which are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the use of land, such as residences, schools, and hospitals.

Noise sensitive land uses are typically given special attention to achieve protection from excessive noise. Noise sensitive land uses include residential areas, hospitals, libraries, schools, parks, and retirement homes. Highways and major arterials, such as Highway 17, Scotts Valley Drive, and Mount Hermon Road would have an effect on sensitive land uses.

3.6.1 Noise and Land Use Compatibility Guidelines

Scotts Valley General Plan

The Scotts Valley Safety & Noise Element provides guidance for the management of noise exposure for noise-sensitive land uses and limits for the generation of noise from new development. The following sections and policies are applicable to the proposed Project.

Noise and Land Use Compatibility Guidelines

The objective of the noise and land use compatibility guidelines is to provide the community with a means of judging the noise environment that it deems to be generally acceptable and to minimize noise-related complaints from residents. The compatibility guidelines shown in the Scotts Valley General Plan Safety & Noise Element Table SN-1: CA State Land Use Compatibility

Guidelines for Community Noise Environments should be used in conjunction with the future noise intensity levels in Figure SN-7: Noise Contours to identify locations that may require special treatment to minimize noise exposure.

If ambient noise levels in the area of a proposed project would exceed "normally acceptable" thresholds for the proposed land use category as shown in Scotts Valley General Plan Table SN-2: Noise Increase Standards (below), the City will require a detailed analysis of feasible noise reduction requirements. As needed, noise insulation features must be included in the design of such projects to reduce exterior noise levels to meet the acceptable thresholds, or, for uses with no active outdoor use areas, to ensure maintenance of acceptable interior noise levels for the proposed land use.

Table SN-2: Noise Increase Standards

Proposed Land Use	Maximum Noise Increase in dBA adjacent to Existing:			
	Sensitive	Residential	Commercial	Industrial
Sensitive				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Residential				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Commercial				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Industrial				
At Property Line	3	5	5	7
50 ft. from PL	3	3	--	--

Scotts Valley General Plan (2023).

Project compliance with the policies in the Scotts Valley General Plan and standard conditions of approval would ensure the avoidance of significant impacts on noise. Specifically, the following General Plan policies apply:

> Policy SN-7.5: New Development Noise Attenuation. New developments that are conditionally acceptable or increase the day-night noise level by more than the levels shown in Table SN-2: Noise Increase Standards, shall conduct a noise study to determine

that the appropriate noise attenuation design measures have been incorporated to the City's satisfaction.

Policy SN-7.8: Commercial and Industrial Noise Increases. The City shall strive to meet the local noise levels by careful permit review for noise increases in the case of new commercial or industrial development.

Policy SN-7.10: Noise Level Exceeding 60 dBA. In areas where the annual day-night noise level exceeds 60 dBA, the City shall require an acoustical engineering study for proposed new construction or renovation of structure(s). Each acoustical analysis should recommend methods to reduce the interior day-night annual average noise levels to below 45 dBA for private dwellings, motels, hotels, office, and noise sensitive uses.

Scotts Valley Municipal Code

Title 17 of the Scotts Valley Municipal Code (SVMC) addresses zoning. Section 17.44.020 establishes Performance Standards for Commercial and Industrial zone districts. Section 17.44.020 (C)(3) establishes the maximum noise levels allowed for stationary noise sources that could affect neighboring properties. The following noise limits are applicable to project, as determined at the property boundary for each parcel in the vicinity of the project site.

Performance Standards. The following performance standards shall apply to all uses of property in the commercial and industrial zoning districts specified in Chapters 17.20, 17.22, 17.24, 17.26 and 17.28.

Noise. At the lot line of all uses specified in Chapters 17.20, 17.22, 17.24, 17.26 and 17.28 of this title, the maximum sound generated by any user shall not exceed seventy-five dbA when adjacent users are industrial or wholesale users. When adjacent to offices or retail, the sound level shall be limited to seventy dbA. When users are adjacent or contiguous to residential, park or institutional uses, the maximum sound level shall not exceed sixty dbA. Excluded from these standards are occasional noises which are specifically exempted under Section 5.17.030.

Based on Section 17.44.020 (C)(3), Project noise would be restricted to no greater than 70 dBA Leq at the property boundary of the Scotts Valley Market (directly north, across Victor Square Extension from the project site), depicted as M5 on Figure 16 Modeled Vicinity Receivers. Project operational noise would be limited to 75 dBA Leq at the property boundary of all of the other adjacent parcels, depicted as M1, M2, M3, M4 and M6 on Figure 16.

3.6.2 Noise Impact Analysis

To address potential noise impacts, Dudek prepared a *Noise Assessment for the 10 Victor Square Self-Storage Project* (Dudek, February 13, 2035, see Appendix E). The analysis including the following:

- Summarized measurement results from an outdoor ambient sound pressure level (SPL) survey in the vicinity of the project.
- A presentation of predicted aggregate noise levels at the property lines of nearby existing land uses attributed to operation of the proposed facility, as compared to ambient noise levels and applicable local noise regulations.
- A summary of project-related traffic noise increases along roadways to which the project would contribute trips, as compared to commonly applied thresholds.
- A presentation of predicted interior noise level in the office space component of the project, based on measured ambient traffic noise levels and building design.

As described in Appendix E, Dudek determined that operational noise from the proposed Project would be in compliance with Scotts Valley regulations at the closest adjacent land uses, while Project-related increases in off-site traffic noise levels would not be significant (remaining less than a noticeable change in the ambient noise environment). In particular and as shown in Table 1 Modeled Project Operational Sound Levels Compared to Ordinance Limits, the modeled project operational sound levels would be well below the 75 dBA sound level as required by the City's noise ordinance limit, and in compliance with Table SN-2 of the City's General Plan Safety & Noise Element. These noise model results are shown in Figure 17 Stationary Source Operational Noise Levels. As such, no noise control features, or methods would be required or recommended. Project operations would also not result in an increase over ambient noise levels at the existing nearby commercial uses.

Table 1 Modeled Project Operational Sound Levels Compared to Ordinance Limits

Model Receiver	Modeled Project Operational Noise Level dBA (Lmax)	Noise Ordinance Limit dBA (Leq hour) [1]
M1	44	75
M2	36	75
M3	29	75
M4	38	75
M5	41	70
M6	43	75

Notes:
1. Ordinance limit based upon the adjacent land use. Retail = 70 dBA, Warehouse/Industrial = 75 dBA.
Source: Dudek, 2025.

Dudek also concluded that operation of the project would involve trip generation that would result in traffic noise level increases on each roadway segment of no more than 0.1 dBA CNEL, which would not be discernible to the human ear. The project would therefore not have a considerable contribution to traffic noise levels.

In addition, interior noise levels in the proposed office space portion of the project would also comply with Scotts Valley noise regulation.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(d) as a site where approval of the project would not result in any significant effects related to noise.

3.7 Criterion Section 15332(d): Air Quality

Criterion Section 15332(d): Air Quality	Yes	No
Approval of the project would not result in any significant effects related to air quality.	X	

3.7.1 Air Quality Plan and Air Quality Standards

The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP) The 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone AAQS to achieving the 8-hour ozone requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of

the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm[4].

The following MBARD rules would limit emissions of air pollutants from construction and operation of residential development pursuant to the project:

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than three minutes in any one hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

The MBARD's 2008 CEQA Air Quality Guidelines provides criteria for determining cumulative impacts and consistency. The CEQA Air Quality Guidelines note that a project which is inconsistent with an Air Quality Plan would have a significant cumulative impact on regional air quality. Any emissions sources that would be generated as part of the project would be subject to the MBARD rules and regulations. The proposed development (the point source) does not include any processes or activities that would emit significant air pollutants. The proposed use would not conflict with the AQMP for the Monterey Bay Region and would not make a considerable contribution to this existing, cumulatively significant ozone impact.

3.7.2 Construction Emissions

Construction of the project has the potential to create short-term air quality impacts through the use of heavy-duty construction equipment, construction workers' vehicle trips, truck trips for material hauling, demolition, earthmoving, the application of architectural coatings, and

[4] On October 1, 2015, U.S. EPA adopted a new 8-hour ozone standard of 0.070 ppm. However, U.S. EPA has not yet reviewed recent NCCAB emissions to determine attainment with the current 0.070 ppm standard. Therefore, this attainment status is based upon U.S. EPA's prior 0.075 ppm standard.

paving. Estimated construction emissions would be short term, occurring for approximately 6-12-13 months.

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Based on this emissions threshold, construction activity occurring on more than 2.2 acres per day may result in significant PM_{10} emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

Furthermore, Standard Conditions of Approval require that development projects reduce dust generation from project grading and construction to minimal levels. The project applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. Standard conditions of project approval would require the project applicant to implement the following BMPs for the project during site grading:

- Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
- Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (more than 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
- Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
- Spray dirt stockpile areas daily as needed.

- Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the project site and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.
- Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

3.7.3 Operational Emissions

Operational criteria air pollutants (CAPs) associated with the project would be generated from vehicle trips, consumer products, landscaping equipment, and architectural coatings. The project does not include any processes or activities that would emit significant air pollutants. The proposed uses would not conflict with the Air Quality Management Plan (AQMP) for the Monterey Bay Region and would not make a considerable contribution to this existing, cumulatively significant ozone impact.

3.7.4 Sensitive Receptors

There are no defined sensitive receptors in the immediate vicinity of the project site. However, there are commercial retail and services providers nearby, including the Scotts Valley Market located to the northwest, adjacent to the project site.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period and given

the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant.

Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required.

Additionally, Standard Conditions of Approval require that prior to issuance of a grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

3.7.5 Odors

During construction activities, temporary odors from vehicles exhaust and construction equipment engine would occur. However, construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project and there would be no impact.

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses that would be associated with objectionable odors. Odor emissions from the project would be limited to odors associated with vehicle and engine exhaust and idling cars. The project does not include any known sources of objectionable odors associated with the long-term operational use and therefore there would be no impact.

3.7.6 Findings

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the MBARD thresholds of significance have not been exceeded. Therefore, there would be no significant air quality impacts and no mitigation is required in addition to the City's Standard Conditions of Approval for construction dust control at the time of development.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(d) as a site where approval of the project would not result in any significant effects related to air quality.

3.8 Criterion Section 15332(d): Water Quality

Criterion Section 15332(d): Air Quality	Yes	No
Approval of the project would not result in any significant effects related to water quality.	X	

The project site is located in the Central Coast Regional Water Quality Control Board jurisdiction. Stormwater runoff management is required to adhere to the criteria identified in Resolution No R3-2012-0032 "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region", dated July 12, 2013.

The stormwater facilities were design per the guidelines in the *Scotts Valley Stormwater Technical Guide*, dated February 2015, which stipulates that peak flows shall not exceed pro-project peak flows for the 10-year or 24-hour storm events.

3.8.1 Groundwater Demand

Due to the characteristics of the type of commercial storage use proposed, the project would use approximately the same amount of water as current commercial uses. Therefore, there would be no impact.

3.8.2 Groundwater Recharge

The project is not located in an area designated on the Scotts Valley General Plan Figure OSC-2 Watersheds. Therefore, there would be no impact.

3.8.3 Stormwater Runoff

Project development would include earth-disturbing activities, which may affect site-specific infiltration and permeability during construction (temporary) and operation (permanent). The project would result in 66,634 sf of impervious surfaces, which would increase stormwater flows (see Project Plans dated January 15, 2025, Sheet C5.0 – Preliminary Stormwater Control Plan). Since the project exceeds the 22,500 threshold of replaced and new impervious surface, it is considered to fulfill Tier 4 of post-construction Best Management Practices (BMP) requirements.

The project would not encroach on riparian setbacks and project site drainage will comply with City and State regulations regarding Tier 4 stormwater control measures, as described in the *Stormwater Control Plan for 10 Victor Square* (BKF Engineers, 4/21/25) which is included as Appendix A.

The project would include the use of curb and gutter to channelize surface flow and direct runoff into area drains and catch basins. Area drains and catch basins would be used to collect runoff and convey it onto vegetated areas or via collector storm drainpipes.

As shown in Figure 14 Preliminary Stormwater Control Plan, the project proposes two bioretention planters totaling 2,816 square-feet. One bioretention plater is located in southern corner of the site, and the other at the east side of the site. The bioretention areas will treat most on-site runoff and outfall to the riparian area adjacent to the site. No development is proposed within the riparian area and its respective setbacks. The project also includes 6,187 sf of pervious pavement to decrease site runoff.

The Stormwater Control Plan (SCP) addresses potential impacts from stormwater runoff. The SCP includes project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

Furthermore, Standard Conditions of Approval require the project applicant and construction contractor to implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or into Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Implementation of recommendations as described in the SCP and preparation of a SWPPP for review and approval prior to construction activities would ensure that impacts from stormwater runoff would be less than significant.

3.8.4 Floodplains, Seiche, Tsunami and Mudflow Related Hazards

The property is not located within a floodplain. There is no possibility of a seiche or tsunami occurring that could affect the project. The project is not located on or near a lake or ocean coastline. Therefore, the project would have no impacts.

3.8.5 Findings

Implementation of recommendations as described in the SCP and preparation of a SWPPP would reduce impacts on hydrology and water resources to a level of less than significant.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(d) as a site where approval of the project would not result in any significant effects related to water quality.

3.9 Criterion Section 15332(e): Utilities and Public Services

Criterion Section 15332(e): Utilities and Public Services	Yes	No
Approval of the project would not result in any significant effects related to utilities and public services.	X	

The project is located in an urban area that is already served by all necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public services (i.e., fire, police, schools). Utilities for the project, including electricity, natural gas, and water, would connect to existing utility infrastructure.

The project is not expected to result in new residents, although foot traffic to the project site may increase. The project is expected to be consistent with growth anticipated in the Scotts Valley General Plan and the Light Industrial (I-L) land use designation; therefore, the project would be adequately served by all required utilities and public services.

Therefore, the project adheres to the criteria of CEQA Guidelines Section 15332(e) as a site where approval of the project would not result in any significant effects related to utilities and public services.

4 Exceptions to Categorical Exemptions Checklist

In addition to investigating the applicability of CEQA Guidelines Section 15332 (Class 32), this CEQA document also assesses whether any of the exemptions to qualifying for the Class 32 categorical exemption for an infill project are present. The analysis that follows compares the criteria of CEQA Guidelines Section 15300.2 (Exceptions) to the project.

4.1 Criterion Section 15300.2(a): Location

Criterion Section 15300.2(a): Location	Yes	No
Is there an exception to the Class 32 exemption for the project due to its location in a particularly sensitive environment such that the project may affect an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?		X

This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6, or 11. Because the project qualifies as a Class 32 urban infill exemption, this criterion is not applicable. The project is within a developed urban area and not within a sensitive environment. Therefore, the exception under CEQA Guidelines Section 15300.2(a) does not apply to the project.

4.2 Criterion Section 15300.2(b): Cumulative Impact

Criterion Section 15300.2(a): Location	Yes	No
Is there an exception to the Class 32 exemption for the project due to significant cumulative impacts of successive projects of the same type and in the same place over time?		X

The project would replace an existing light industrial use in an already developed area of the city with existing utilities and public services. The project is a commercial storage facility and would not induce a substantial increase in population, nor displace existing people or housing. The change in the number of employees would be the same or less than currently exists.

Any construction effects would be temporary, confined to the project vicinity, and less than significant. In addition, the project would be required to follow Scotts Valley Municipal Code ordinances and other applicable regulatory requirements.

Therefore, the exception under CEQA Guidelines Section 15300.2(b) does not apply to the project.

4.3 Criterion Section 15300.2(c): Significant Effect

Criterion Section 15300.2(a): Location	Yes	No
Is there an exception to the Class 32 exemption for the project because there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances?		X

There are no known unusual circumstances that would be applicable to the project or its site that would result in a significant effect on the environment.

Therefore, the exception under CEQA Guidelines Section 15300.2(c) does not apply to the project.

4.4 Criterion Section 15300.2(d): Scenic Highway

Criterion Section 15300.2(a): Location	Yes	No
Is there an exception to the Class 32 exemption for the project because it may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway?		X

The project site is not located along a state scenic highway or designated scenic corridor. Per the Scotts Valley General Plan Figure OSC-5 Viewsheds and Scenic Corridors, Highway 17 viewing southeast adjacent to the project site is considered an "Important Vista" as the views affords a long-distance view of the valley character of Scotts Valley. The project would not impede or otherwise cause a distraction to this view as it is set back away from the highway and separated by a riparian corridor.

Therefore, the exception under CEQA Guidelines Section 15300.2(d) does not apply to the project.

4.5 Criterion Section 15300.2(e): Hazardous Waste Sites

Criterion Section 15300.2(e): Hazardous Waste Sites	Yes	No
Is there an exception to the Class 32 exemption for the project because the project is located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code?		X

The provisions of Government Code Section 65962.5 are commonly referred to as the "Cortese List." The provisions require the Department of Toxic Substance Control, the State Water Resources Control Board, the California Department of Public Health,105 and the California Department of Resources Recycling and Recovery to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, leaking underground tank sites, and/or hazardous materials releases to the Secretary of California Environmental Protection Agency.

A Phase I Environmental Site Assessment (AEI Consultants, September 23, 2024) was prepared for the project. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the project site. The project is not on any list compiled pursuant to Section 65962.5 of the Government Code.

Therefore, the exception under CEQA Guidelines Section 15300.2(e) does not apply to the project.

4.6 Criterion Section 15300.2(f): Historical Resources

Criterion Section 15300.2(e): Hazardous Waste Sites	Yes	No
Is there an exception to the Class 32 exemption for the project because the project may cause a substantial adverse change in the significance of a historical resource?		X

The existing building is a light industrial commercial building that is less than 50 years old. At present, the only historic structure in the City is the Scott House, which is located in MacDorsa Park, next to the Scotts Valley Civic Center.

Therefore, the exception under CEQA Guidelines Section 15300.2(f) does not apply to the project.

5 Conclusions

On the basis of the evidence provided in this document, the project is eligible for a Class 32 categorical exemption, in accordance with Section 15332, Infill Development Projects, of the CEQA Guidelines. No additional substantial adverse impacts, beyond those discussed above, are anticipated to occur as a result of the project. Because the project meets the criteria for categorically exempt infill development projects, and because it would not have a significant effect on the environment, this analysis finds that a Notice of Exemption may be prepared for the project. No further review is required.

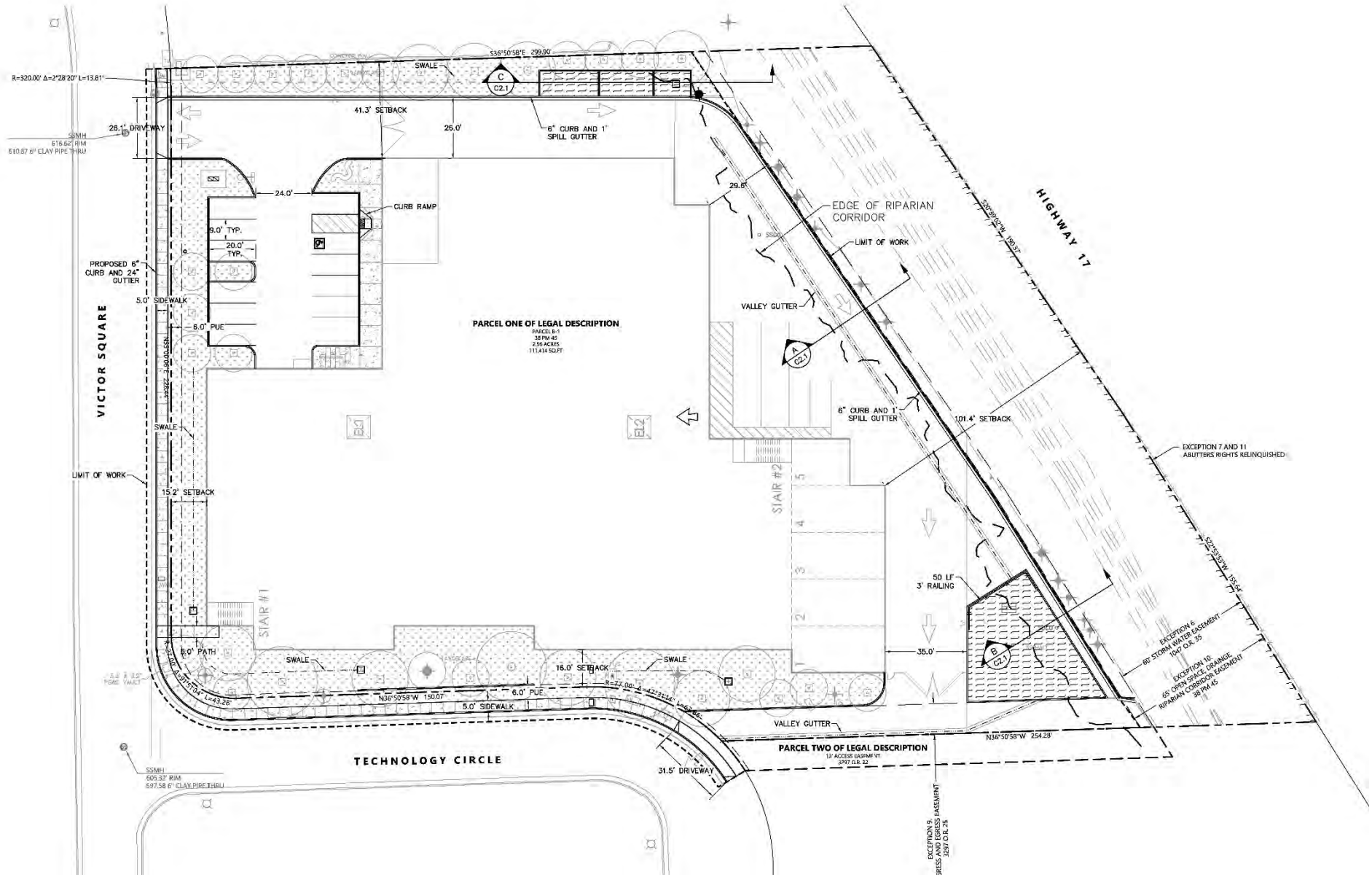
Source: Microsoft Bing Maps, 2025

Not to scale

Figure 1 Project Location

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



Source: Victor Square Project Plans, Sheet C2.0, dated 4/21/25.

Not to scale

Figure 2 Preliminary Site Plan

Victor Square Self-Storage

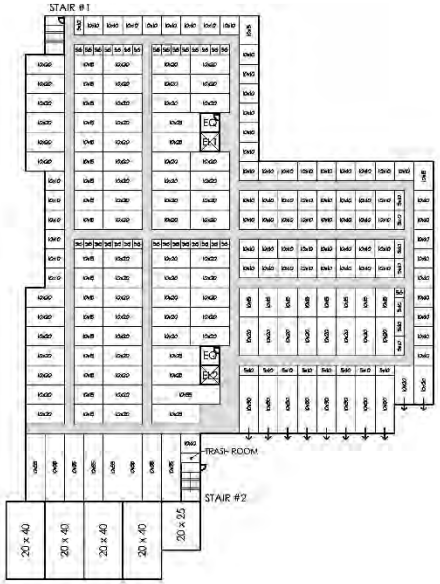
CEQA Class 32 Infill Exemption

1st LEVEL UNITMIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	31	775
5 x 10	50	16	800
10 x 10	100	71	7100
10 x 15	150	28	4200
10 x 20	200	65	13000
10 x 25	250	5	1250
10 x 30	300	8	2400
10 x 35	350	9	3150
20 x 25	500	1	500
20 x 40	800	4	3200
TOTALS		238	36,375
AVERAGE UNIT SIZE			153.05
GROSS BUILDING AREA			44,150
AVERAGE UNIT SIZE			82.40%

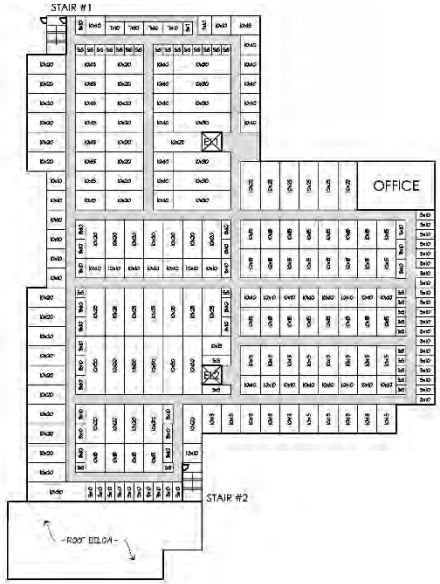
2nd FLOOR UNITMIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	29	725
5 x 7	35	1	35
5 x 10	50	53	2650
5 x 15	75	2	150
7 x 10	70	5	350
10 x 10	100	44	4400
10 x 15	150	56	8400
10 x 20	200	36	7200
10 x 25	250	14	3500
10 x 30	300	14	4200
TOTALS		264	31,610
AVERAGE UNIT SIZE			124.45
GROSS BUILDING AREA			39,450
AVERAGE UNIT SIZE			80.13%

3rd FLOOR UNITMIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	36	900
5 x 7	35	1	35
7 x 10	70	4	280
5 x 10	50	72	3600
10 x 10	100	87	8700
10 x 15	150	45	6750
10 x 20	200	45	9000
10 x 25	250	8	2000
10 x 30	300	1	300
TOTALS		299	31,565
AVERAGE UNIT SIZE			105.57
GROSS BUILDING AREA			40,450
AVERAGE UNIT SIZE			78.03%

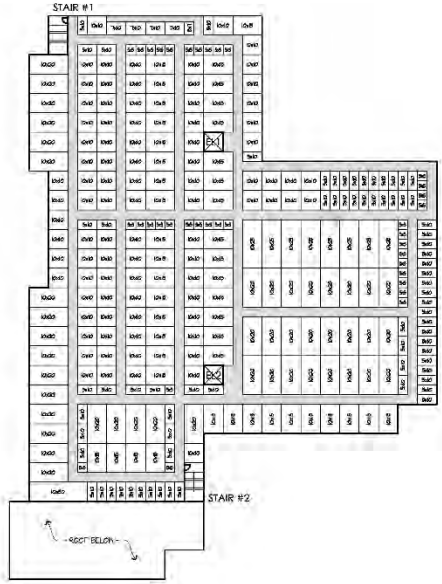
TOTAL UNITMIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	96	2400
5 x 7	35	2	70
5 x 15	75	2	150
7 x 10	70	9	630
5 x 10	50	141	7050
10 x 10	100	202	20200
10 x 15	150	129	19350
10 x 20	200	146	29200
10 x 25	250	27	6750
10 x 30	300	23	6900
10 x 35	350	9	3150
20 x 25	500	1	500
20 x 40	800	4	3200
TOTALS		791	99,550
AVERAGE UNIT SIZE			125.92
GROSS BUILDING AREA			124,050
AVERAGE UNIT SIZE			80.29%



FIRST LEVEL
44,150 S.F.



SECOND FLOOR
40,450 S.F.



THIRD FLOOR
40,450 S.F.

Source: Victor Square Project Plans, Sheet 2, dated 3/5/25.

Not to scale

Figure 3 Conceptual Floor Plans

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

Source: Victor Square Project Plans, dated 1/28/25.

Figure 4 Conceptual Rendering – Office and Entry Area

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

Source: Victor Square Project Plans, dated 1/28/25.

Figure 5 Conceptual Rendering – Aerial View Looking SW

Victor Square Self-Storage

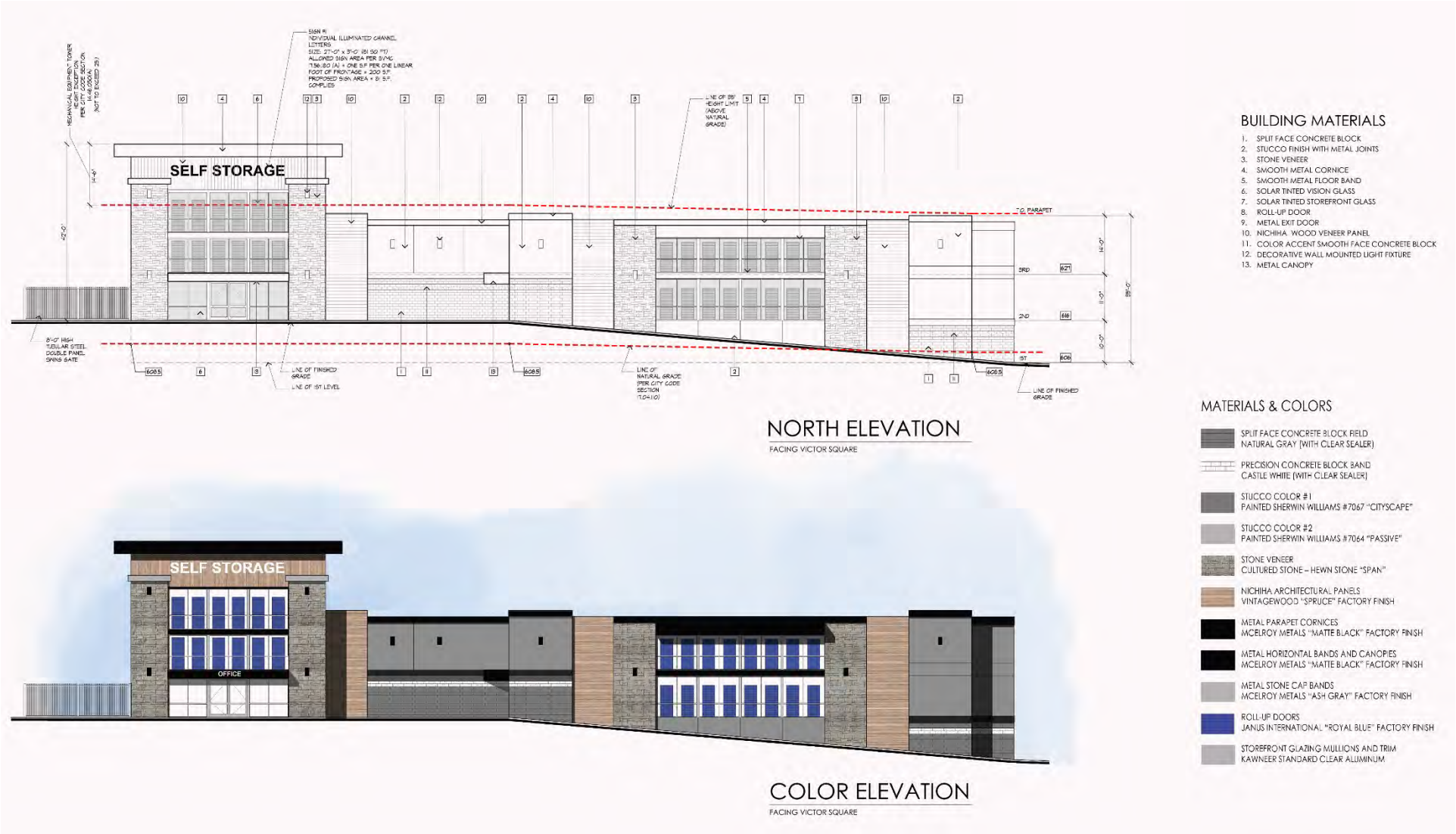
CEQA Class 32 Infill Exemption

Source: Victor Square Project Plans, dated 1/28/25.

Figure 6 Conceptual Rendering – Aerial View Looking SE

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

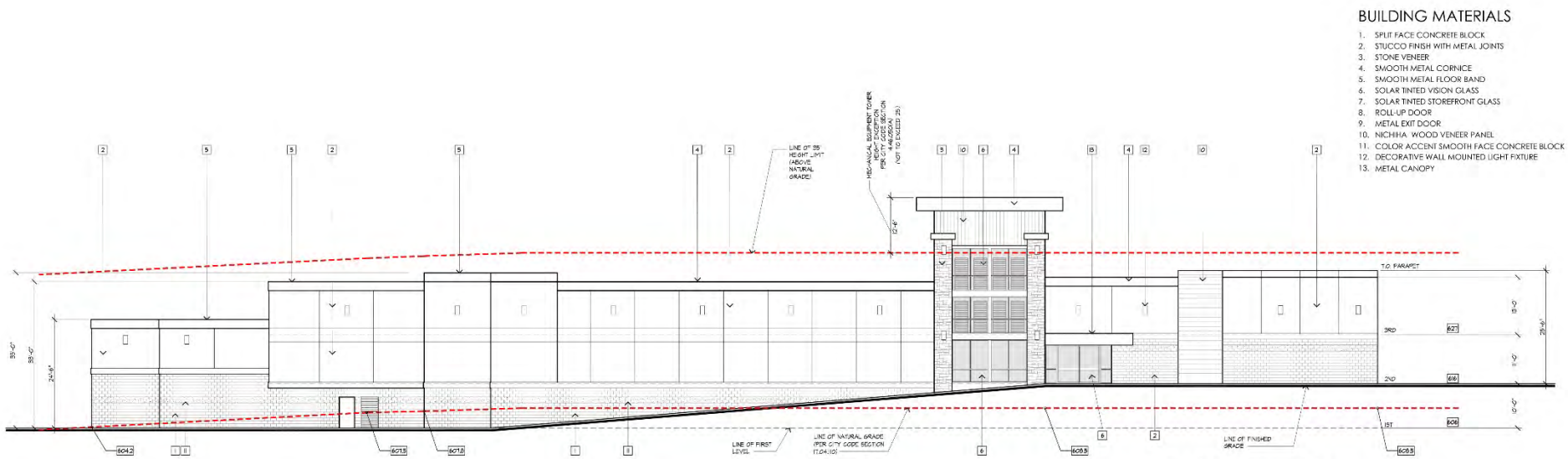


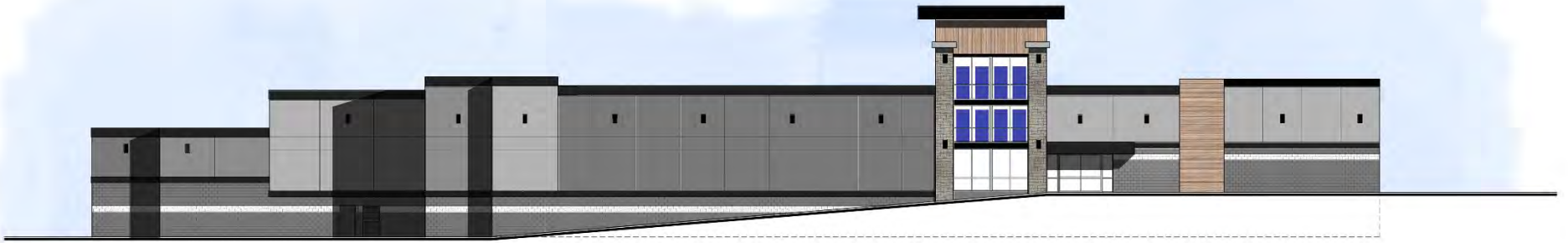
Source: Victor Square Project Plans, Sheet 4, dated 3/5/25.

Figure 7 North Elevation

Victor Square Self-Storage

CEQA Class 32 Infill Exemption





Source: Victor Square Project Plans, Sheet 5, dated 5/27/25.

Figure 8 East Elevation

Victor Square Self-Storage

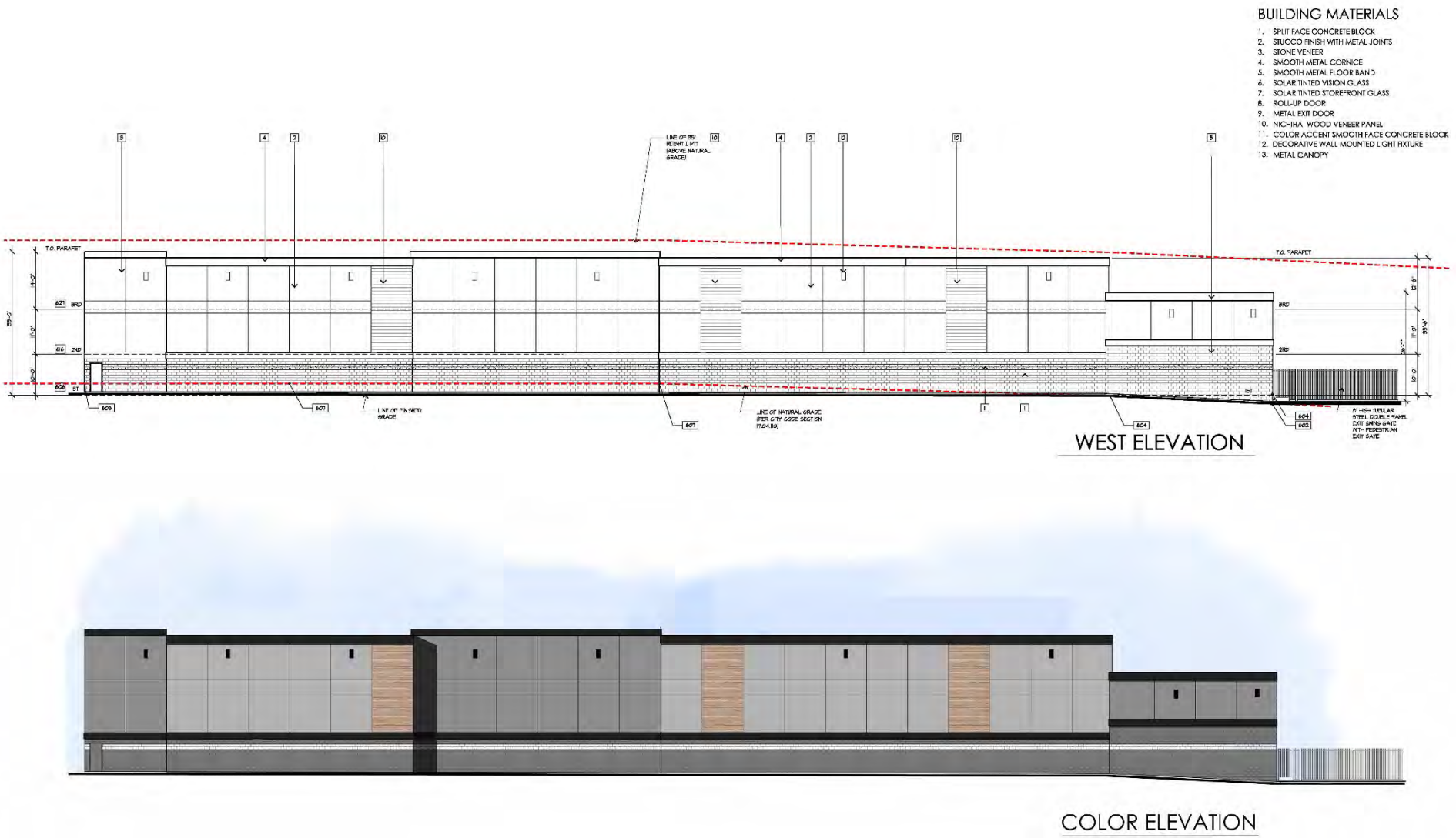
CEQA Class 32 Infill Exemption

Source: Victor Square Project Plans, Sheet 6, dated 3/5/25.

Figure 9 South Elevation

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

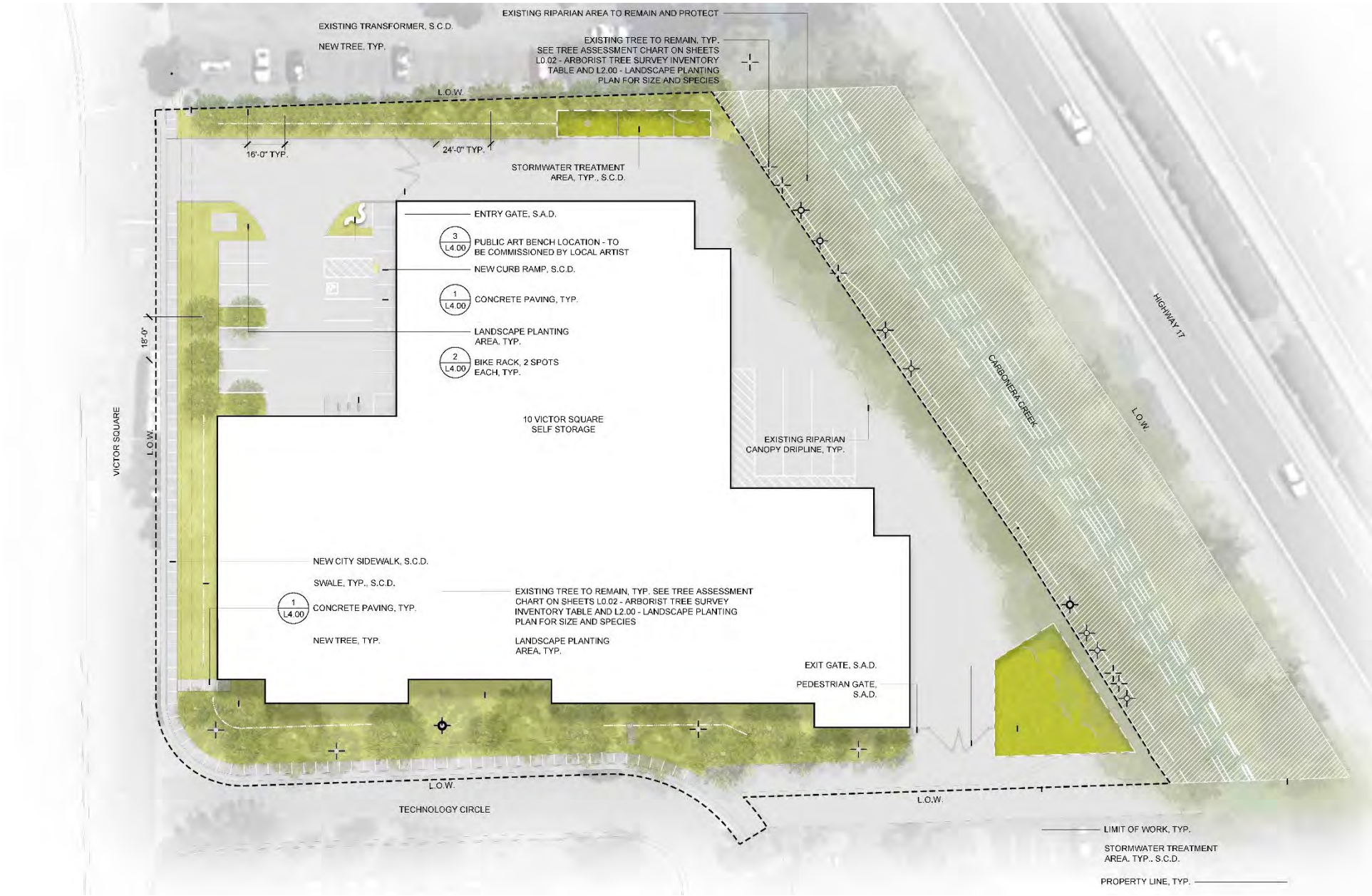


Source: Victor Square Project Plans, Sheet 7, dated 3/5/25.

Figure 10 West Elevation

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



Source: Victor Square Project Plans, Sheet L1.00, dated 3/7/25.

Not to scale

Figure 11 Landscape Materials Plan

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

NORTH ELEVATION

FACING VICTOR SQUARE

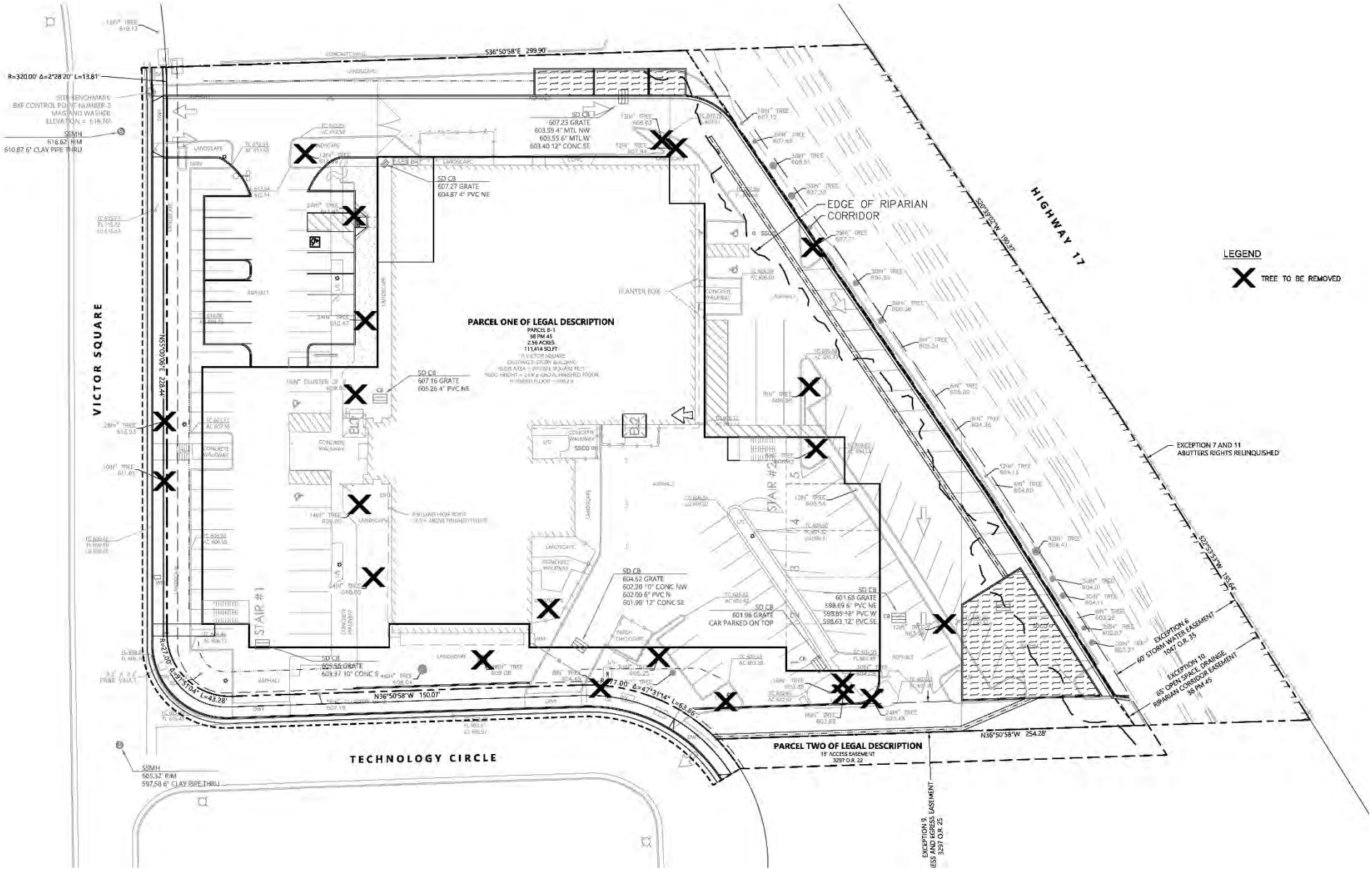
WEST ELEVATION

Source: Victor Square Project Plans, Sheet 8, dated 1/10/25.

Figure 12 Landscape Street Elevations

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



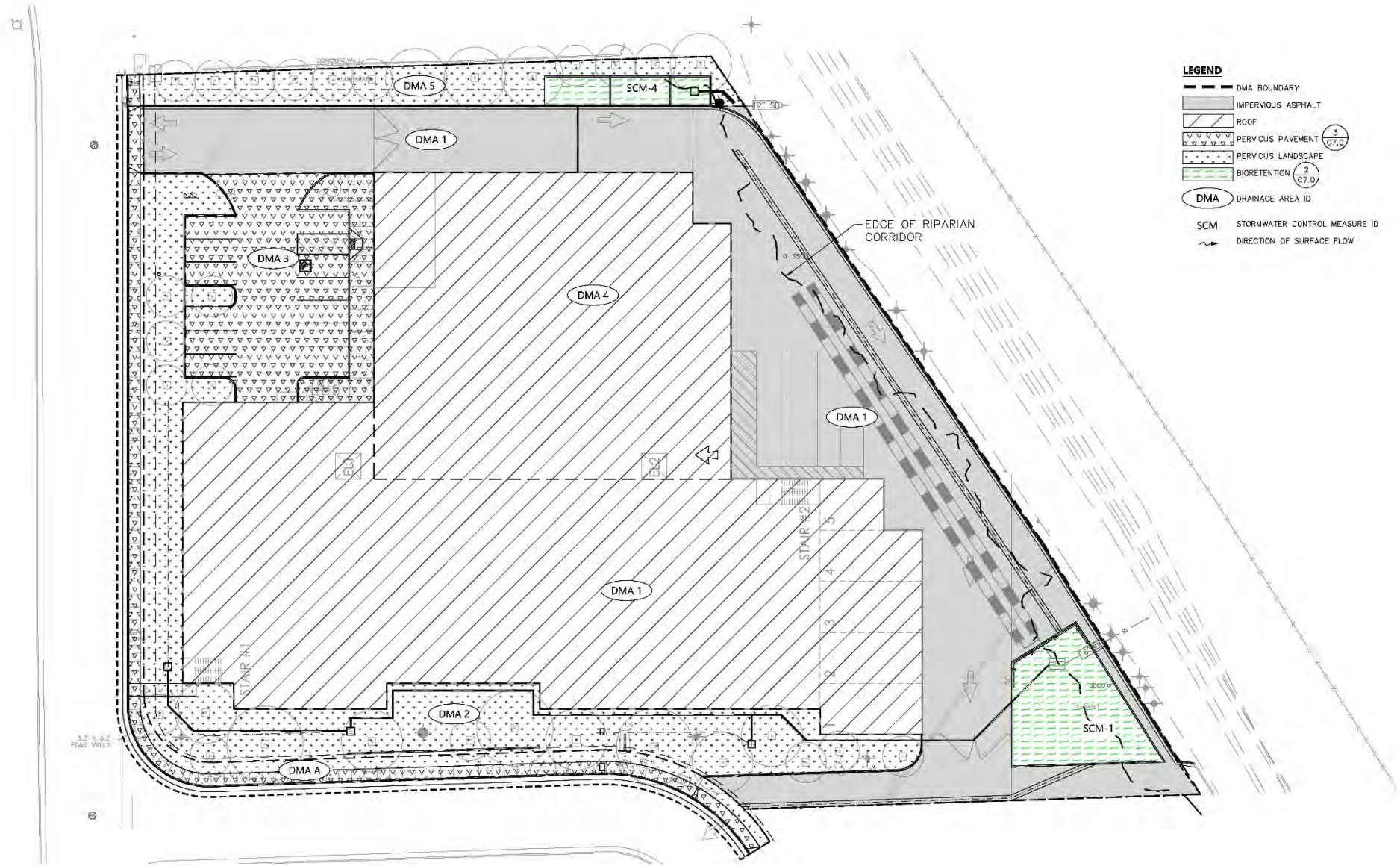
Source: Victor Square Project Plans, Sheet C1.2, dated 1/15/25.

Not to scale

Figure 13 Tree Disposition Plan

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



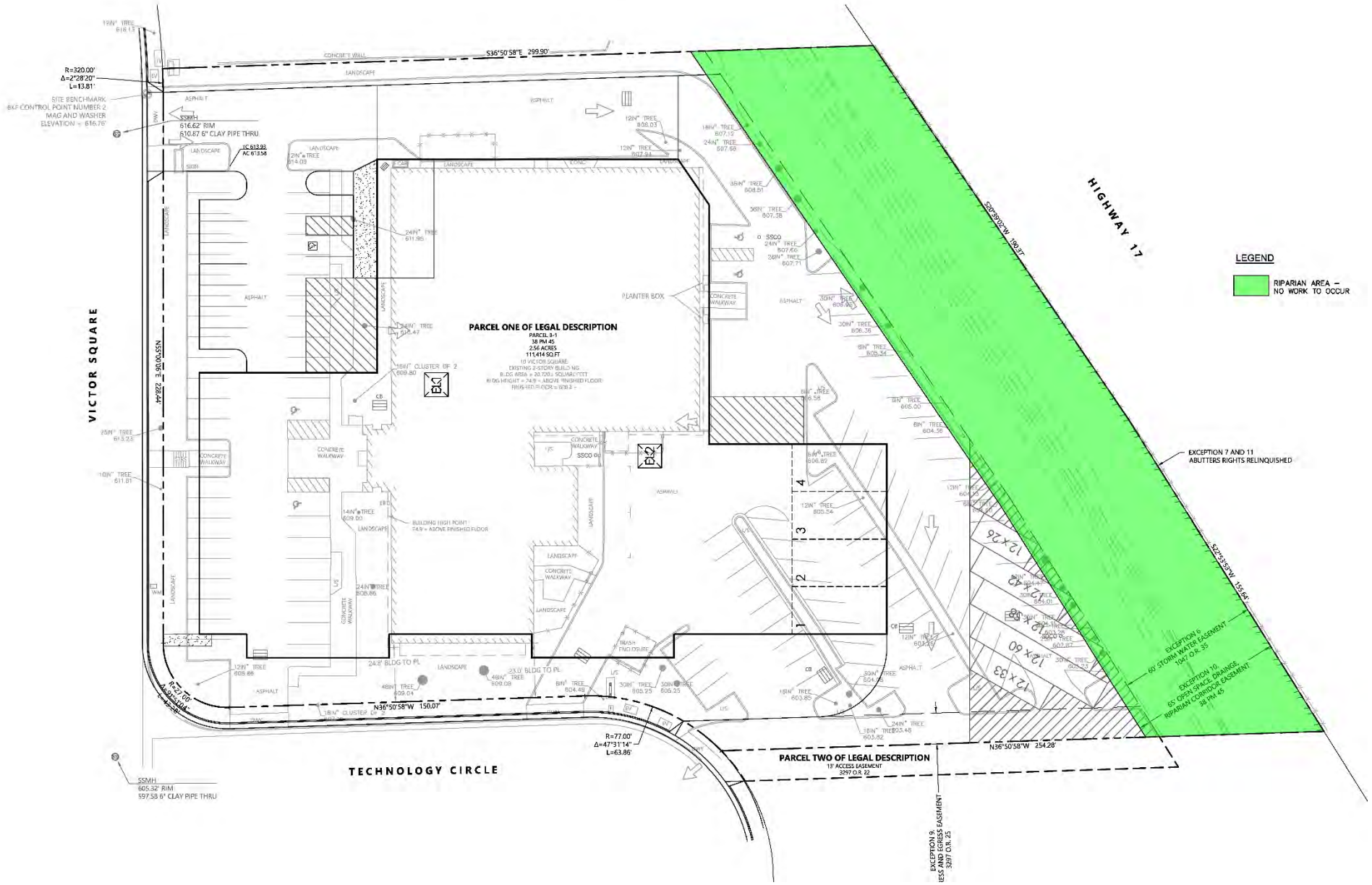
Source: Victor Square Project Plans, Sheet C5.0, dated 4/21/25.

Not to scale

Figure 14 Preliminary Stormwater Control Plan

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



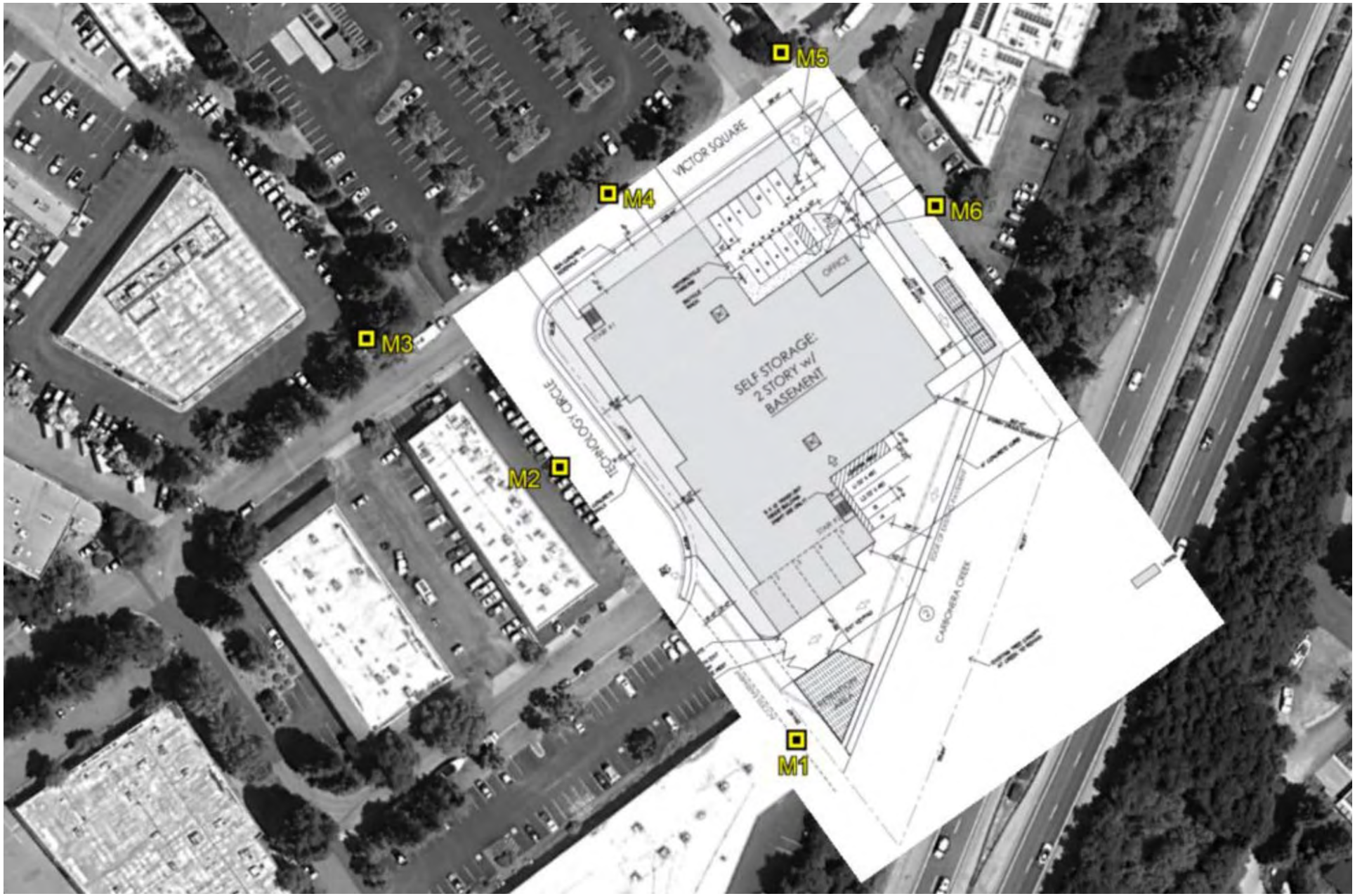
Source: Victor Square Project Plans (BKF Engineers), Sheet 5, dated 10/8/24.

Not to scale

Figure 15 Riparian Area

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



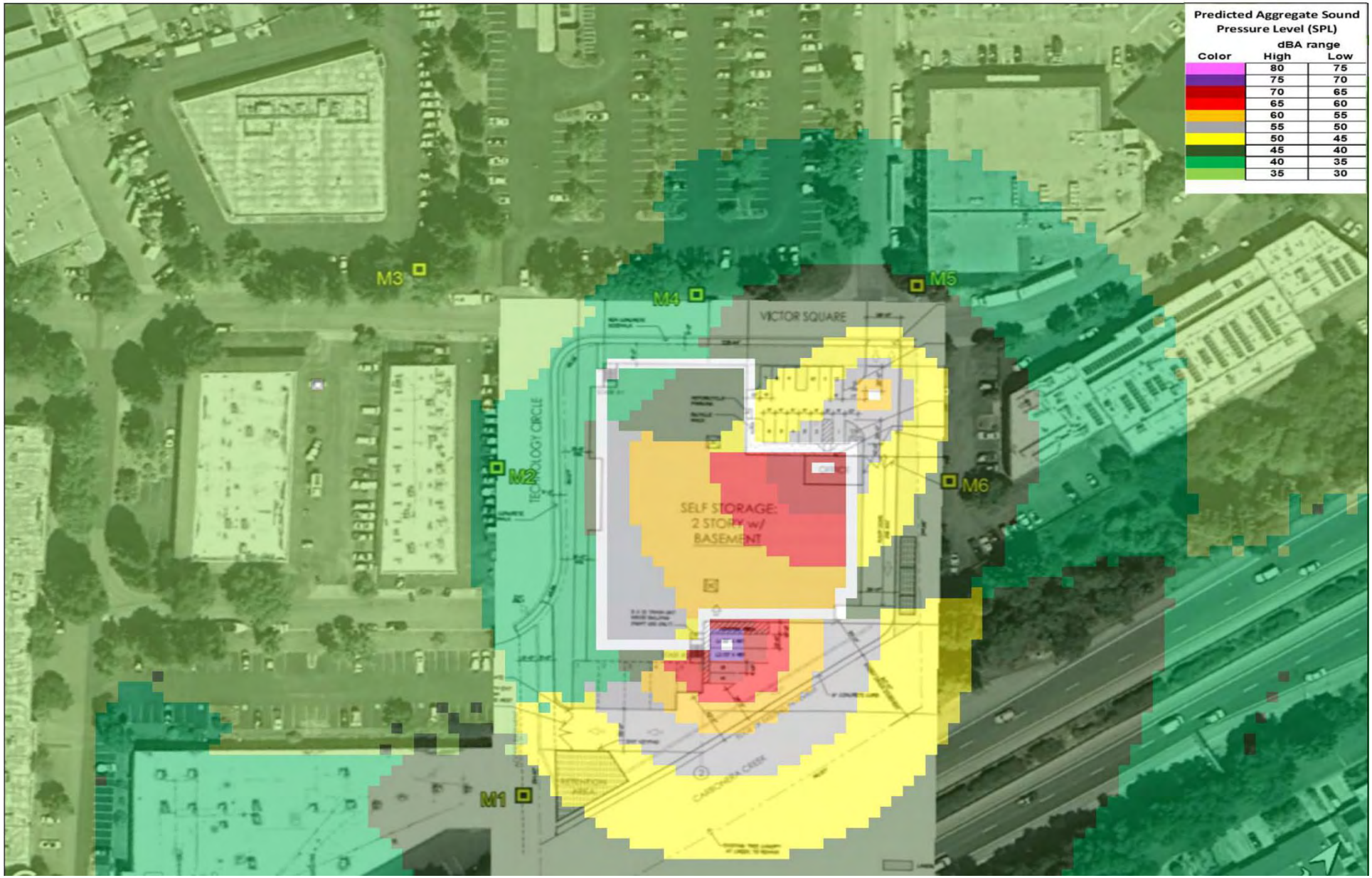
Source: Dudek, 2025.

Not to scale

Figure 16 Modeled Vicinity Receivers

Victor Square Self-Storage

CEQA Class 32 Infill Exemption



Source: Dudek, 2025.

Not to scale

Figure 17 Stationary Source Operational Noise Levels

Victor Square Self-Storage

CEQA Class 32 Infill Exemption

Appendix A

Stormwater Control Plan for 10 Victor Square (BKF Engineers, 4/21/25)

Stormwater Control Plan

for

10 Victor Square

April 21, 2025

Buchanan Street Partners, L.P.
Jon Suddarth, Vice President
jsuddarth@buchananstreet.com
303.842.5690

prepared by:

Alex Ramiro
BKF Engineers
aramiro@bkf.com

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This Stormwater Control Plan was prepared using the template dated 18 February 2014.

I. Project Data

A completed project data form is included in Appendix A.

Table 1. Project Data

Project Name/Number	10 Victor Square
Application Submittal Date	[to be verified by municipal staff]
Project Location	10 Victor Square, APN 02204229
Project Phase No.	NA
Project Type and Description	2-story and basement self-storage facility
Project Tier	Tier 4

II. Setting

II.A. Project Location and Description

The 2.56-acre site is located in Scotts Valley in Santa Cruz County. The site has frontage on Victor Square and Technology Circle and slopes down to the riparian area that lies in between the site and Highway 17. There is an existing storm water detention system in the rear parking lot that includes an outfall to the riparian area. See Figure 1. The existing site comprises a 2-story building, and parking. The project proposes to construct a self-storage building of 125,050 total square feet, consisting of 2 floors over a full basement. The project includes an office of 1,000 square feet. access is by way of a first-floor loading area on the north side, and a basement floor loading area on the south side. Primary vehicular access is from victor square on the north side to a parking and loading area near the office. Site circulation is clockwise from the victor square entry drive on the northeast corner to an exit drive onto technology circle on the west side. the building height is 35 ft maximum, with a mechanical tower of 45 ft height over the office.

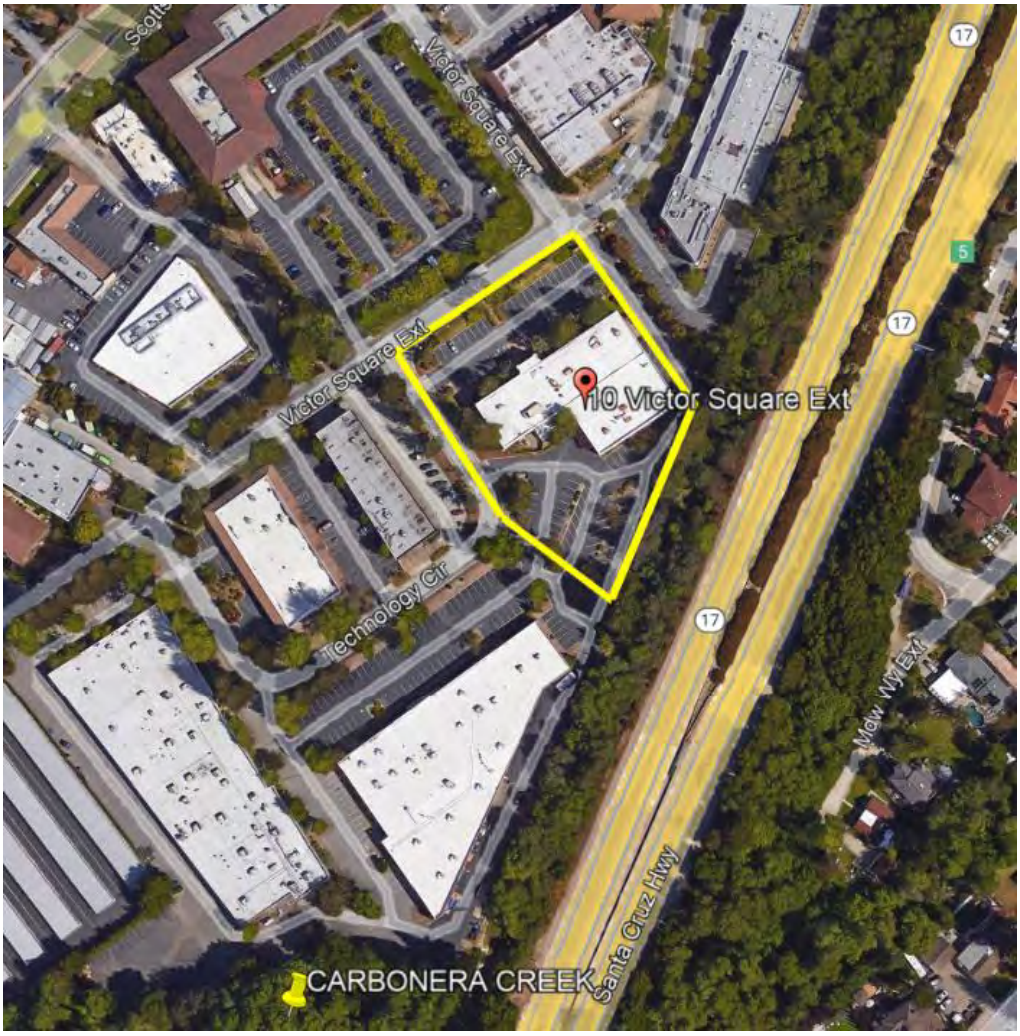


Figure 1: Vicinity Map

II.B. Existing Site Features and Conditions

The existing 2.56-acre site contains one 2-story industrial building, with three driveways and asphalt parking. The site slopes at around 3.4% to the south. There is an existing storm water detention system in the rear parking lot that included an outfall to the riparian area. The existing onsite catch basins collect drainage and outfall to the riparian area. There is no storm drain mains located adjected to the site.

II.C. Opportunities and Constraints for Stormwater Control

The majority of the site will be occupied by the proposed building, the fire access lane around the east and southeast side of the site, and parking at the north side of the site. There is a landscaping along the project frontage on Victor Square, and along the northeast edge of the site. The project proposes two bioretention planters totaling 2,816 square-feet. One bioretention plater is located in southern corner of the site, and the other at the east side of the site. The bioretention areas will treat most on-site runoff and

outfall to the riparian area adjacent to the site. The project also proposes 6,187 square-feet of pervious pavement to reduce runoff.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

In order to treat the majority of onsite runoff the project proposes 2,816 square-feet of bioretention area.

III.A.1. Setbacks from creeks, wetlands, and riparian habitats

The project will not affect the riparian area or trees within the riparian corridor easement.

III.B. Use of Permeable Pavements

The site proposes 6,187 sf of pervious pavement to decrease site runoff.

III.C. Dispersal of Runoff to Pervious Areas

The project proposes 2,816 square feet of bioretention area. The impervious area will drain to the treatment planters and outfall into the riparian area adjacent to the site. The remaining area onsite will be self-treating pervious pavement and landscape.

III.D. Stormwater Control Measures

Tier 2 –Water Quality Treatment Facility
Tier 3 –Runoff Retention Facility
Tier 4 – Flow Control Facility
The project proposes 2,816 square feet of bioretention area for treatment, retention and flow control.

IV. Documentation of Drainage Design

IV.A. Descriptions of each Drainage Management Area

A Drainage Management Area Plan is included in Appendix B to accompany the descriptions herein.

IV.A.1. Table 2: Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA-1	Roof Pavement Bioretention	27,650 sf 22,484 sf 2,120 sf
DMA-2	Landscape	10,428 sf
DMA-3	Pervious Pavement	6,034 sf
DMA-4	Roof Bioretention	16,500 sf 696 sf
DMA-5	Landscape	2,985 sf

IV.A.2. Drainage Management Area Descriptions

DMA-1, totaling 52,254 square feet, drains a portion of the roof and the onsite paved fire access lane. DMA-1 drains to bioretention area, SCM-1, for treatment and retention.
DMA-2, totaling 10,428 square feet, is landscaped area with new trees. DMA-2 is self-treating.
DMA-3, totaling 6,034 square feet, is pervious pavement. DMA-3 is self-treating.
DMA-4, totaling 17,196 square feet, drains a portion of roof area. DMA-4 is drains to bioretention area, SCM-4, for treatment and retention.
DMA-5, totaling 2,985 square feet, is landscaped area with new trees. DMA-5 drains to bio-retention area, SCM-4.

IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for BMP Facility Design (Table 3)

Total Project Area (Square Feet)	88,896 sf
Design Storm Depth	2.6 inches
Applicable Requirements	Tier 2, Tier 3, and Tier 4

Design calculations are included in Appendix E. Design Calculations include Hydrologic Calculations, Stormwater BMP Facility Sizing, and Hydraulic Calculations.

IV.B.2. Self-Treating Areas

DMA Name	Area (square feet)
DMA-2	10,428 sf
DMA-3	6,034 sf

IV.B.3. Areas Draining to Bioretention Facilities (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					SCM-1		
1	27,650	Roof	1.0	27,650	SCM Rough Sizing factor	Minimum SCM Size	Proposed SCM Size
1	22,590	Pavement	1.0	22,590			
Total>				50,240	0.04	2010 sf	2014 sf

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					SCM-4		
4	16,500	Roof	1.0	16,500	SCM Rough Sizing factor	Minimum SCM Size	Proposed SCM Size
5	2,985	Landscape	0.1	299			
Total>				16799	0.04	672 sf	696 sf

IV.B.4.Runoff Retention (Tier 3 Projects)

SCM Minimum Sizing Requirements (Tier 3)				
SCM Name	Min. Required Storage Vol. (ft3)	Storage Vol. Provided (ft3)	Depth Below Underdrain (ft)	Drain Time (hrs)
TCM 1	622	707	0.73	0.0
TCM 4	214	232	0.77	0.0

IV.B.5.Peak Management (Tier 4 Projects)

Table 5 Tier 4: Peak Management		
Existing 10-yr Storm Flow =	0.40	cfs
Proposed 10-yr Storm Flow =	0.35	cfs
Proposed improvements result in reduced runoff from existing conditions.		

V. Design of BMP Facilities

Details for BMP facility construction is included in Appendix D.

VI. Source Control Measures

VI.A. Site activities and potential sources of pollutants

On-site activities and sources that could potentially produce stormwater pollutants include:

- On-site storm drain inlets
- Landscape/outdoor pesticide use
- Refuse area
- Loading docks
- Fire sprinkler Test water
- Miscellaneous drain or wash water
- Plaza, sidewalks, and parking lots

VI.B. Source Control Table

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
On-site storm drain inlets	All inlets will be marked with the words "No Dumping! Flows to the Bay" or similar	Inlet markings will be maintained and periodically repainted. Stormwater pollution prevention information will be provided to new site owners, lessees, or operators. The following will be included in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains." Operational BMPs in Fact Sheet SC-44 "Drainage System Maintenance" will be followed.
Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	Existing native trees, shrubs, and ground cover will be preserved to the maximum extent possible. Landscaping is designed to minimize irrigation and runoff, to promote surface	Landscape will be maintained using minimal or no pesticides. IPM information will be provided to new owners, lessees, and operators.

	infiltration where appropriate, and to minimize the use of fertilizers and pesticides. Where landscaping areas are used to retain or detain stormwater, plants that are tolerant of saturated soil conditions are specified. Pest resistant plants are used where possible. Plants appropriate to the site conditions are used to ensure successful establishment.	Operational BMPs in Fact Sheet SC-41 "Building and Grounds Maintenance" will be followed.
Refuse Area	Refuse area will be covered and drain will discharge to sanitary sewer.	Receptacles will be inspected regularly and leaky receptacles will be repaired or replaced. Litter will be picked up daily and spills will be cleaned up immediately. "No hazardous materials" signs will be posted. Operational BMPs in Fact Sheet SC-34 "Waste Handling and Disposal" will be followed.
Loading Docks		Loaded and unloaded items will be moved indoors as soon as possible. Operational BMPs in Fact Sheet SC-30 "Outdoor Loading and Unloading" will be followed.
Fire Sprinkler Test Water	Fire sprinkler test water will be drained to the sanitary sewer.	Operational BMPs in Fact Sheet SC-41 "Building and Grounds Maintenance" will be followed
Plaza, Sidewalks, and Parking Lots		Plazas, sidewalks, and parking lots will be swept regularly to prevent accumulation of litter and debris. Debris from pressure washing will be collected to prevent entry into

		the storm drain system. Washwater containing any cleaning agent or degreaser will be collected and discharged to the sanitary sewer.

VI.C. Features, Materials, and Methods of Construction of Source Control BMPs

See Appendix D for BMP construction details.

VII. Stormwater Facility Maintenance

VII.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant commits to execute any necessary agreements and/or annex into a fee mechanism per local requirements to ensure uninterrupted maintenance of the facilities. Applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until this responsibility is formally transferred to subsequent owners.

VII.B. Summary of Maintenance Requirements for Each Stormwater Facility

A Draft Operation and Maintenance Plan is included in an Appendix H.

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide.

Appendix A: Project Data Form

Version: 1.00

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

Project Name: 10 Victor Square
Application/Permit No:
APN: 022 04 229
Address: 10 Victor Square, Scotts Valley, CA 95066

A. Development Type:

New Development ☐
Redevelopment/Remodel ☑

B. Impervious & Pervious Data:

Pre development

Impervious =	73,035	SF

Post development

Existing Impervious to Remain =	0	SF
Replaced Impervious =	66,634	SF
New Impervious =	0	SF
Total =	66,634	SF
Reduced Impervious Area Credit=	6,401	SF
Combined New & Replaced Impervious =	**66,634**	SF
Net Impervious Area =	**60,233**	SF

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

C. Performance Tier (Automatically determined from calculations above)

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

D. BMP Requirements

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

WMZ	Tier 1 - BMP & Runoff Reduction	Tier 2 - Water Quality	Tier 3 - Runoff Retention	Tier 4 - Peak Management
1	Required	Required	95th - Optimize Infiltration	10 Yr Storm

E. Reporting Requirements

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

Notes:

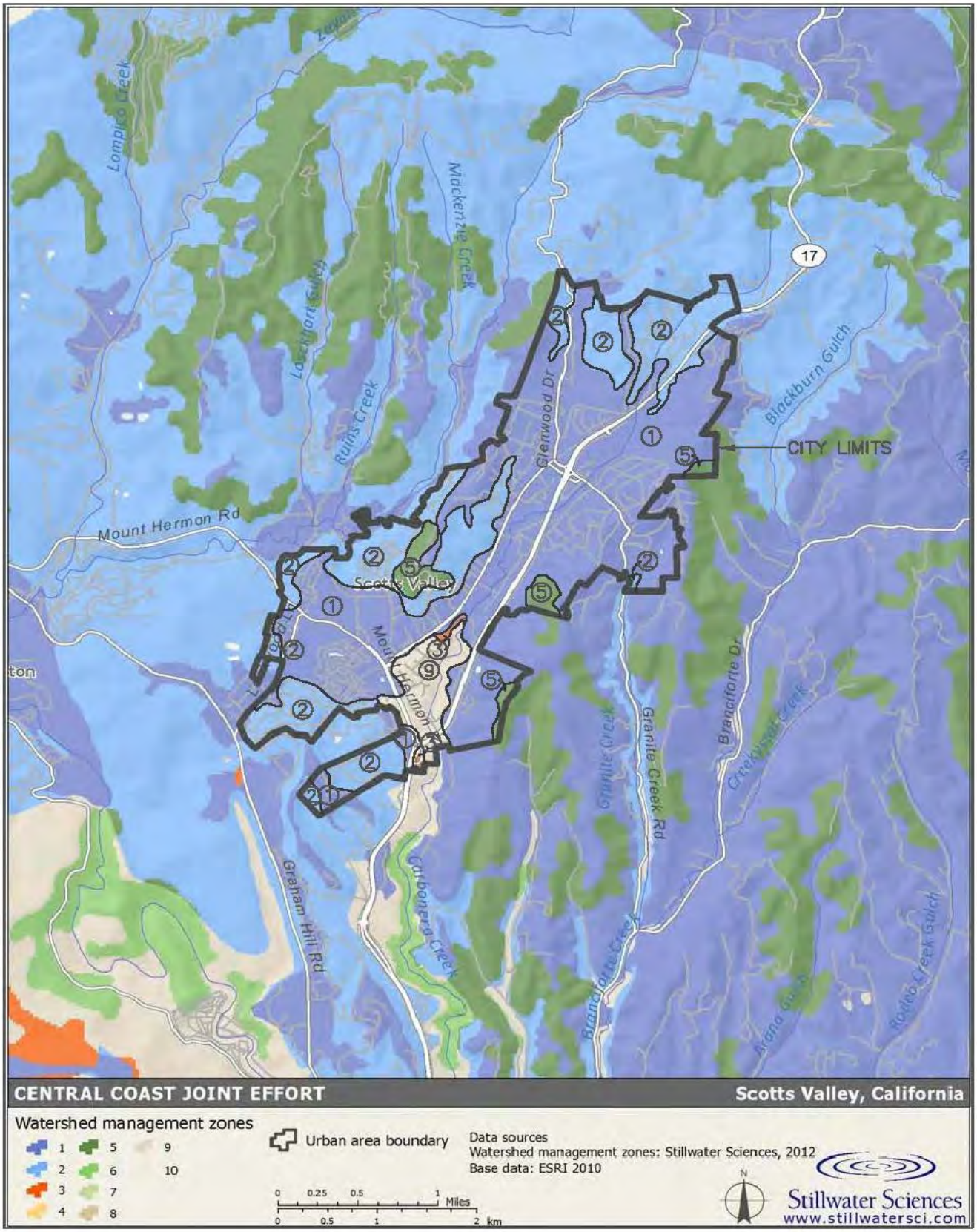
1. Tier 3 or 4 projects that require "Optimize Infiltration" shall design stormwater management facility to provide infiltration as the first priority method of mitigation. Compliance for the retention of the remaining volume must be achieved via storage, rainwater harvesting and/or evapotranspiration.

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

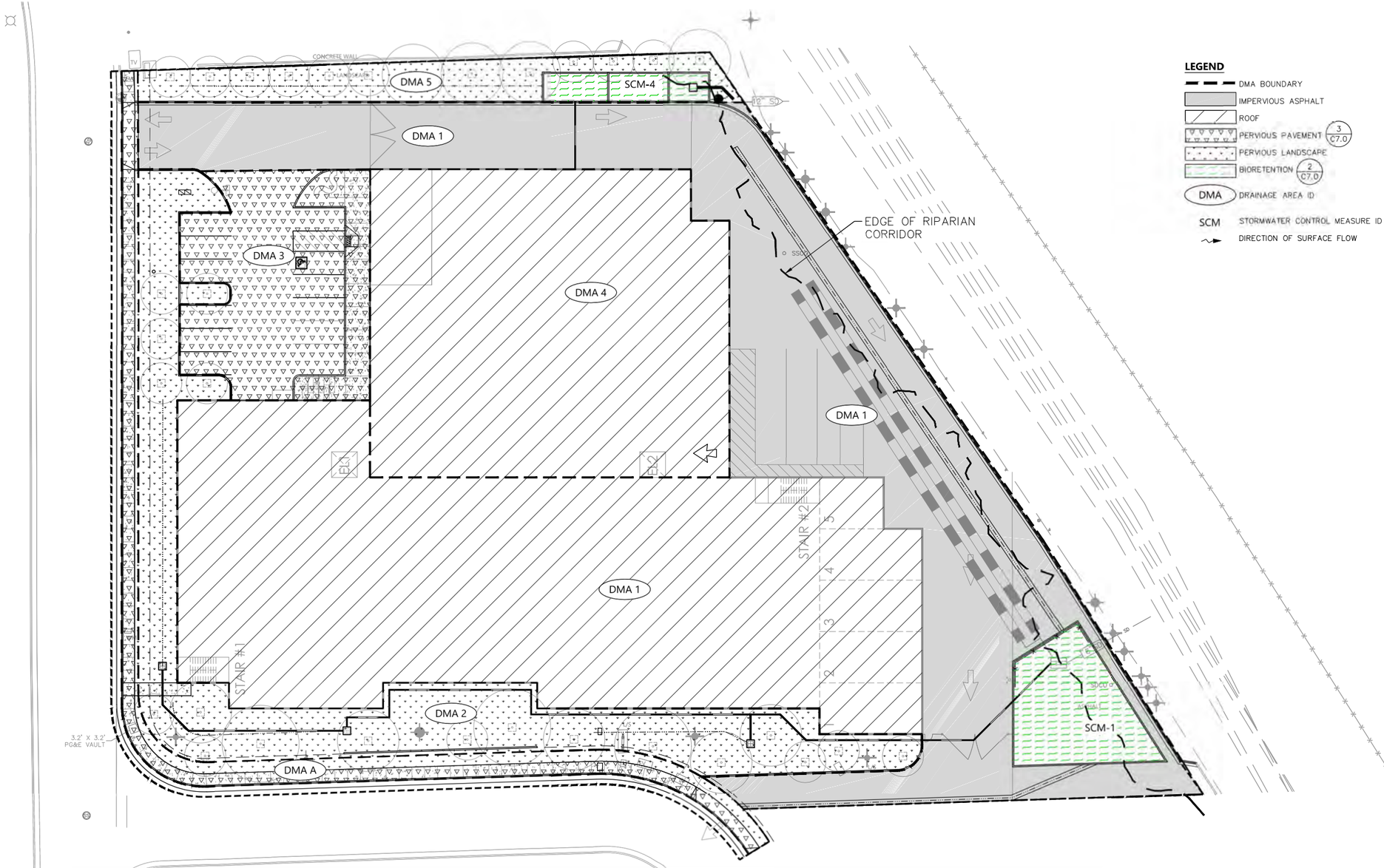
3. 85th Percentile 24-hour rainfall depth = 1.5" and 95th Percentile 24-hour rainfall depth = 2.6"

F. Watershed Management Zone Map

Note: If the project cannot accuately be located on the map below, use the Google-Earth WMZ file available on the City's website.



Appendix B: Stormwater Control Plan



DMA Name	TREAMENT TYPE	Drains To	Roof (SF)	Concrete/ Pavement (SF)	Pervious Pavement (SF)	Landscape (SF)	Bioretention (SF)	Total Impervious (SF)	Total Pervious (SF)	Total (SF)	Required Treatment *	Provided Treatment
DMA-1	BIORETNETION	SCM-1	27,650	22,484	0	0	2,120	50,134	2,120	52,254	2,005	2,120
DMA-2	SELF-TREATING	-	0	0	0	10,428	0	0	10,428	10,428	N/A	N/A
DMA-3	SELF-TREATING	-	0	0	6,034	0	0	0	6,034	6,034	N/A	N/A
DMA-4	BIORETNETION	SCM-4	16,500	0	0	0	696	16,500	696	17,196	672	696
DMA-5	BIORETNETION	SCM-4	0	0	0	2,985	0	0	2,985	2,985	0	696
DMA-A	SELF-TREATING	-	0	0	2,631	1,522	0	0	4,153	4,153	N/A	N/A
TOTAL			44,150	22,484	8,665	14,935	2,816	66,634	26,416	93,050	2,677	3,512

*Bioretention sized using Central Coast SCM Sizing Calculator

scale 1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/21/2025

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

PRELIMINARY STORMWATER CONTROL PLAN

Revisions

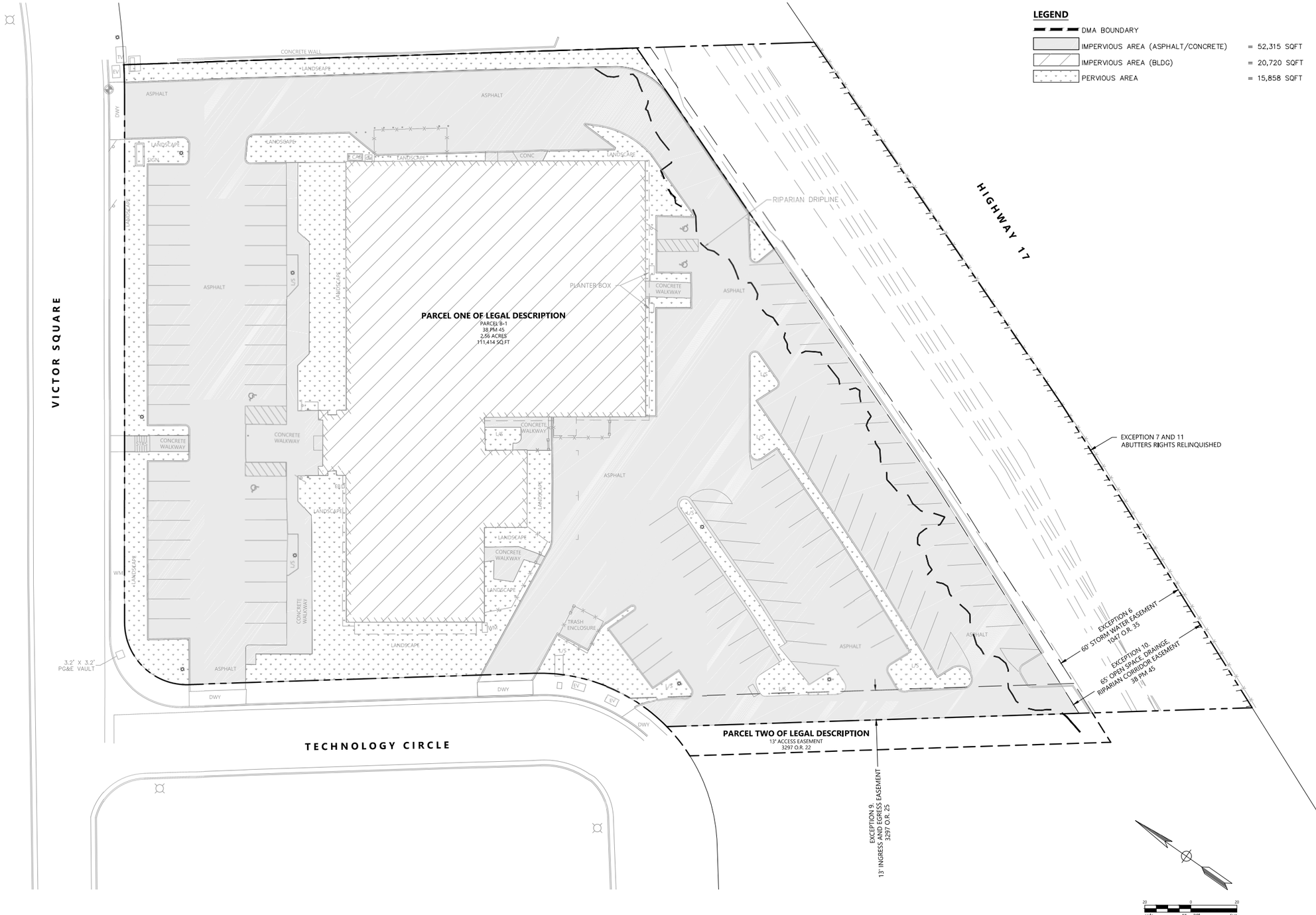
No.	

Date: 4/21/2025
Scale: 1" = 20'
Design: JCL
Drawn: AIR
Approved: MAO
Job No: 20241709

Drawing Number:
C5.0

C5.0 PRELIMINARY STORMWATER CONTROL PLAN.dwg copyright © 2025 BKF ENGINEERS

Appendix C: Existing Pervious/Impervious Area Exhibit



BKF
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

10 VICTOR SQUARE

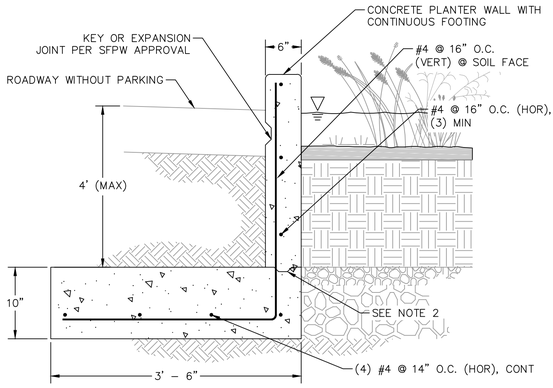
EXISTING PERVIOUS/IMPERVIOUS AREA EXHIBIT

SCOTTS VALLEY/SANTA CRUZ COUNTY
CALIFORNIA

MARCH 4, 2025

DWG

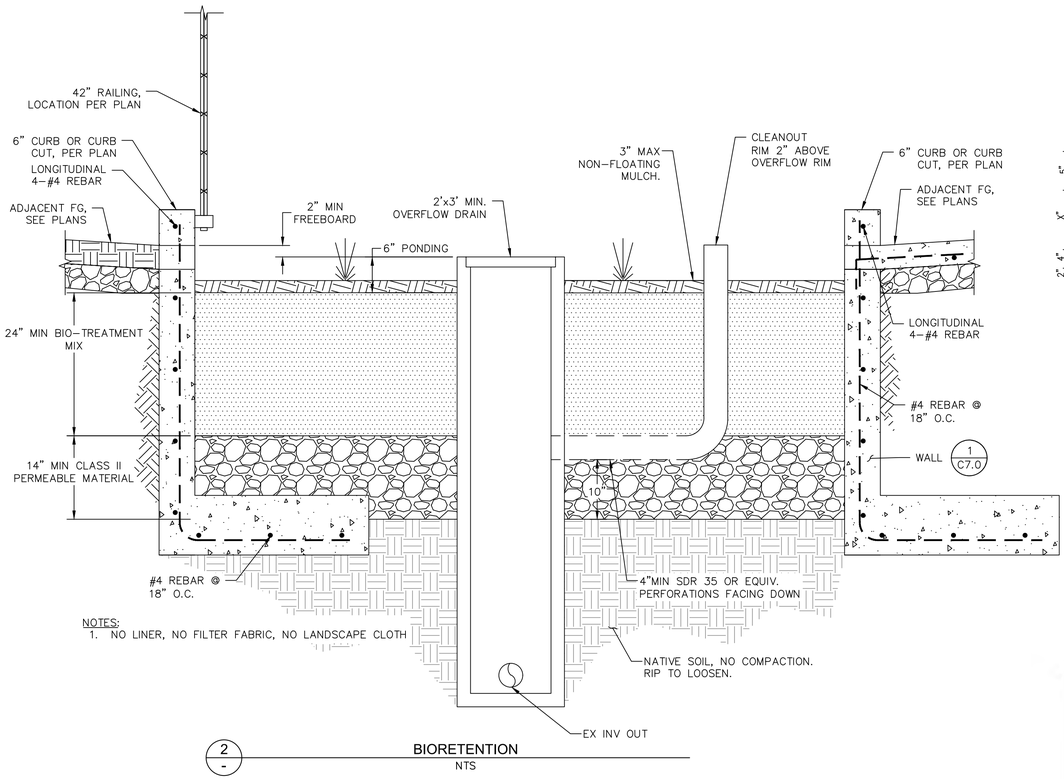
Appendix D: Details for BMP Facility Construction



CONSTRUCTION NOTES:

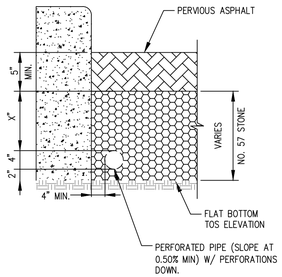
1. ALL PLANTER WALLS SHALL EXTEND TO BOTTOM OF BIORETENTION SOIL OR DEEPER.
2. CONTRACTOR TO PROVIDE 3 INCH MINIMUM COVER OVER ALL LATERAL BRACING FOR PLANT ESTABLISHMENT.
3. ALL CONSTRUCTION COLD JOINTS SHALL INCORPORATE EPOXY, DOWEL/TIE BAR, KEYWAY, OR WATER STOP.

1 / - PLANTER WALL
NTS

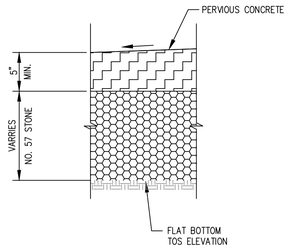


NOTES:
1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH

2 / - BIORETENTION
NTS

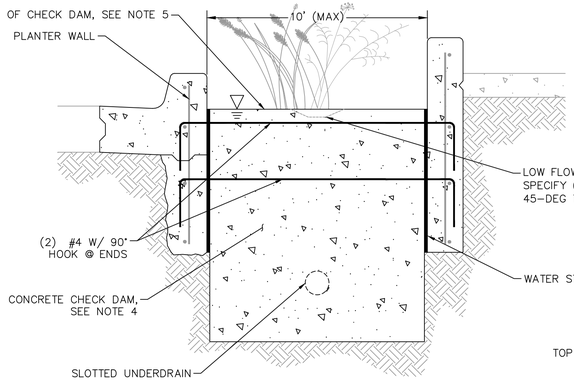


PERVIOUS ASPHALT PAVEMENT



PERVIOUS CONCRETE PAVEMENT

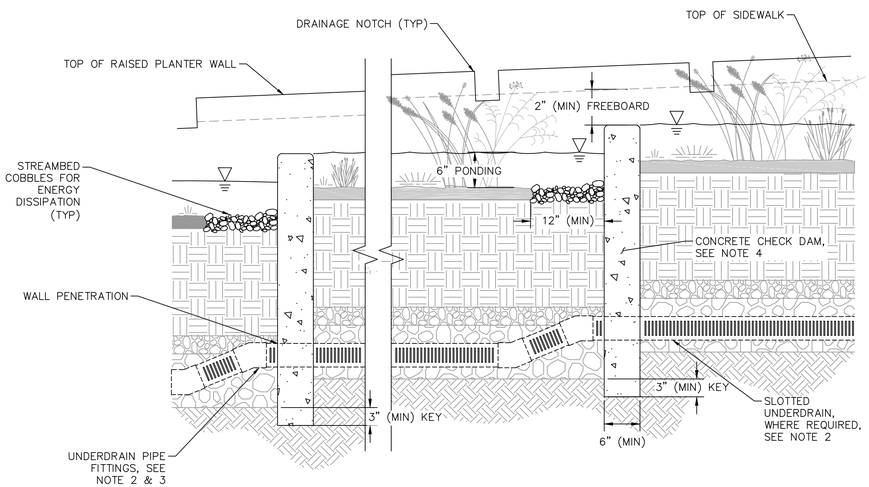
3 / - PERVIOUS PAVEMENT
NTS



SECTION - CONCRETE CHECK DAM

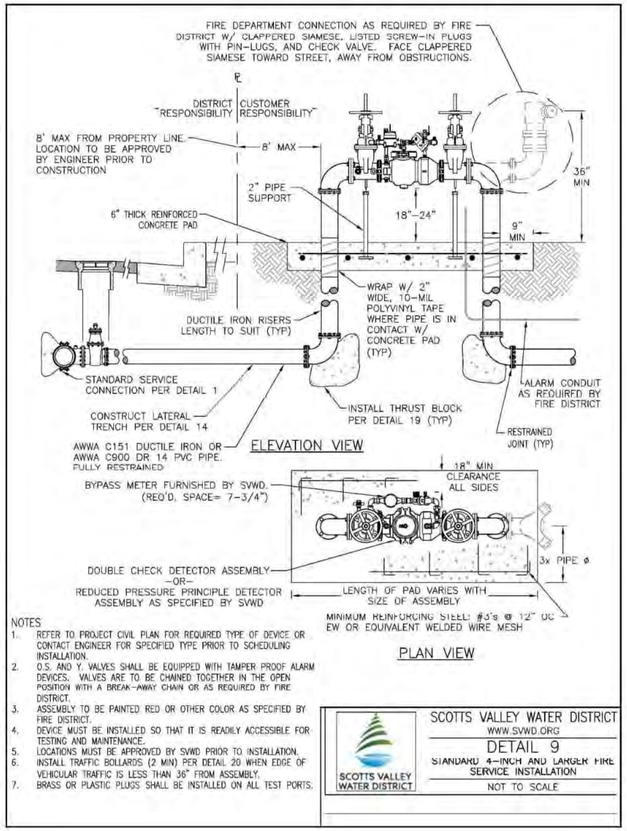
CONSTRUCTION NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CHECK DAM ASSEMBLY SHALL CONFORM TO SCOTTS VALLEY STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SCOTTS VALLEY PUBLIC WORKS.
2. UNDERDRAIN TO PASS THROUGH CHECK DAM IN NON–PERFORATED.
3. PIPE FITTINGS SHALL BE USED TO ACCOMMODATE CHANGES IN GRADE, AS NEEDED.
4. CONCRETE CHECK DAM SHALL BE CONTINUOUS (NO JOINTS) AND REINFORCED WITH #4 BAR, PLACED AT 18 INCHES ON CENTER, EACH WAY.
5. TOP OF CHECK DAM TO BE LEVEL WITH CREST ELEVATION MATCHING PONDING ELEVATION.
6. CONCRETE CHECK DAM TO EXTEND 3" MIN BEYOND SIDE AND BOTTOM EDGES OF AGGREGATE.



PROFILE - CONCRETE CHECK DAM

3 / - CONCRETE CHECK DAM
NTS



NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK–AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4–INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/21/2025

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

DETAILS

No.	Revisions

Date: 4/21/2025
Scale: N.T.S.
Design: JCL
Drawn: AIR
Approved: MAO
Job No: 20241709

Drawing Number:
C7.0
12 OF 12

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C7.0 DETAILS.dwg
Plot Apr 21, 2025 at 12:02pm

Appendix E: Design Calculations

Tier 2: Treatment Area Sizing Calculator

Tier 3: Retention Sizing Calculator

Tier 4: Peak Management

Central Coast Region Stormwater Control Measure Sizing Calculator

Version: 2/26/2014

1. Project Information

Project name:	10 Victor Square
Project location:	10 Victor Square Ext., Scotts Valley
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	2.6
Total project area (ft2):	
Total new impervious area (ft2):	
Total replaced impervious in a USA (ft2):	
Total replaced impervious not in a USA (ft2):	66,634
Total pervious/landscape area (ft2):	22,262

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	27650	Roof	Replaced	TCM 1
DMA 1	Drains to SCM	22484	Concrete or asphalt	Replaced	TCM 1
DMA 2	Self-Treating	10428			
DMA 3	Self-Treating	6034			
DMA 4	Drains to SCM	16500	Roof	Replaced	TCM 4
DMA 5	Drains to SCM	2985	Landscape	Replaced	TCM 4

DMA Summary Area	
Total project impervious area (ft2):	66634
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	66634
Total pervious/landscape area (ft2):	2985

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
TCM 1	Bioretention	1	Site-Specific	6	2120
TCM 4	Bioretention	1	Site-Specific	6	696

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Mininum SCM Area (ft2)		
TCM 1	2005		
TCM 4	672		

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name	Tributary DMA Area (ft2)	Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

Version: 2/26/2014

1. Project Information

Project name:	10 Victor Square
Project location:	10 Victor Square Ext., Scotts Valley
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.6
Total project area (ft2):	
Total new impervious area (ft2):	
Total replaced impervious in a USA (ft2):	
Total replaced impervious not in a USA (ft2):	66,634
Total pervious/landscape area (ft2):	22,262

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	27650	Roof	Replaced	TCM 1
DMA 1	Drains to SCM	22484	Concrete or asphalt	Replaced	TCM 1
DMA 2	Self-Treating	10428			
DMA 3	Self-Treating	6034			
DMA 4	Drains to SCM	16500	Roof	Replaced	TCM 4
DMA 5	Drains to SCM	2985	Landscape	Replaced	TCM 4

DMA Summary Area	
Total project impervious area (ft2):	66634
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	66634
Total pervious/landscape area (ft2):	2985

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
TCM 1	Bioretention	1	Site-Specific	6	2120
TCM 4	Bioretention	1	Site-Specific	6	696

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)
TCM 1	622	0.73	0.0
TCM 4	214	0.77	0.0

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name	Tributary DMA Area (ft2)	Tributary / SRA Area Ratio

TABLE 1: 10 YEAR FLOW CALCULATION- PRE-PROJECT CONDITIONS				
Surface	Runoff Coefficient ("C")	Intensity (in/hr)	Area (ft^2)	Area (acre)
Impervious Area	1.00	0.316	72,902	1.67
Pervious Area (Landscaping)	0.1	0.316	15,994	0.37
Total			88,896	2.04
$C=0.858i^3- 0.78i^2+ 0.774i+ 0.04$, where "i" is the fraction of the tributary area that's impervious				
			i=	0.82
Note: The weighted runoff coefficient, C, equals:				**0.62**

TABLE 2: 10 YEAR PROPOSED FLOW CALCULATION				
Surface	Runoff Coefficient ("C")	Intensity (in/hr)	Area (ft^2)	Area (acre)
Impervious Area	1.00	0.316	66,634	1.53
Pervious Area (Pervious Asphalt)	0	0.316	6,034	0.14
Pervious Area (Landscaping)	0.1	0.316	16,228	0.37
Total			88,896	2.04
$C=0.858i^3- 0.78i^2+ 0.774i+ 0.04$, where "i" is the fraction of the tributary area that's impervious				
			i=	0.75
Note: The weighted runoff coefficient, C, equals:				**0.54**

TABLE 3: 10-Year Flow Calculations		
Existing 10-yr Storm Flow, Q_{ex} =	**0.40**	cfs
Proposed 10-yr Storm Flow, Q_{pd} =	**0.35**	cfs
Proposed improvements result in reduced runoff from existing condition.		

Appendix F: NOAA Precipitation Data for 10 Victor Square

NOAA Atlas 14, Volume 6, Version 2
Location name: Scotts Valley, California, USA*
Latitude: 37.0596°, Longitude: -122.0064°
Elevation: 608 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.84 (2.50-3.25)	3.44 (3.04-3.96)	4.27 (3.74-4.92)	4.97 (4.31-5.78)	5.96 (4.96-7.25)	6.77 (5.48-8.45)	7.63 (5.99-9.80)	8.56 (6.49-11.4)	9.89 (7.13-13.9)	11.0 (7.60-16.1)
10-min	2.03 (1.79-2.33)	2.47 (2.17-2.83)	3.06 (2.68-3.53)	3.56 (3.09-4.15)	4.28 (3.56-5.19)	4.85 (3.93-6.05)	5.47 (4.30-7.03)	6.13 (4.65-8.16)	7.09 (5.11-9.93)	7.88 (5.45-11.5)
15-min	1.64 (1.44-1.88)	1.99 (1.75-2.28)	2.47 (2.16-2.84)	2.87 (2.49-3.34)	3.45 (2.87-4.19)	3.91 (3.17-4.88)	4.41 (3.46-5.66)	4.94 (3.75-6.58)	5.72 (4.12-8.01)	6.36 (4.39-9.29)
30-min	1.13 (0.998-1.30)	1.38 (1.21-1.58)	1.70 (1.49-1.96)	1.98 (1.72-2.31)	2.38 (1.98-2.89)	2.70 (2.19-3.37)	3.04 (2.39-3.91)	3.41 (2.59-4.55)	3.95 (2.85-5.53)	4.39 (3.03-6.42)
60-min	0.807 (0.711-0.925)	0.979 (0.861-1.12)	1.21 (1.06-1.40)	1.41 (1.23-1.64)	1.70 (1.41-2.06)	1.92 (1.56-2.40)	2.17 (1.70-2.79)	2.43 (1.84-3.24)	2.81 (2.03-3.94)	3.13 (2.16-4.57)
2-hr	0.613 (0.540-0.703)	0.738 (0.649-0.848)	0.910 (0.797-1.05)	1.06 (0.916-1.23)	1.26 (1.05-1.54)	1.43 (1.16-1.79)	1.61 (1.27-2.08)	1.81 (1.37-2.41)	2.09 (1.51-2.93)	2.32 (1.60-3.39)
3-hr	0.521 (0.459-0.597)	0.626 (0.551-0.719)	0.771 (0.676-0.889)	0.895 (0.776-1.04)	1.07 (0.891-1.30)	1.22 (0.984-1.52)	1.37 (1.08-1.76)	1.53 (1.16-2.04)	1.77 (1.28-2.48)	1.97 (1.36-2.87)
6-hr	0.378 (0.333-0.433)	0.456 (0.401-0.524)	0.563 (0.494-0.649)	0.655 (0.568-0.763)	0.786 (0.653-0.954)	0.891 (0.722-1.11)	1.00 (0.788-1.29)	1.12 (0.853-1.50)	1.30 (0.935-1.82)	1.44 (0.994-2.10)
12-hr	0.253 (0.223-0.290)	0.311 (0.273-0.357)	0.390 (0.342-0.450)	0.457 (0.396-0.532)	0.551 (0.458-0.670)	0.627 (0.508-0.782)	0.706 (0.554-0.908)	0.790 (0.599-1.05)	0.909 (0.655-1.27)	1.00 (0.694-1.47)
24-hr	0.165 (0.150-0.186)	0.209 (0.189-0.235)	0.267 (0.242-0.302)	0.316 (0.284-0.359)	0.383 (0.335-0.447)	0.436 (0.374-0.518)	0.491 (0.413-0.595)	0.548 (0.451-0.681)	0.628 (0.498-0.808)	0.692 (0.533-0.916)
2-day	0.106 (0.096-0.119)	0.136 (0.123-0.153)	0.175 (0.158-0.198)	0.208 (0.186-0.236)	0.252 (0.220-0.295)	0.287 (0.246-0.341)	0.323 (0.272-0.392)	0.360 (0.296-0.447)	0.411 (0.326-0.529)	0.452 (0.348-0.598)
3-day	0.081 (0.074-0.092)	0.105 (0.095-0.118)	0.136 (0.123-0.153)	0.161 (0.145-0.183)	0.196 (0.171-0.229)	0.223 (0.191-0.265)	0.250 (0.211-0.304)	0.279 (0.229-0.347)	0.318 (0.253-0.409)	0.349 (0.269-0.462)
4-day	0.067 (0.061-0.076)	0.087 (0.079-0.098)	0.113 (0.102-0.128)	0.134 (0.121-0.153)	0.163 (0.143-0.191)	0.186 (0.159-0.221)	0.209 (0.175-0.253)	0.232 (0.191-0.288)	0.264 (0.210-0.340)	0.290 (0.223-0.384)
7-day	0.048 (0.043-0.054)	0.062 (0.056-0.069)	0.080 (0.072-0.090)	0.094 (0.085-0.107)	0.115 (0.100-0.134)	0.130 (0.112-0.155)	0.146 (0.123-0.177)	0.162 (0.133-0.202)	0.185 (0.146-0.238)	0.202 (0.156-0.268)
10-day	0.037 (0.034-0.042)	0.048 (0.044-0.054)	0.062 (0.056-0.070)	0.074 (0.066-0.084)	0.089 (0.078-0.104)	0.101 (0.087-0.120)	0.113 (0.095-0.137)	0.125 (0.103-0.156)	0.142 (0.113-0.183)	0.155 (0.119-0.205)
20-day	0.024 (0.021-0.027)	0.031 (0.028-0.035)	0.040 (0.036-0.045)	0.047 (0.042-0.053)	0.056 (0.049-0.066)	0.063 (0.054-0.075)	0.070 (0.059-0.085)	0.077 (0.063-0.096)	0.086 (0.068-0.111)	0.093 (0.072-0.124)
30-day	0.019 (0.017-0.021)	0.025 (0.022-0.028)	0.032 (0.029-0.036)	0.038 (0.034-0.043)	0.045 (0.039-0.053)	0.050 (0.043-0.060)	0.055 (0.047-0.067)	0.061 (0.050-0.075)	0.067 (0.053-0.086)	0.072 (0.055-0.096)
45-day	0.016 (0.014-0.018)	0.020 (0.018-0.023)	0.026 (0.023-0.029)	0.030 (0.027-0.035)	0.036 (0.031-0.042)	0.040 (0.034-0.047)	0.044 (0.037-0.053)	0.047 (0.039-0.059)	0.052 (0.041-0.067)	0.055 (0.043-0.074)
60-day	0.014 (0.012-0.016)	0.018 (0.016-0.020)	0.023 (0.020-0.026)	0.026 (0.024-0.030)	0.031 (0.027-0.036)	0.034 (0.029-0.041)	0.037 (0.031-0.045)	0.040 (0.033-0.050)	0.044 (0.035-0.056)	0.046 (0.036-0.061)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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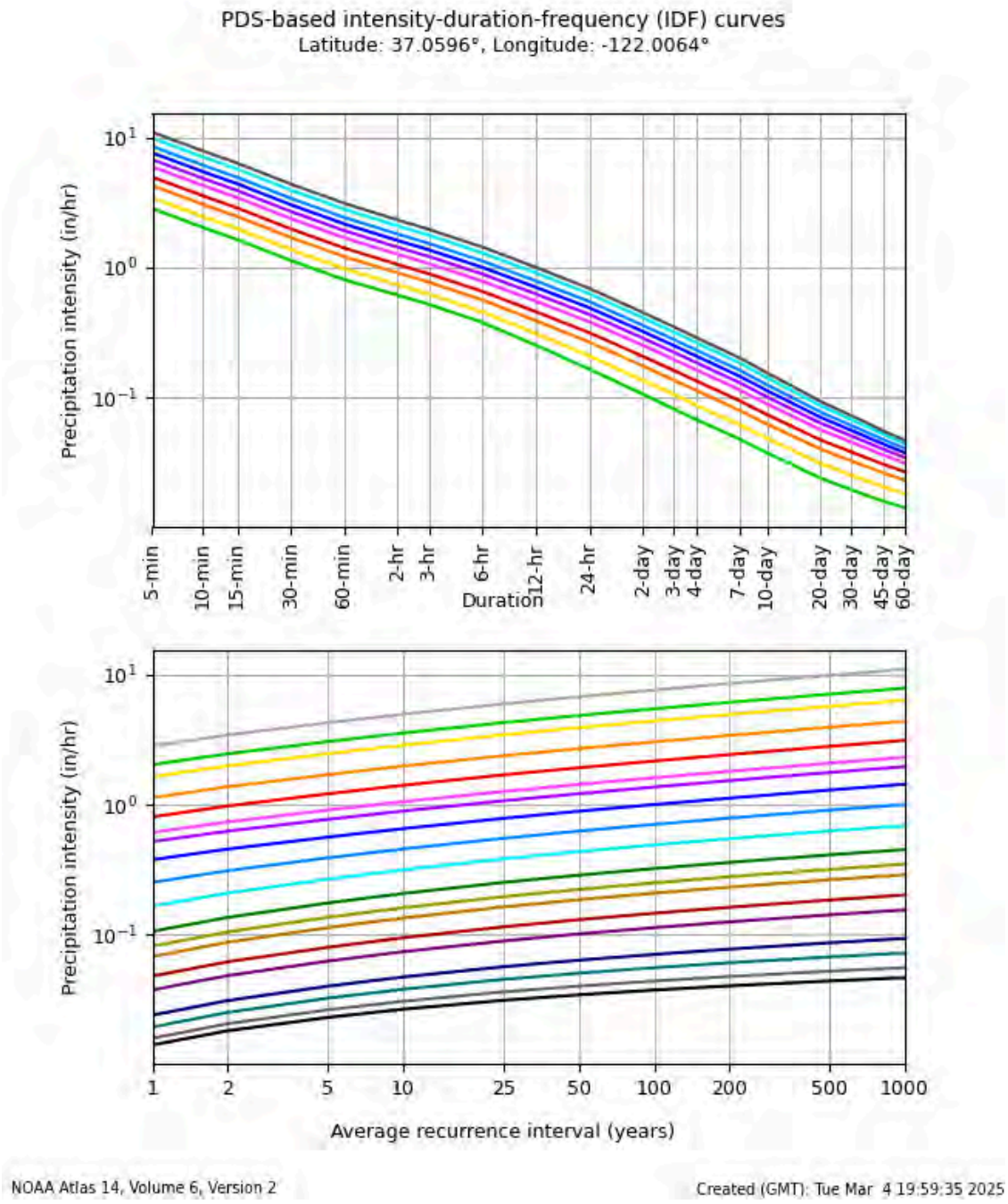
PF graphical



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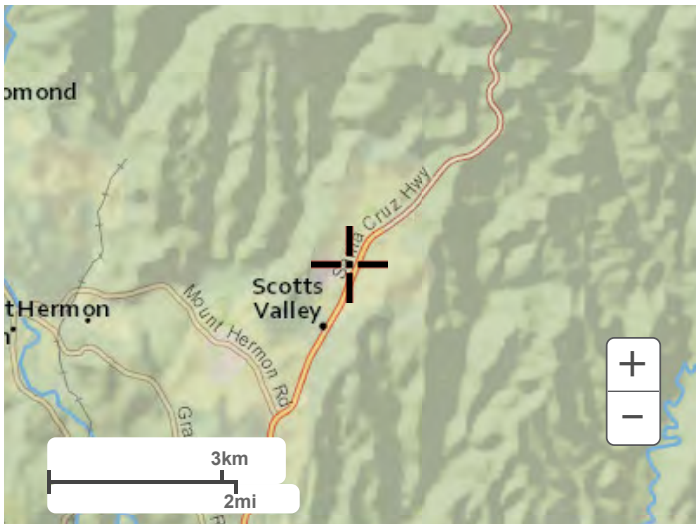
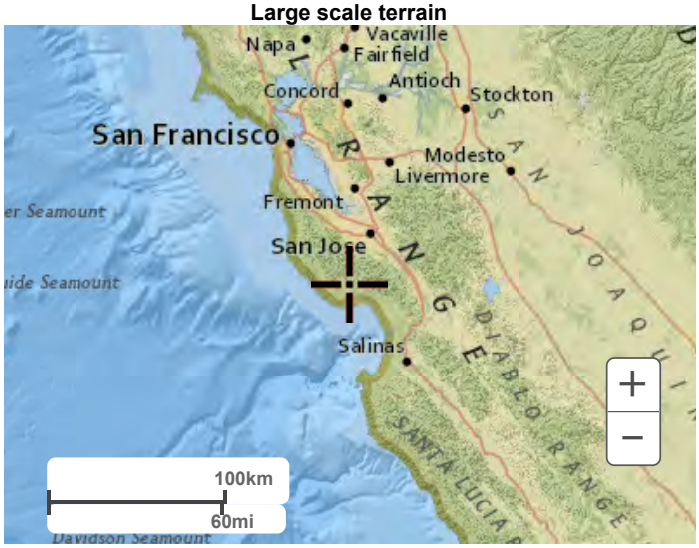
Maps & aerials

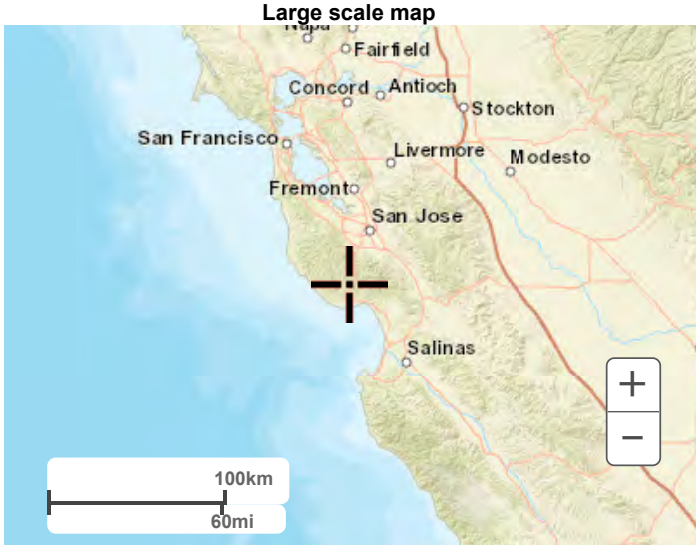
Small scale terrain



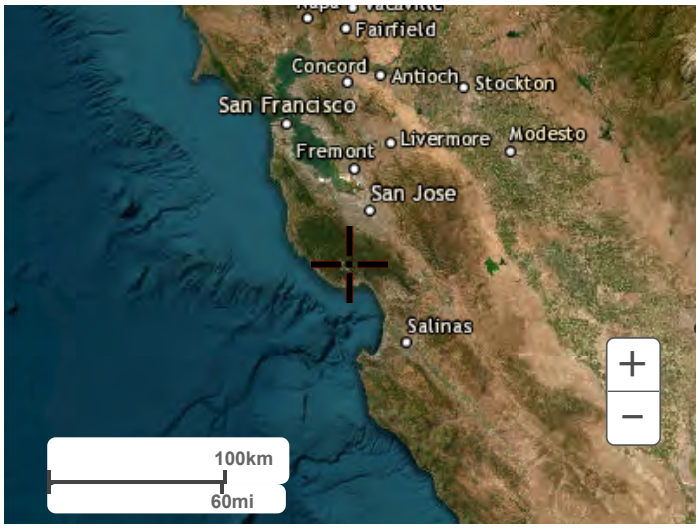
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Appendix G: Geotechnical Report

10 VICTOR SQUARE EXTENSION
SCOTTS VALLEY, CALIFORNIA

GEOTECHNICAL EXPLORATION

SUBMITTED TO
Mr. John Suddarth
Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, CA 92660

PREPARED BY
ENGEO Incorporated

November 1, 2024

PROJECT NO.
26951.000.001

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ENGEO
Expect Excellence

Project No.
26951.000.001

November 1, 2024

Mr. Jon Suddarth
Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, CA 92660

Subject: 10 Victor Square Extension
Scotts Valley, California

GEOTECHNICAL EXPLORATION

Dear Mr. Suddarth:

We are pleased to present this geotechnical exploration report for the proposed self-storage facility at 10 Victor Square Extension in Scotts Valley, California, as outlined in our agreement dated September 6, 2024. In this report, we summarize the findings from our geotechnical exploration and laboratory testing program, discuss site conditions encountered, and provide geotechnical recommendations for design of the proposed project.

It is our opinion from a geotechnical viewpoint that the site is suitable for the proposed redevelopment, provided the recommendations in this report are implemented during project planning, design, and construction. The main geotechnical considerations at the site include seismic hazards, including liquefaction, lateral spreading, and strong ground shaking. Our conclusions and recommendations to address these items and other geotechnical issues are presented in this report.

Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to review the project plans and specifications and provide geotechnical testing and observation services during construction. Please let us know when working drawings are available, and we will be glad to discuss these additional services with you.

If you have any questions or comments regarding this report, please contact us and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated

Derek Schikora

Leroy Chan, GE

REGISTERED PROFESSIONAL ENGINEER
LEROY CHAN
No. 3001
GEOTECHNICAL
STATE OF CALIFORNIA

drs/jq/lc/jaf/ar

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

We prepared this geotechnical report for the design and construction of the proposed self-storage facility at 10 Victor Square Extension in Scotts Valley, California, as outlined in our agreement dated September 6, 2024. Buchanan Street Partners authorized us to conduct the following scope of services.

- Subsurface field exploration
- Soil laboratory testing
- Data analysis and conclusions
- Report preparation

We prepared this report for the exclusive use of our client and their consultants for design of this project. In the event that any changes are made in the character, design, or layout of the development, we must be contacted to review the conclusions and recommendations contained in this report to evaluate whether modifications are recommended. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without our express written consent.

1.2 SITE LOCATION AND DESCRIPTION

The approximately 2.54-acre site is located at 10 Victor Square Extension in Scotts Valley, California, as shown in the Vicinity Map (Figure 1). The site encompasses Assessor's Parcel Number (APN) 022-042-29 and is bordered by Victor Square Extension to the northwest, Technology Circle to the southwest, Highway 17 and Carbonera Creek to the southeast, and commercial warehouse structures to the northeast.

The site is currently developed and occupied by an existing two-story office building with associated paved parking areas. Based on the ALTA Land Title Survey by BKF, 2024, the topography of the site slopes from the north to the south between approximately Elevation 617 feet (NAVD88) and Elevation 603 feet. The Site Plan (Figure 2) shows the boundaries of the project site and the approximate locations of our explorations.

1.3 PROPOSED DEVELOPMENT

Based on our review of the preliminary concept design plans prepared by Valli Architectural Group dated August 30, 2024, and discussions with the project team, we understand that the proposed site redevelopment will include the following.

- Demolition of the existing building, parking areas, and hardscape.
- Construction of one two-story, at-grade self-storage facility with one basement level. The footprint of the new construction will comprise a similar footprint to the currently existing structure.
- Minor grading to create a level building pad.
- New pavement, sidewalks, and other hardscape improvements.
- Underground utilities and other infrastructure improvements.

Based on the conceptual grading option transmitted to us on October 3, 2024, we anticipate site grading will consist of up to 3 feet of cut and 2 feet of fill to reach proposed design grades.

Structural loads were not available at the time of preparing this report; based on similar buildings, we estimated the average building load to be roughly 350 pounds per square foot (psf) for the analyses in this report.

2.0 FINDINGS

2.1 SITE HISTORY

To characterize and understand the site's development history and geomorphology, we reviewed historical aerial photographs and topographic maps. We viewed numerous historical aerial photographs from 1953 to present, available through Historic Aerials by the Nationwide Environmental Title Research company and Google Earth.

The 1953 historical aerial shows the site as undeveloped land and is bordered by Carbonera Creek to the southeast and a dirt road to the west; Carbonera Creek appears to be in its current configuration in the 1953 photograph and remains relatively unchanged to present day. An aerial photograph taken in 1968 shows Highway 17 constructed in its current configuration to the southeast of the site. A 1982 photograph shows the existing building and parking lot at the site in its current configuration; the surrounding parcels appear to be partially graded and developed. By the 1992 photograph, the surrounding parcels have been developed to their current configuration. Subsequent photographs indicate the site and surrounding area has remained relatively unchanged since 1992.

2.2 REGIONAL GEOLOGY

Regional geologic maps locate the site on the western slope of the central Santa Cruz Mountains. The mountains in this region consist of granitic rock overlain by stratified sedimentary rock formations that have been faulted and folded in a general northwest-trending pattern.

As shown in Figure 3, Brabb (1997) maps the low-lying site area as underlain by Quaternary-Holocene alluvium deposited by Carbonara Creek (Qal). The alluvium typically consists of unconsolidated and irregular deposits and layers of gravel, sand, silt, and clay in varying amounts, overlaying the Tertiary age Santa Margarita Sandstone (Tsm). The sloping area northwest of the site is mapped as upper Miocene Santa Cruz mudstone (Tsc), overlain with the Pliocene and upper Miocene Purisima Formation (Tp), consisting of tuffaceous and diatomaceous siltstone interbedded with sandstone at the ridge top elevations. The site is located southeast of the Scotts Valley Syncline, with sedimentary units trending roughly northwest, dipping gently to the north.

2.3 SEISMICITY

Numerous small earthquakes occur every year in the San Francisco Bay Area, and larger earthquakes have been recorded and can be expected to occur in the future. The San Francisco Bay Area contains numerous active faults. An active fault is defined by the California Geologic Survey as one that caused surface displacement within Holocene time (about the last 11,700 years) (CGS, 2018).

To identify nearby active faults that are capable of generating strong seismic ground shaking at the site, we utilized the United States Geological Survey (USGS) Earthquake Hazard Toolbox to perform a disaggregation of the seismic hazard for a return period of 2,475 years. The resulting faults are listed below in Table 2.3-1. The approximate locations of these faults, as well as significant historic earthquakes recorded within the San Francisco Bay region, are shown in Figure 4.

TABLE 2.3-1: Active Faults Capable of Producing Significant Ground Shaking at the Site*

SOURCE NAME	RUPTURE DISTANCE, R_{RUP}		MOMENT MAGNITUDE, M_W
	(km)	(mi)	
San Andreas (Santa Cruz Mountains) [1]	9.8	6.1	7.9
San Andreas (Santa Cruz Mountains) [0]	9.9	6.1	7.7
San Andreas (Santa Cruz Mountains) [2]	11.3	7.0	7.5
Butano [0]	9.6	6.0	7.8
San Gregorio (north) [19]	22.2	13.8	7.8

*Based on USGS Earthquake Hazard Toolbox: National Seismic Hazard Model (NSHM) Conterminous U.S. 2018

These results represent sources contributing at least 1 percent to the seismic hazard at the site for oscillator periods of peak ground acceleration (PGA) to 5 seconds for the given return period. The rupture distances (R_{RUP}) and mean moment magnitudes (M_W) listed are based on values assigned according to the 2018 NSHM, and the numbers in parentheses after the fault names correspond to fault subsections assigned by the NSHM. Note that the above fault table is not an exhaustive list and other faults in the region may generate seismic shaking at the project site.

2.4 FIELD EXPLORATION

We observed drilling of three borings at the locations shown in the Site Plan, Figure 2. On September 9, 2024, we retained the services of a drilling subcontractor who provided a crew operating a track-mounted drill rig to advance two borings using 6-inch-diameter solid-flight auger methods. We advanced the borings to a depth of approximately 30¼ feet below the existing ground surface (bgs). We logged the borings in the field and collected soil samples using either a 2½-inch inside diameter (I.D.) California-type split-spoon sampler fitted with 6-inch-long brass liners or a 2-inch outside diameter (O.D.) standard penetration test (SPT) split-spoon sampler. We recorded the penetration of the samplers as the number of blows needed to drive the sampler 18 inches in 6-inch increments. We drove the samplers with a 140-pound hammer falling 30 inches employing an automatic trip system on the drill rig.

The locations of our explorations are approximate, and we estimated them using global positioning system on a cellular phone and their proximity to existing site features; therefore, the locations shown should be considered accurate only to the degree implied by the method used. We permitted and backfilled our explorations in accordance with Santa Cruz County Environmental Health requirements.

The boring logs (Appendix A) depict interpreted subsurface conditions within the borings at the time the exploration was conducted. The stratification lines on our logs represent the approximate boundaries between soil types; the actual transitions may be gradual. Subsurface conditions at other locations may differ from the conditions noted at the boring location.

2.5 SURFACE CONDITIONS

At the time of our field exploration, the site was developed with a two-story commercial office building, paved parking, and landscaped areas. The current topography of the site can generally be characterized as sloping from the north at Elevation 617 towards the south at Elevation 603.

Carbonera Creek runs parallel to the eastern property line and flows from the north towards the south. The top of bank of Carbonera Creek ranges from Elevation 607½ feet at the northeastern corner of the site to Elevation 600 at the southeastern corner of the site. The low-flow channel of Carbonera Creek is at approximately Elevation 590½ feet (approximately 9½ to 17 feet below the top of bank depending on location), with an approximately 2:1 (horizontal:vertical) slope from top of bank to the low-flow channel elevation.

2.6 SUBSURFACE CONDITIONS

In the following sections, we summarize the site subsurface conditions that we encountered. These descriptions are based on the review of our boring logs and laboratory test results. The subsurface conditions we encountered in our explorations are generally consistent with the mapped regional geology.

2.6.1 Surficial Deposits and Alluvial Deposits (Qal)

Our explorations were performed in the existing parking lot and generally encountered an existing pavement section of 2½ to 5 inches of asphalt concrete (AC) over soil. Below the AC, we encountered Holocene alluvial deposits extending to a depth of approximately 25 feet bgs. The alluvium we encountered generally consists of predominately silty sand with interbedded layers of lean clay with sand and clayey sand with varying fines content. The silty sand encountered in our explorations ranges from loose to medium dense and has low plasticity.

2.6.2 Purisima Formation (Tp)

Below the alluvial deposits, we encountered Pliocene sedimentary rock of the Purisima Formation. This sedimentary unit consists of very thick bedded tuffaceous and diatomaceous siltstone containing thick interbeds of andesitic sandstone, as mapped by Brabb (1997). Bedrock of the Purisima Formation observed in our borings consists of weathered siltstone.

The Site Plan (Figure 1) and exploration logs can be reviewed for specific subsurface conditions at individual exploratory locations. We include our boring exploration logs in Appendix A. The boring logs contain the soil type, color, consistency, and visual classification in general accordance with the Unified Soil Classification System. The logs graphically depict the subsurface conditions encountered at the time of the exploration.

2.7 GROUNDWATER CONDITIONS

We observed static groundwater in current explorations on the dates of drilling. We summarize our observations in the table below.

TABLE 2.7-1: Estimated Groundwater Conditions

EXPLORATION LOCATION	DATE OF READING	APPROXIMATE DEPTH TO GROUNDWATER (feet)	APPROXIMATE GROUNDWATER ELEVATION (feet, NAVD88)
1-B1	September 26, 2024	17½	588½
1-B2	September 26, 2024	20	586½

For the purposes of project planning and design, we consider an appropriate design groundwater level to be at Elevation 590 feet, corresponding with the low-flow elevation of Carbonera Creek.

Fluctuations in the level of groundwater may occur due to variations in rainfall, irrigation practices, and other factors not evident at the time our measurements were made.

2.8 LABORATORY TESTING

We performed laboratory tests on selected soil samples to evaluate their engineering properties. For this project, we performed laboratory testing as shown in the table below.

TABLE 2.8-1: Laboratory Testing

SOIL CHARACTERISTIC	TESTING METHOD	LOCATION OF RESULTS
Atterberg Limits	ASTM D4318	Appendix A and B
Isotropic Unconsolidated Undrained Test	ASTM D2850	Appendix B
Moisture-Density Determination	ASTM D7263	Appendix A and B
Moisture Content	ASTM D2216	Appendix A and B
Corrosivity	Various Methods	Appendix C

3.0 CONCLUSIONS

Based on the exploration and laboratory test results, the site is feasible for the proposed project, provided the recommendations contained in this report are properly incorporated into the design, plans, and specifications. We evaluated the site with respect to known geological and other hazards common to the greater San Francisco Bay Area. The main geologic/geotechnical concerns associated with the planned construction include the following.

- Potential presence of existing fill
- Presence of layers susceptible to liquefaction-induced settlements from strong ground motions
- Slope stability along the southeastern boundary of the project site

We discuss the primary constraints, their anticipated risk of occurrence, and potential impacts on the proposed development in the following sections.

3.1 EXISTING FILL

We did not encounter existing fill in our explorations. However, based on existing development at the site, it is likely that existing fill is present at the site below the existing pavement around buildings and foundations, along utility trenches, and landscape areas. Due to the era of historical fill placement, it is likely that existing fill was not placed in a manner consistent with current engineering practices.

Existing non-engineered fill may undergo excessive settlement, especially when subject to new loads from grading and the planned structures. We present earthwork recommendations to mitigate the non-engineered fill hazard in Section 6.

3.2 2022 CBC SEISMIC DESIGN PARAMETERS

The 2022 California Building Code (CBC) utilizes seismic design criteria established in the ASCE/SEI Standard "Minimum Design Loads and Associated Criteria for Buildings and Other Structures," (ASCE 7-16). Based on the subsurface conditions encountered in our explorations and due to the presence of liquefiable material as discussed in Section 3.3.3, we classified the site as Site Class F in accordance with Chapter 20 of ASCE 7-16. For Site Class F, ASCE 7-16 requires a site-response analysis to be performed to determine the seismic design parameters; however, Section 20.3.1 provides an exception to this requirement for structures that have fundamental periods of vibration equal to or less than 0.5 second. We assume the period of the proposed structure is equal to or less than 0.5 second, therefore, we classified the site as Site Class C in accordance with Chapter 20 of ASCE 7-16 and the exception of Section 20.3.1.

If the proposed structure has a fundamental period of vibration greater than 0.5 seconds, a site-response analysis is required in accordance with Chapters 20 and 21 of ASCE 7-16. We can prepare a proposal for a site-response analysis, if required.

We provide the 2022 CBC seismic parameters based on the USGS Seismic Design Maps in the table below. When using this table, consideration should be given to exceptions in Section 20.3.1 of ASCE 7-16, as described above.

TABLE 3.2-1: 2022 CBC Seismic Design Parameters (Latitude: 37.05960 Longitude: -122.00644)

PARAMETER	VALUE
Site Class	C
Mapped MCE_R Spectral Response Acceleration at Short Periods, S_S (g)	2.12
Mapped MCE_R Spectral Response Acceleration at 1-second Period, S_1 (g)	0.84
Short-Period Site Coefficient, F_a	1.2
Long-Period Site Coefficient, F_v	1.4
MCE_R Spectral Response Acceleration at Short Periods, S_{MS} (g)	2.54
MCE_R Spectral Response Acceleration at 1-second Period, S_{M1} (g)	1.17
Design Spectral Response Acceleration at Short Periods, S_{DS} (g)	1.69
Design Spectral Response Acceleration at 1-second Period, S_{D1} (g)	0.78
MCE_G Peak Ground Acceleration adjusted for Site Class effects, PGA_M (g)	1.08
Long period transition-period, T_L (sec)	12

3.3 SEISMIC HAZARDS

Potential seismic hazards resulting from a nearby moderate to major earthquake at this site include surface faulting, ground shaking, liquefaction, and lateral spreading. The following sections present a discussion of these and other hazards as they apply to the site. Based on topographic and lithologic data, the risk of regional subsidence or uplift, lurching or landslides, tsunamis, flooding, or seiches is low to negligible at the site.

3.3.1 Ground Rupture

Since there are no known active faults crossing the property and the site is not located within an Earthquake Fault Special Study Zone, ground rupture is unlikely at the subject property.

3.3.2 Ground Shaking

An earthquake of moderate to high magnitude generated within the San Francisco Bay Area could cause considerable ground shaking at the site. To mitigate the shaking effects, all structures should be designed using sound engineering judgment and the current California Building Code (CBC) requirements, as a minimum. Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead and live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Seismic design in accordance with the CBC is based on three main principles: (1) Structures should have a suitably low likelihood of collapse in the strongest level of ground shaking defined by the CBC (maximum considered earthquake, MCE); (2) Structures should not sustain life-threatening damage, including from non-structural components, in a smaller but still significant earthquake (two-thirds of MCE, DE); (3) Structures should be suitable for immediate occupancy following small earthquake events that may occur frequently in the region. Conformance to the current building code recommendations does not constitute any kind of guarantee that significant structural damage would not occur in the event of an MCE-level or DE-level event (ASCE 7-16, 2016).

3.3.3 Liquefaction

Soil liquefaction results from the temporary loss of shear strength during cyclic loading imposed by earthquakes. The soil most susceptible to liquefaction is clean, loose, saturated, and uniformly graded fine sand below the groundwater table. Empirical evidence indicates that loose silty sand is also potentially liquefiable. When seismic ground shaking occurs, the saturated sandy soil is subjected to cyclic shear stresses that can cause excess pore water pressures to develop due to volumetric repositioning of soil particles. As excess pore water pressures approach the effective confining stress from the overlying soil, the sand will experience a reduction in effective shear strength and may undergo deformation. If the pore water pressures exceed the effective confining stress, the sand particles are free to move within the soil-water matrix without significant resistance, at which point the soil is said to have liquefied. If the sand consolidates or vents to the surface (known as “sand boils”) during and following liquefaction, ground settlement and surface deformation may occur. In some cases, settlement of approximately 2 to 3 percent of the thickness of the liquefiable layer have been measured.

To evaluate the susceptibility of layers that may trigger during a seismic event, we performed an analysis using data recorded during our explorations. We performed our analysis in general accordance with the guidelines provided in the California Geological Survey’s publication SP 117A (2008).

3.3.3.1 Liquefaction Analysis

We performed susceptibility screening of the coarse-grained soil collected using driven samplers in our borings. We considered the methods developed by Seed (2003) and Idriss and Boulanger (2008). We then calculated potential settlement estimates based on the methods first proposed by Tokimatsu and Seed (1987) and Zhang (2004), as described by Idriss and Boulanger (2008).

For our analysis, we considered a maximum considered earthquake (MCE_G) peak ground acceleration (PGA_M) value of 1.08g based on the 2022 CBC with an earthquake magnitude of 7.9 based on a 2-percent in 50 years disaggregation, and a groundwater of Elevation 590 feet based on the low flowline elevation of Carbonera Creek. The results are presented in the table below.

TABLE 3.3.3.1-1: Boring Liquefaction Analysis Results

EXPLORATION ID	LIQUEFIABLE LAYER DEPTH (feet, bgs)			ESTIMATED SETTLEMENT (inches)
	TOP	BOTTOM	THICKNESS	
1-B1	21	24	3	1¾
1-B2	17	23	6	3

Our liquefaction analysis indicates that up to 3 inches of liquefaction-induced settlement may occur at the site during the MCE event.

3.3.3.2 Liquefaction Analysis Conclusions

The results of our analysis indicate that liquefaction triggering could occur in the loose to medium dense silty sand deposit that we encountered directly above the bedrock. While potential liquefaction triggering may lead to ground settlement, the ground response to seismic shaking will not be significantly affected. We estimate that liquefaction-induced settlement resulting from an MCE event at the site may be up to 3 inches. We recommend an estimated seismically induced differential settlement of up to 1½ inches over a horizontal distance of 30 feet be considered in the design if the risk is not mitigated.

3.3.3.3 Sand Boils from Liquefaction

In addition to the above liquefaction analysis, we also evaluated the capping effect of any overlying non-liquefiable soil. For liquefaction-induced ejecta to occur, the pore water pressure generated within the liquefied strata must exert a force sufficient to break through the overlying soil and vent to the surface, resulting in sand boils or fissures.

We based our analysis and review on guidelines provided by Hutabarat and Bray (2022), which presents a method for evaluating the severity of liquefaction-induced ejecta. The method considers the liquefaction ejecta demand from the liquefiable soil and the resistance to ejecta provided by the non-liquefiable soil above. Table 3.3.3.3-1 below summarizes the results of our analysis.

TABLE 3.3.3.3-1: Liquefaction-Induced Ejecta Severity Risk

EXPLORATION ID	THICKNESS OF IN SITU NON-LIQUEFIABLE CAP	DEPTH BGS OF UPPERMOST LIQUEFIABLE LAYER	LIQUEFACTION EJECTA SEVERITY RISK
1-B1	4 feet	21 - 24 feet	Minor
1-B2	4 feet	17 – 23 feet	Minor

Based on the results of our analysis, our explorations generally indicate the risk of liquefaction ejecta severity is “minor.” We present earthwork recommendations to mitigate this minor risk in certain portions of the site in Section 4.2.

3.3.4 Lateral Spreading

Lateral spreading is a failure within a nearly horizontal soil zone (due to liquefaction) that causes the overlying soil mass to move toward a free-face or down a gentle slope. Generally, the effects of lateral spreading are most significant at the free-face or the crest of a slope and diminish with distance from the slope. We evaluated the seismic stability of the slope and potential for lateral spreading as part of our slope stability analysis presented in Section 3.4, and found that the site is likely to laterally spread if the sandy soil near the bottom of Carbonera Creek liquefies.

We utilized the methodology outlined by Youd, Hansen, and Bartlet (2002) to evaluate the potential for lateral spreading at the site based on our current explorations. We assumed Carbonera Creek was filled with 1 feet of water at the time of lateral spreading, an earthquake magnitude of 7.9, a seismic source distance of 10 kilometers (km), an average mean grain size (D_{50}) of 1 millimeter (mm), and an average $(N1)_{60}$ blow count less than 15. Based on our analysis, we estimate a seismic lateral slope displacement of 4 inches if left unmitigated.

3.4 SLOPE STABILITY

3.4.1 Slope Stability Analysis

We performed a two-dimensional, limit-equilibrium slope stability screening of the existing slope along Carbonera Creek to the east of the site. We performed an analysis to evaluate global slope stability under static and pseudo-static conditions using the computer slope stability software SLIDE Version 9.034 and Spencer's method (Spencer, 1967) with circular failure surfaces. We based the input parameters for our slope stability analysis from current exploration data. The information was added into two-dimensional cross sections that were developed using topographic survey data from BKF.

We performed slope stability analyses under the following conditions.

- Static loading to assess slope stability with proposed development
- Seismic loading to assess seismic-induced displacement
- Static post-liquefaction flow to assess the potential for lateral spreading

We performed our seismic analysis in general accordance with the guidelines provided in the California Geological Survey's publication SP 117A (2008). We used a seismic coefficient (k_h) of 0.32 g (gravity) to model slope stability under seismic shaking conditions using the simplified methods of Blake et al. (2002). We derived this k_h using a PGA of 1.08 g, a moment magnitude of 7.9, distance from fault less than 10 km, and a threshold displacement of 15 centimeters (cm) (approximately 6 inches).

We evaluated the risk of lateral spread and permanent slope deformation by modeling the liquefiable material within our borings using post-liquefaction residual strengths based on the average of Idriss and Boulanger (2008), Kramer and Wang (2015), and Weber et. al. (2015). We conservatively modeled the liquefiable material from the design groundwater table of 15 feet bgs to approximately 23 feet bgs. We also assumed that Carbonera Creek was filled with approximately 1 foot of water at the time of the seismic event.

The parameters we used in the analysis are listed in the tables below.

TABLE 3.4.1-1: Summary of Strength Parameters

MATERIAL	COHESION, c (psf)	FRICTION ANGLE, ϕ (deg)
Upper Alluvium	850	0
Silty Sand	0	35
Marginally Liquefiable Sand	600	0
Improved Soil (DSM)	3,000	0
Bedrock	3,000	0

TABLE 3.4.1-2: Summary of Residual Strength Parameters

MATERIAL	RESIDUAL COHESION, Sr (psf)
Liquefied Sand	380

3.4.2 Slope Stability Results

The generally accepted static and seismic factor of safety (FS) for slope stability analysis is 1.5 and 1.0, respectively.

Our static slope stability analysis yielded a FS of over 1.5 for the proposed building. Our seismic analysis indicates that the FS for the MCE-level event is less than 1.0, indicating that the site could experience more than 6 inches of lateral displacement during a design seismic event. To better estimate potential displacement at the project site, we performed deformation analysis, as outlined by Bray and Macedo (2019), using spectral values from the design seismic event. We used the SLIDE to estimate a yield coefficient (k_y) of 0.17, which represents the pseudo-static coefficient resulting in a FS of 1.0. Based on our analysis, we estimate a seismic lateral slope displacement of 10 inches if left unmitigated.

Our post-liquefaction flow stability analysis showed a FS is less than 1.0, indicating the potential for lateral spreading after the MCE-seismic event if the hazard is left unmitigated. Further discussion for lateral spreading is provided in Section 3.3.4.

If desired, the proposed building and improvements that are sensitive to deformation can be protected by a slope stabilization system such as a deep soil mix (DSM) ground improvement buttress. We discuss the DSM ground improvement buttress further in Section 4.1.

3.5 STATIC SETTLEMENT

Soil may settle in response to new loads induced by new fill, structures, or equipment. This settlement, if it occurs, may occur as immediate (elastic) or long-term consolidation settlement. The site is primarily underlain by loose to medium dense sandy soil. We anticipate new building loads will apply up to an average bearing pressure of 350 psf. Considering the subsurface conditions and that site grading is performed in accordance with the recommendations in this report, we estimate less than 1¾ inches of elastic settlement due to static loading, with settlement occurring almost immediately upon construction of the building foundations. We recommend that the structural engineer design buildings for a differential static settlement of 1 inch over a lateral distance of 50 feet or the building width, whichever is less.

3.6 SOIL CORROSION POTENTIAL

We submitted one soil sample to a California State-certified analytical laboratory for determination of pH, resistivity, chloride, and sulfate. The results are included in Appendix C and summarized in the table below.

TABLE 3.6-1: Corrosivity Test Results

SAMPLE LOCATION	DEPTH (feet)	pH	RESISTIVITY (OHMS-CM)	CHLORIDE (MG/KG)	SULFATE (MG/KG)
1-B1	6-6.5	3.36	800	16.3	516.1
1-B2	6-6.5	5.44	1850	11.7	47

The 2022 CBC references the 2019 American Concrete Institute Manual, ACI 318-14, Chapter 19, Sections 19.3.1 for concrete durability requirements. Based on the test results and ACI criteria, the tested soil sample from Boring 1-B1 is classified as 'Moderate – S1' and the soil sample from Boring 1-B2 is classified as 'Not Applicable – S0' for sulfate exposure. Considering the 'moderate' sulfate exposure, the building code specifies a minimum compressive strength of 4,000 pounds per square inch (psi), a maximum water-cement ratio of 0.50, and Type II cement. Considering a 'Not Applicable' sulfate exposure, there is no requirement for cement type or water-cement ratio; however, a minimum concrete compressive strength of 2,500 psi is specified by the building code. The structural engineering design requirements for concrete may result in more stringent concrete specifications.

Based on soil resistivity measurements, Sample 1-B1 is considered "extremely corrosive" and Sample 1-B2 is considered "highly corrosive" with respect to corrosion of buried cast/ductile iron and steel structures according to the National Association of Corrosion Engineers' 2006 "Corrosion Basics: An Introduction" interpretation of resistivity. All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric-coated steel or iron should be properly protected against corrosion depending upon the criteria nature of the structure. All buried metallic pressure piping, such as ductile iron firewater pipelines, should be protected against corrosion. Values tested for chloride do not pose a significant impact to metals or concrete.

We provide these recommendations for general reference. If it is desired to investigate this further, we recommend a qualified corrosion consultant be retained to evaluate whether site-specific corrosion recommendations are advised for the project.

4.0 FOUNDATION RECOMMENDATIONS

The primary geotechnical considerations for the proposed project are potential existing fill from the previous site development, seismic-induced liquefaction settlement, manifestation of sand boils from liquefiable layers, and seismic-induced lateral deformations of the slope face at Carbonera Creek. The design of the planned building should consider the following.

- Development of appropriate bearing foundation support under building design loads on the soil susceptible to liquefaction-induced settlement and transient loading such as seismic ground shaking
- Mitigation of foundation settlement (total and differential static and seismic settlement)
- Incorporation of flexible pipe connections and hinged walkways to accommodate differential settlement between building footprint and exterior transitions during a seismic event

To address the impacts of geotechnical hazards to the building, selection of mitigation should consider minimum building code requirements and performance expectation of the project.

4.1 LATERAL SLOPE DISPLACEMENT

As presented in Section 3, the area near Carbonera Creek will be subject to excessive deformation and failure under the design seismic event due to seismic slope deformation and liquefaction-induced lateral spreading. We estimate less than 18 inches of lateral deformation will occur following a seismic event; therefore, the building may be supported on shallow foundations in accordance with ASCE 7-16 Table 12.13.2. Maintenance of the building and surrounding improvement area should be expected following a seismic event.

If desired to reduce lateral slope displacements further, we recommend the use of DSM ground improvement as the most effective means to mitigate seismic deformation into the creek at the project site. Our preliminary analysis indicates that the DSM buttress should be placed a minimum of 5 feet in front of the proposed building in parallel with the alignment of Carbonera Creek. The DSM buttress should extend to at least 1 foot below the siltstone layer located at approximately 26 feet bgs.

Soil improvement is typically procured as a design-build element of a project. This allows consideration of individual contractors' proprietary means and methods in selecting the most cost-effective approach that meets specific project performance and quality objectives. Conceptual ground improvement plans should show the extent of the work, coordination with other elements, including foundations, utilities, and project phasing requirements. We can assist in the preparation of a design-build request for proposal (RFP) for the ground improvement and should review the design submittal prior to construction. During ground improvement selection, we should be consulted regarding the selected method and be provided the opportunity to work with the design-build contractor to develop the appropriate design bearing capacity and update our estimate of differential settlement.

The selection and design of the ground improvement system should be performed by an experienced ground-improvement designer/contractor in coordination with ourselves and your structural engineer. Future collaboration with the structural engineer and ground improvement contractor will be important to develop specific foundation and ground-improvement recommendations once final structural details and loading are developed.

4.2 FOUNDATION SUBGRADE PREPARATION

The footprint of the proposed structure should be excavated to a minimum depth of 3 feet bgs and backfilled with engineered material to the bottom of the new foundation elements. The bottom of the excavation should be processed and compacted as engineered fill prior to backfilling. Engineered material should be moisture conditioned and compacted in accordance with Section 6.5. Geogrid should be placed at the bottom of the excavation and 1 foot below the bottom of the new foundation element to provide bearing support. This mitigation is intended to reduce the minor risk of sand boils below the building to negligible. The foundation recommendation and bearing capacity provided in Section 4.4 are predicated on this remedial grading occurring.

4.3 FOUNDATION SETTLEMENT

Based on our understanding of the assumed structural loading as discussed in Section 3.5, we anticipate total load-induced settlement (static) of less to 1¾ inches with differential settlement of 1 inch over 30 feet may occur immediately following construction.

As discussed in Section 3.3.3, due to seismic loading, foundations should also be designed for a total liquefaction-induced settlement of up to 3 inches with differential of 1½ inches over 30 feet.

While the liquefaction-induced settlement should be added to the static settlement for the evaluation of seismic performance, the designer may wish to consider a larger amount of allowable architectural distress of the building when considering the settlement from liquefaction compared to static loading.

4.4 STRUCTURAL MAT FOUNDATION

Provided the foundation design can tolerate the total and differential settlements described in Section 4.3, the building may be supported on a structural mat foundation. The following parameters may be used for design.

TABLE 4.4-1: Structural Mat Foundation Parameters

DESIGN PARAMETER	RECOMMENDATION
Maximum Allowable Bearing Pressure	2,500 psf for dead-plus-live loads
Subgrade Modulus (k_s)	75 pounds per cubic inch for foundations founded on engineered fill

Resistance to lateral loads may be provided by frictional resistance between the foundation concrete and the subgrade material and by passive earth pressure acting against the side of the foundation. A coefficient friction of 0.3 for concrete and subgrade interfaces, and an ultimate passive resistance equivalent to 300 pounds per cubic foot (pcf), may be used for design if the structural mat is bearing on engineered fill. These unfactored loads should be factored based on the load combinations and analyses performed (i.e., allowable stress design versus load factor resistance design). If these two modes of lateral resistance are combined, one should be reduced by half to accommodate for strain incompatibility to development of ultimate resistance.

5.0 BELOW-GRADE FOUNDATION WALLS

5.1 LATERAL SOIL PRESSURES

Unrestrained walls constructed on level and sloped foreground should be designed for active lateral fluid pressure. Below-grade foundation walls, such as elevator pits, should be designed for at-rest lateral loading conditions. The recommended static lateral equivalent fluid pressures are presented below.

TABLE 5.1-1: Foundation Lateral Earth Pressures

LOADING CONDITION	EQUIVALENT FLUID PRESSURES (pcf)	
	WITHOUT HYDROSTATIC PRESSURE	WITH HYDROSTATIC PRESSURE
Cantilevered (Active)	40	85
Restrained (At-Rest)	65	95

The above lateral earth pressures assume level backfill conditions. The design groundwater level should be assumed to be located at a depth of 15 feet bgs. We recommend placing a drain, consisting of prefabricated drainage panels, behind all walls above the design groundwater level to reduce hydrostatic pressure build up; the drain should be designed to flow under gravity to a storm drain inlet. If a drain is not feasible, hydrostatic pressure should be used for design of the foundation walls. The below-grade walls should be waterproofed.

Where surcharge loads from vehicles are expected within a horizontal distance of 10 feet or less, the walls should be designed for an additional uniform lateral pressure of 100 psf applied over the uppermost 10 feet of wall height. We should be consulted to review loading conditions.

5.2 SEISMIC DESIGN CONSIDERATIONS

Seismic conditions need to be considered in the design of the below-grade retaining walls and any other retaining walls over 6 feet in height. Under seismic conditions, the active incremental seismic force along the face of a retaining wall should be added to the static pressures in Section 5.1, and can be calculated as follows.

$$\Delta P = 25 \times H^2$$

Where H is the design height of the wall (in feet) and ΔP is the active incremental seismic force in pounds per lineal foot of wall. This force has a horizontal direction and should be applied at 0.33 x H from the base of the wall. Since seismic loading requires soil movement, evaluation of the seismic case should include adding the seismic increment to the active soil pressure for all wall types.

6.0 EARTHWORK RECOMMENDATIONS

We recommend that we be retained to observe and test earthwork operations. As used in this report, relative compaction refers to the in-place dry unit weight of soil expressed as a percentage of the maximum dry unit weight of the same soil, as determined by the latest edition of the ASTM D1557 laboratory compaction test procedure. Compacted soil is not acceptable if it is unstable; it should exhibit only minimal flexing or pumping, as observed by our field representative.

The term “moisture condition” refers to adjusting the moisture content of the soil by either drying if too wet or adding water if too dry.

6.1 DEMOLITION AND SITE PREPARATION

Site development should commence with the removal of existing pavement, and buildings and their foundations, as well as removal of buried structures, including utilities. All debris, irrigation lines, designated trees, shrubs, and associated roots should be removed from any location to be graded, from areas to receive fill or structures, and from areas to serve as borrow. The depth of removal of such materials should be assessed by our representative in the field at the time of grading. Excavations extending below the planned finished site grades should be cleaned and backfilled with suitable material compacted to the recommendations presented in Section 6.5.

6.2 EXISTING FILL REMOVAL

As discussed in previous sections, existing non-engineered fill may be present at the site based on site history. We recommend existing fill material and any other loose/soft material beneath the proposed structure footprints be removed to expose native soil conditions and be replaced as engineered fill under the observation of our representative.

For other surface improvements (pavement, sidewalk, and other improvements), if encountered, existing fill should be removed to at least 24 inches below the bottom of improvement subgrade elevation. Our representative should confirm that excavation bottoms within existing fill expose material that is stiff and free of deleterious matter. The base of the subexcavation should be processed, moisture conditioned, and compacted as engineered fill.

6.3 OVER-OPTIMUM SOIL MOISTURE CONDITIONS

The contractor should anticipate excessively over-optimum (wet) soil moisture conditions due to shallow groundwater conditions and/or during or following periods of rain. Wet soil can make proper compaction difficult or impossible. Wet soil conditions can be mitigated by:

1. Frequent spreading and mixing during warm dry weather,
2. Mixing with drier materials,
3. Mixing with a lime, lime-fly ash, or cement product,
4. Stabilizing with aggregate, geotextile stabilization fabric, or both.

We should be allowed to evaluate Options 3 and 4 prior to implementation.

6.4 ACCEPTABLE FILL MATERIAL

With the exception of excavated construction debris (wood, brick, asphalt, concrete, metal, etc.), organically contaminated materials (soil which contains more than 3 percent organic content by weight), environmentally impacted soil (if any), and particles greater than 4 inches in maximum dimension, the on-site subsurface material is suitable for reuse as engineered fill.

6.5 FILL COMPACTION

6.5.1 Grading in Structural Areas

We define “structural areas” as any area sensitive to settlement, shrinking, or swelling of compacted soil. These areas include, but are not limited to, utility pads, sidewalks, pavement areas, and hardscape. The contractor should perform scarification and recompaction prior to fill placement or placement of surface improvements, following rough grading operations, and in areas left at grade. After the subgrade soil has been compacted, acceptable fill should be placed and compacted. Soil in structural areas should be compacted as follows.

1. The subgrade soil should be scarified to a depth of at least 8 inches.
2. The scarified subgrade should be moisture conditioned to at least 2 percentage points over the optimum moisture content.
3. The moisture conditioned soil should be compacted to 90 percent relative compaction.

Fill placed above the scarified and prepared subgrade should also be moisture conditioned to at least 2 percentage points above the optimum moisture content and compacted to at least 90 percent relative compaction. The upper 6 inches of subgrade in pavement areas should be compacted to at least 95 percent relative compaction at a moisture content of at least 2 percentage points above the optimum.

The pavement Caltrans Class 2 Aggregate Base section should be compacted to at least 95 percent relative compaction at a moisture content above the optimum.

6.5.2 Underground Utility Backfill

The contractor is responsible for conducting trenching and shoring in accordance with Cal/OSHA requirements. Project consultants involved in utility design should specify pipe bedding materials. Utility trenches constructed parallel to foundations should be entirely above a plane extending down from the lower edge of the footing at an angle of 45 degrees. Utility companies and landscape architects should be provided with this information.

Where utility trenches cross underneath buildings, we recommend that a plug be placed within the trench backfill to help prevent the normally granular bedding materials from acting as a conduit for water to enter beneath the building. The plug should be constructed using a sand-cement slurry (minimum 28-day compressive strength of 100 psi) or relatively impermeable native soil for pipe bedding and backfill. We recommend that the plug extend a distance of at least 3 feet in each direction from the point where the utility enters the building perimeter.

Jetting of backfill, alone, is not an acceptable means of compaction. Thicker loose lift thicknesses may be allowed based on acceptable density test results, where increased effort is applied to rocky fill, or for the first lift of fill over pipe bedding.

6.5.3 Landscape Fill

In landscaping areas, the contractor should process, place, and compact fill in accordance with the earthwork recommendations discussed above, except the fill should be compacted to at least 85 percent relative compaction.

6.6 SITE DRAINAGE

The project civil engineer is responsible for designing surface drainage improvements. With regard to geotechnical engineering issues, we recommend that finished grades be sloped away from buildings and pavements to the maximum extent practical. The latest CBC Section 1804.4 specifies minimum slopes for pervious surfaces of 5 percent away from foundations. Where development conditions restrict meeting this slope requirement, we recommend that specific drainage requirements be developed. As a minimum, we recommend the following.

1. Roof downspouts should discharge into closed conduits and be directed away from foundations to appropriate drainage devices.
2. Water should not be allowed to pond near foundations, pavements, or exterior flatwork.

6.7 STORMWATER BIORETENTION AREAS

We did not perform infiltration testing as part of our scope. The native surface soil at the site is mapped as sandy loam by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey. The soil was assigned to Hydrologic Soil Group A, which generally display high to very high rates of water transmission (5.95 to 19.98 inches per hour).

If bioretention areas are implemented, we recommend that, when practical, they be planned a minimum of 5 feet away from structural site improvements, such as buildings, streets, retaining walls, and sidewalks/driveways. When this is not practical, bioretention areas located within 5 feet of structural site improvements should incorporate filter material compacted to between 85 and 90 percent relative compaction and a waterproofing system designed to reduce the potential for moisture transmission into or under building foundations.

In addition, one of the following options should be followed.

1. We recommend that bioretention design incorporate a waterproofing system lining the bioswale excavation and a subdrain, or other storm drain system, to collect and convey water to an approved outlet. The waterproofing system should cover the bioretention area excavation in such a manner as to reduce the potential for moisture transmission beneath the adjacent improvements.
2. Alternatively, and with some risk of movement of adjacent site improvements, if infiltration is desired, we recommend the perimeter of the bioretention areas be lined with an HDPE tree root barrier that extends at least 1 foot below the bottom of the bioretention areas/infiltration trenches.

Site improvements located adjacent to bioretention areas that are underlain by baserock, sand, or other imported granular materials, should be designed with a deepened edge that extends to the bottom of the imported material underlying the improvement.

Where adjacent site improvements include buildings greater than three stories, streets steeper than 3 percent, or design elements subject to lateral loads (such as from impact or traffic patterns), additional design considerations may be recommended. If the surface of the bioretention area is depressed, the slope gradient should follow the slope guidelines described in earlier section(s) of this report. In addition, although not recommended, if trees are to be planted within bioretention areas, HDPE Tree Boxes that extend below the bottom of the bioretention system should be installed to reduce potential impact to subdrain systems that may be part of the bioretention area design. For this condition, the waterproofing system should be connected to the HPDE Tree Boxes with a waterproof seal.

Given the nature of bioretention systems and possible proximity to improvements, we recommend we be retained to review design plans and provide testing and observation services during the installation of linings, compaction of the filter material, and connection of designed drains.

It should be noted that the contractor is responsible for conducting all excavation and shoring in a manner that does not cause damage to adjacent improvements during construction and future maintenance of the bioretention areas. As with any excavation adjacent to improvements, the contractor should reduce the exposure time such that the improvements are not detrimentally impacted.

6.8 LANDSCAPING CONSIDERATION

We recommend restricting the amount of surface water infiltration near structures, pavements, flatwork, and slabs-on-grade. This may be accomplished by:

- Selecting landscaping that requires little or no watering, especially within 3 feet of structures, slabs-on-grade, or pavements.
- Using low precipitation sprinkler heads.
- Regulating the amount of water distributed to lawn or planter areas by installing timers on the sprinkler system.
- Providing surface grades to drain rainfall or landscape watering to appropriate collection systems and away from structures, slabs-on-grade, or pavements.

- Preventing water from draining toward or ponding near building foundations, slabs-on-grade, or pavements.
- Avoiding open planting areas within 3 feet of the building perimeter.

We recommend that these items be incorporated into the landscaping plans.

7.0 PAVEMENT DESIGN

7.1 FLEXIBLE SURFACE PAVEMENTS

We provide the following pavement design recommendations considering a resistance value (R-value) of 5. Using estimated traffic indexes of 4 through 7 for various pavement loading requirements, we developed the following recommended pavement sections using Topic 633 of the Caltrans Highway Design Manual, 6th Edition (Caltrans, 2020; including the asphalt factor of safety), presented in the table below.

TABLE 7.1-1: Recommended Asphalt Concrete Pavement Sections

TRAFFIC INDEX	PAVEMENT SECTION	
	ASPHALT CONCRETE (inches)	CLASS 2 AGGREGATE BASE (inches)
4	2½	8
5	3	10
6	3½	13
7	4	16

The civil engineer should select the appropriate traffic indexes based on the estimated traffic loads and frequencies. The minimum pavement section(s) should be confirmed by the civil engineer and local jurisdiction (such as city or county).

Pavement materials and construction should comply with the specifications and requirements of the Standard Specifications by Caltrans, the local jurisdiction, and our compaction recommendations in Section 6.5.

7.2 RIGID PAVEMENTS

Concrete pavement sections can be used to resist heavy loads and turning forces in areas such as fire lanes or trash enclosures. Final design of rigid pavement sections should be performed based on estimated traffic loads and frequencies. We recommend the following minimum design sections for rigid pavements.

- A minimum section of 6 inches of Portland Cement concrete over 6 inches of Caltrans Class 2 Aggregate Base (AB)
- Concrete pavement should have a minimum 28-day compressive strength of 3,500 psi
- Minimum control joint spacing should be in accordance with Portland Cement Association guidelines

7.3 SUBGRADE AND AGGREGATE BASE COMPACTION

The finished subgrade and aggregate base should be compacted in accordance with Section 6.5. Aggregate base should meet the requirements for ¾-inch maximum Class 2 AB in accordance with Section 26-1.02B of the latest Caltrans Standard Specifications.

7.4 SECONDARY SLABS-ON-GRADE

Exterior flatwork includes items such as concrete sidewalks, steps, and outdoor plazas exposed to foot traffic only. Concrete flatwork should have a minimum thickness of 4 inches and include control and construction joints in accordance with current Portland Cement Association guidelines.

Exterior slabs should slope away from the building to prevent water from flowing toward the foundations. Site soil should be moistened just prior to concrete placement.

8.0 CONSTRUCTION MONITORING

Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by retaining the design geotechnical engineering firm to:

1. Review the final grading and foundation plans and specifications prior to construction to evaluate whether our recommendations have been implemented, and to provide additional or modified recommendations, as needed. This also allows us to check if any changes have occurred in the nature, design, or location of the proposed improvements and provides the opportunity to prepare a written response with updated recommendations.
2. Perform construction monitoring to check the validity of the assumptions we made to prepare this report. Ground improvement construction and earthwork operations should be performed under the observation of our representative to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fill has been performed in accordance with our recommendations and the project specifications. Sufficient notification to us prior to earthwork is important.

If we are not retained to perform the services described above, then we are not responsible for any party's interpretation of our report (and subsequent addenda, letters, and verbal discussions).

9.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report presents our geotechnical exploration for the 10 Victor Square Extension storage facility project as discussed in Section 1.2. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations. It is the responsibility of the owner to transmit the information and recommendations of this report to the appropriate organizations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers. The conclusions and recommendations contained in this report are solely professional opinions and are valid for a period of no more than two years from the date of report issuance.

We strive to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, express or implied. There are risks of earth movement and property damages inherent in building on or with earth materials. We are unable to eliminate all risks; therefore, we are unable to guarantee or warrant the results of our services.

This report is based upon field and other conditions discovered at the time of report preparation. We developed this report with limited subsurface exploration data. We assumed that our subsurface exploration data are representative of the actual subsurface conditions across the site. Considering possible underground variability of soil, rock, fill, and groundwater, additional unexpected costs may be incurred in completing the project. We recommend that the owner establish a contingency fund to cover such costs. If unexpected conditions are encountered, we should be notified immediately to review these conditions and provide additional and/or modified recommendations, as necessary.

Our services did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, the proper regulatory officials should be notified immediately.

This document must not be subject to unauthorized reuse, that is, reuse without our written authorization. Such authorization is essential because it requires us to evaluate the document's applicability given new circumstances, not the least of which is passage of time.

Actual field or other conditions will necessitate clarifications, adjustments, modifications, or other changes to our recommendations. Therefore, we must be engaged to prepare the necessary clarifications, adjustments, modifications, or other changes before construction activities commence or further activity proceeds. If our scope of services does not include on-site construction observation, or if other persons or entities are retained to provide such services, we cannot be held responsible for any or all claims arising from or resulting from the performance of such services by other persons or entities, and from any or all claims arising from or resulting from clarifications, adjustments, modifications, discrepancies, or other changes necessary to reflect changed field or other conditions.

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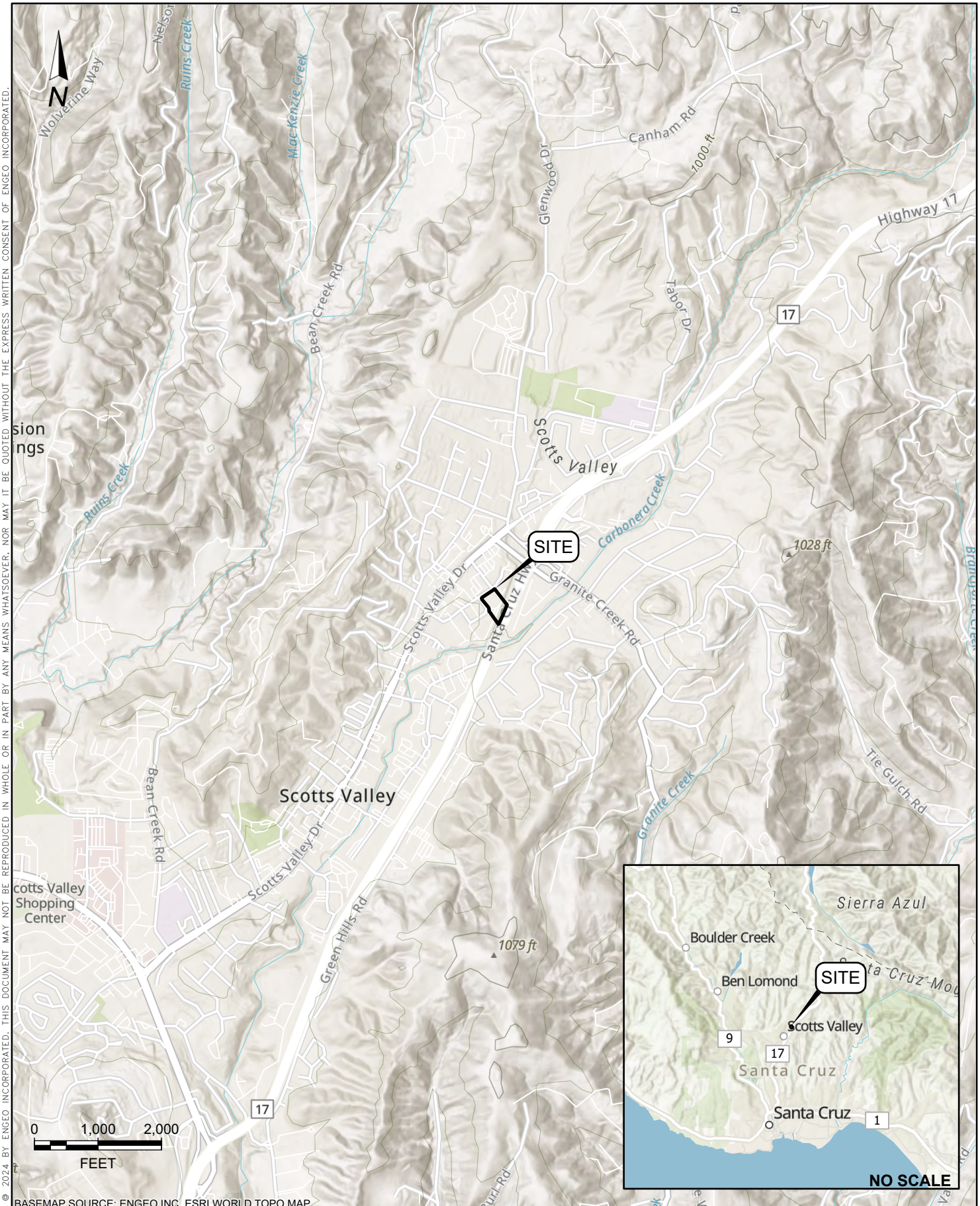
FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Geologic Map
FIGURE 4: Regional Faulting and Seismicity Map



BASEMAP SOURCE: ENGEO INC, ESRI WORLD TOPO MAP

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ENGEO Expect Excellence

VICINITY MAP

10 VICTOR SQUARE EXTENSION

SCOTTS VALLEY, CALIFORNIA

PROJECT NO. :	26591.000.001
SCALE:	AS SHOWN
DRAWN BY: NWC	CHECKED BY: LC

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_26000 TO 27999\26951\26951000001\GEOTECHNICAL\GEX\26951000001_10VICTORSQUAREEXTENSION – GEX.APRX

LAYOUT: 01. VICINITY 8.5 X 11 PORTRAIT USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

Project Site

Boring (ENGEO, 2024)

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SITE PLAN

10 VICTOR SQUARE EXTENSION

SCOTTS VALLEY, CALIFORNIA

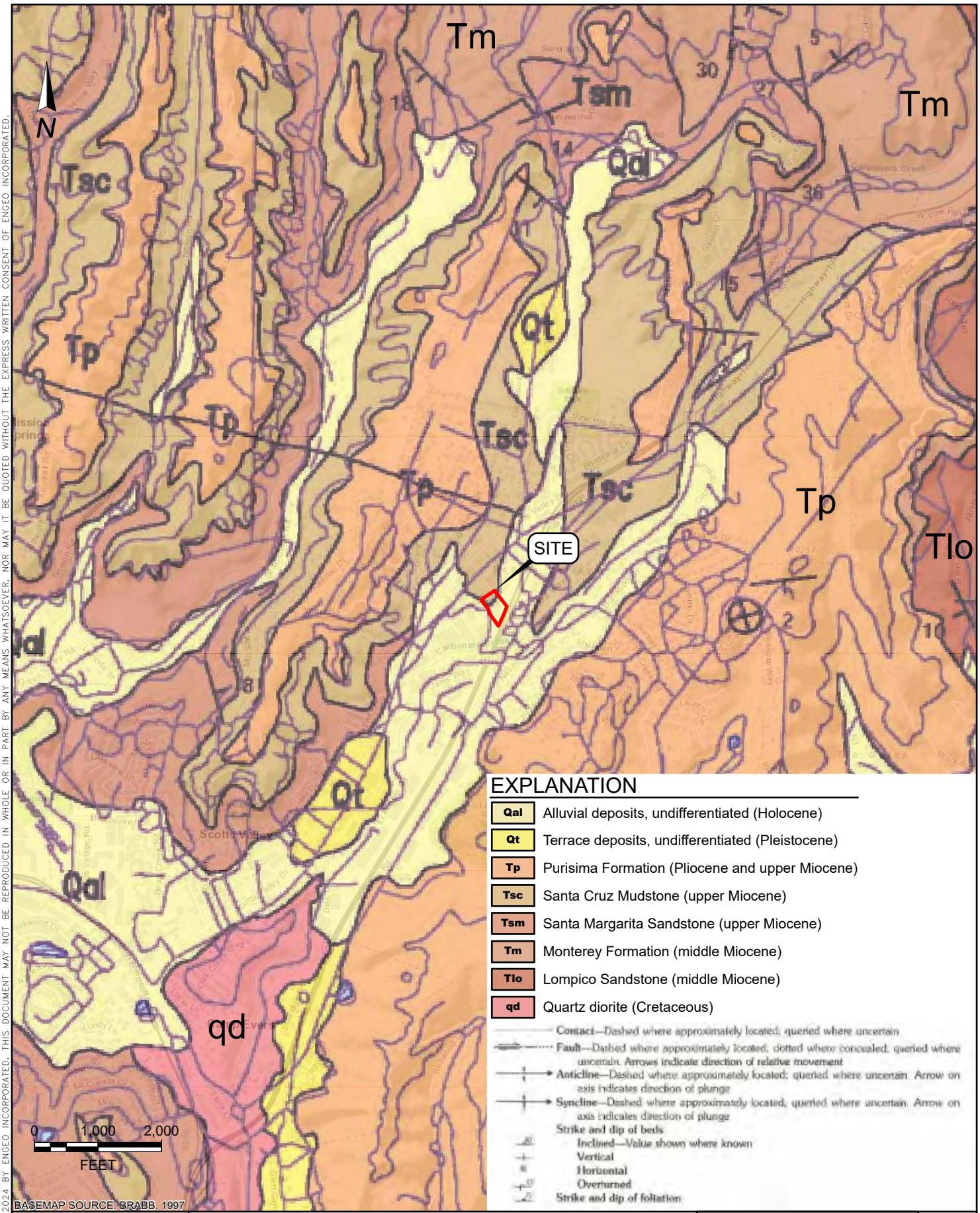
PROJECT NO. :	26591.000.001
SCALE:	AS SHOWN
DRAWN BY: NWC	CHECKED BY: LC

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_26000 TO 27999\26951\26951000001\GEOTECHNICAL\GEX\26951000001_10VICTORSQUAREEXTENSION – GEX.APRX

LAYOUT: 02. SITE PLAN 8.5 X 11 PORTRAIT USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR



BASEMAP SOURCE: BRABB, 1997

EXPLANATION

Qal	Alluvial deposits, undifferentiated (Holocene)
Qt	Terrace deposits, undifferentiated (Pleistocene)
Tp	Purisima Formation (Pliocene and upper Miocene)
Tsc	Santa Cruz Mudstone (upper Miocene)
Tsm	Santa Margarita Sandstone (upper Miocene)
Tm	Monterey Formation (middle Miocene)
Tlo	Lompico Sandstone (middle Miocene)
qd	Quartz diorite (Cretaceous)

Contact—Dashed where approximately located; queried where uncertain

Fault—Dashed where approximately located; dotted where concealed; queried where uncertain. Arrows indicate direction of relative movement

Anticline—Dashed where approximately located; queried where uncertain. Arrow on axis indicates direction of plunge

Syncline—Dashed where approximately located; queried where uncertain. Arrow on axis indicates direction of plunge

Strike and dip of beds

- Inclined—Value shown where known
- Vertical
- Horizontal
- Overturned

Strike and dip of foliation

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ENGEO Expect Excellence

GEOLOGIC MAP

10 VICTOR SQUARE EXTENSION

SCOTTS VALLEY, CALIFORNIA

PROJECT NO. :	26591.000.001
SCALE:	AS SHOWN
DRAWN BY: NWC	CHECKED BY: LC

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS_26000 TO 27999\26951\26951000001\GEOTECHNICAL\GEX\26951000001_10VICTORSQUAREEXTENSION – GEX.APRX

LAYOUT: 03. GEOLOGIC 8.5 X 11 PORTRAIT USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

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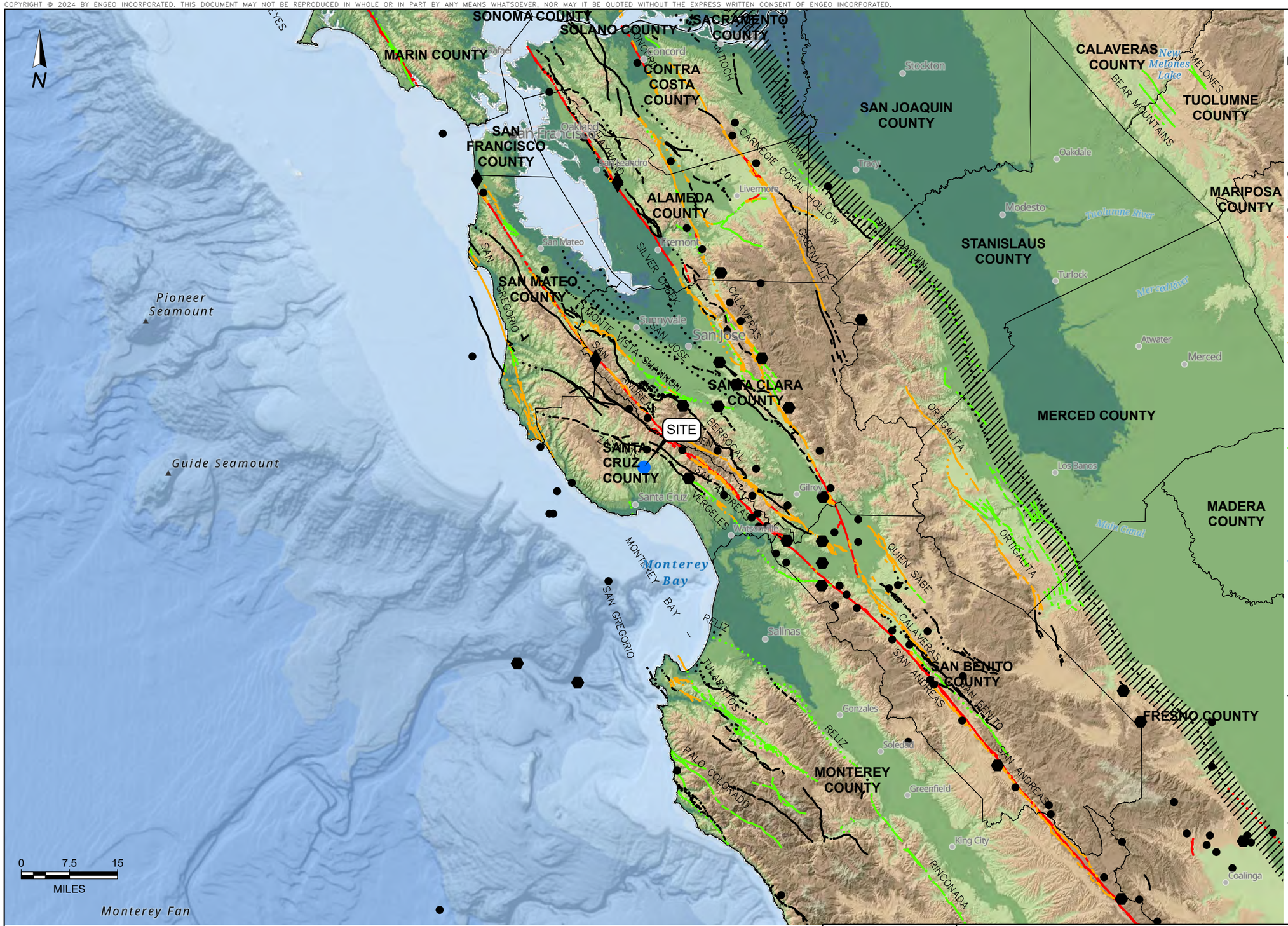

EXPLANATION

- Project Site

HISTORIC EARTHQUAKE EPICENTERS

- Magnitude 5-6
- Magnitude 6-7
- Magnitude 7+
- Historic Blind Thrust Fault Zone

QUATERNARY FAULTS 2020

Based on time of most recent surface deformation

- Historical (<150 Years), Well Constrained Location
- Historical (<150 Years), Moderately Constrained Location
- Historical (<150 Years), Inferred Location
- Latest Quaternary (<15,000 Years), Well Constrained Location
- Latest Quaternary (<15,000 Years), Moderately Constrained Location
- Latest Quaternary (<15,000 Years), Inferred Location
- Late Quaternary (<130,000 Years), Moderately Constrained Location
- Late Quaternary (<130,000 Years), Inferred Location
- Middle And Late Quaternary (<750,000 Years), Well Constrained Location
- Middle And Late Quaternary (<750,000 Years), Moderately Constrained Location
- Middle And Late Quaternary (<750,000 Years), Inferred Location
- Undifferentiated Quaternary(<1.6 Million Years), Well Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Moderately Constrained Location
- Undifferentiated Quaternary(<1.6 Million Years), Inferred Location
- Class B (Various Age), Well Constrained Location
- Class B (Various Age), Moderately Constrained Location
- Class B (Various Age), Inferred Location

BASE MAP SOURCE:
COUNTY OF SANTA CLARA, CALIFORNIA STATE PARKS, ESRI, TOMTOM, GARMIN, SAFEGRAPH, GEOTECHNOLOGIES, INC, METI/NASA, USGS, BUREAU OF LAND MANAGEMENT, EPA, NPS, USDA, USFWS, CSUMB, ESRI, GARMIN, NATURALVUE, ESRI, GEBCO, GARMIN, NATURALVUE, COUNTY OF SANTA CLARA, CALIFORNIA STATE PARKS, ESRI, TOMTOM, GARMIN, SAFEGRAPH, FAO, METI/NASA, USGS, BUREAU OF LAND MANAGEMENT, EPA, NPS, USFWS
COLOR HILLSHADE IMAGE BASED ON THE NATIONAL ELEVATION DATA SET (NED) AT 30 METER RESOLUTION
U.S.G.S. QUATERNARY FAULT DATABASE, 2020
C.G.S. HISTORIC EARTHQUAKE DATABASE

ENGEO Expect Excellence

REGIONAL FAULTING AND SEISMICITY MAP

10 VICTOR SQUARE EXTENSION
SCOTTS VALLEY, CALIFORNIA

PROJECT NO. :	26591.000.001
SCALE:	AS SHOWN
DRAWN BY:	NWC
CHECKED BY:	LC

FIGURE NO. 4

PATH: G:\DRAFTING\MANAGEMENT\GIS\GEX\GEX UPDATE\GIS FIGURE TEMPLATE.APRX
LAYOUT: 04. FAULT&SEISMICITY 11 X 17 LANDSCAPE USER: NCLOUGH

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

KEY TO BORING LOGS
BORING LOGS

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FILE PATH: C:\Users\jmccreery\OneDrive - ENGEO_Shared Files\BoreDM\Key to Borelogs\KeyToBoringLogs_BoreDM_rev1.dwg SAVE DATE: 6/12/2024 12:56:04 PM SAVED BY: jmccreery

KEY TO BORING LOGS

MAJOR TYPES			DESCRIPTION
COARSE-GRAINED SOILS MORE THAN HALF OF MAT'L LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW - Well graded gravels or gravel-sand mixtures
			GP - Poorly graded gravels or gravel-sand mixtures
		GRAVELS WITH OVER 12 % FINES	GM - Silty gravels, gravel-sand and silt mixtures
			GC - Clayey gravels, gravel-sand and clay mixtures
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LITTLE OR NO FINES	SW - Well graded sands, or gravelly sand mixtures
			SP - Poorly graded sands or gravelly sand mixtures
		SANDS WITH OVER 12 % FINES	SM - Silty sand, sand-silt mixtures
			SC - Clayey sand, sand-clay mixtures
FINE-GRAINED SOILS MORE THAN HALF OF MAT'L SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMITS 50% OR LESS		ML - Inorganic silt with low to medium plasticity
			CL - Inorganic clay with low to medium plasticity
			OL - Low plasticity organic silts and clays
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50%		MH - Inorganic silt with high plasticity
			CH - Inorganic clay with high plasticity
			OH - Highly plastic organic silts and clays
	HIGHLY ORGANIC SOILS		PT - Peat and other highly organic soils

GRAIN SIZES

U.S. STANDARD SERIES SIEVE SIZE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4 "	3"	12"	
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT (S.P.T.)[1]
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	APPROXIMATE SHEAR STRENGTH (PSF)[2]
VERY SOFT	0-250
SOFT	250-500
MEDIUM STIFF	500-1,000
STIFF	1,000-2,000
VERY STIFF	2,000-4,000
HARD	> 4,000

MOISTURE CONDITION

DRY	Absence of moisture, dusty, dry to touch
MOIST	Damp but no visible water
WET	Visible freewater

SAMPLER SYMBOLS

- Modified California (3-inch O.D.) Sampler
- California (2.5-inch O.D.) Sampler
- S.P.T. Split Spoon (2-inch O.D.) Sampler
- Shelby Tube
- Continuous Core
- Bag Samples
- Grab Samples
- No Recovery

LINE TYPES

- Solid - Layer Break
- Dashed - Gradational or approximate layer break

GROUND-WATER SYMBOLS

- Groundwater level during drilling
- Stabilized groundwater level

NOTES

1. Standard Penetration Tests (S.P.T.) number of blows for a 140-pound hammer falling 30 inches to drive a 2-inch O.D. (1-3/8-inch I.D.) sampler, assuming 60% hammer efficiency
2. Approximate shear strength measured in field at time of drilling in units of pounds per square foot

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SOIL BORING 1-B1

LATITUDE: 37.05966 LONGITUDE: -122.00691

10 Victor Square Ext.
Scotts Valley, California
26951.000.001

DATE DRILLED: 09/26/2024
HOLE DEPTH: 30.25 ft
HOLE DIAMETER: 6.25 in
SURFACE ELEV.: 606 ft (NAVD88)

LOGGED BY / REVIEWED BY: K. Wang / L. Chan
DRILLING CONTRACTOR: Stapleton Engineering
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth (ft)	Elevation (ft)	Visual Classification and Remarks	Uncorrected N-Value	Moisture Content (%)	Dry Density (pcf)	Shear Strength (psf)	Pocket	Torvane (psf)
	606	**ASPHALT**, 2½-inches-thick						
	605	**SILTY SAND** (**SM**), dark olive, medium dense, moist, fine- to medium-grained sand, approximately 20% fines	16					
5	600	Increased fines content, rock fragment encountered	11	28.4	84.4			
		Black, loose to medium dense, approximately 30 to 40% fines	10					
10	595	Increased fines content, approximately 40 to 45% fines	23					
15	590	**LEAN CLAY WITH SAND** (**CL**), yellowish brown, stiff, moist, approximately 20% fine-grained sand, iron oxide staining	23	28.9	93.1	1950	2.5	1300
20	585	Soft to medium stiff	9	38.3	82.1		0.25	550
		SILTY SAND (**SM**), yellowish brown, very loose, wet, fine- to medium grained sand, approximately 15-20% fines	4					
		CLAYEY SAND WITH GRAVEL (**SC**), yellowish brown, loose, wet, medium- to coarse-grained sand, fine to medium						

SOIL BORING 1-B1

LATITUDE: 37.05966 LONGITUDE: -122.00691

10 Victor Square Ext.
Scotts Valley, California
26951.000.001

DATE DRILLED: 09/26/2024
HOLE DEPTH: 30.25 ft
HOLE DIAMETER: 6.25 in
SURFACE ELEV.: 606 ft (NAVD88)

LOGGED BY / REVIEWED BY: K. Wang / L. Chan
DRILLING CONTRACTOR: Stapleton Engineering
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth (ft)	Elevation (ft)	Sample Graphic	Visual Classification and Remarks	Graphic Log	Water Levels	Uncorrected N-Value	Atterberg Limits (LL-PL-PI)	Fines (%)	Moisture Content (%)	Dry Density (pcf)	Shear Strength (psf)	Compressive Strength (psf)	Pocket	Torvane (psf)
	580		**CLAYEY SAND WITH GRAVEL** (**SC**), yellowish brown, loose, wet, medium- to coarse-grained sand, fine to medium gravel, approximately 30-35% gravel			17	48-27-21		43					
			SILTSTONE, dark gray, slightly weathered			50/5"								
30						50/3"								

End of boring at 30¼ feet below the ground surface. Groundwater encountered at 17 feet below the ground surface at time of drilling. Boring backfilled with tremie grout.

SOIL BORING 1-B2

LATITUDE: 37.059329 LONGITUDE: -122.006223

10 Victor Square Ext.
Scotts Valley, California
26951.000.001

DATE DRILLED: 09/26/2024
HOLE DEPTH: 30.25 ft
HOLE DIAMETER: 6.25 in
SURFACE ELEV.: 606.5 ft (NAVD88)

LOGGED BY / REVIEWED BY: K. Wang / L. Chan
DRILLING CONTRACTOR: Stapleton Engineering
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Auto Trip

Depth (ft)	Elevation (ft)	Visual Classification and Remarks	Uncorrected N-Value	Atterberg Limits (LL-PL-PI)	Fines (%)	Moisture Content (%)	Dry Density (pcf)	Shear Strength (psf)	Compressive Strength (psf)	Pocket	Torvane (psf)
		ASPHALT, 5-inches-thick									
	605	**CLAYEY SAND WITH GRAVEL** (**SC**), yellowish brown, loose to medium dense, subangular fine gravel, coarse-grained sand, approximately 10-15% gravel and 20% fines	10								
		FAT CLAY (**CH**), black, stiff, moist, trace fine-grained sand									
5		**SANDY LEAN CLAY** (**CL**), black, medium stiff to stiff, moist, fine- to medium-grained sand, approximately 40% fine-grained sand	12			21	97	825		2.25	550
	600	**SILTY SAND** (**SM**), dark olive brown, medium dense, moist, fine-grained sand, approximately 30-40% fines	12	21-16-5							
10		approximately 30% fines	19			12.1	112.7				
	595										
15			24								
	590	Wet, fine- to medium-grained sand, approximately 20-30% fines	14	22-18-4		17.9					
20		Approximately 10-15% fines	13								
	585										

SOIL BORING 1-B2

LATITUDE: 37.059329 LONGITUDE: -122.006223

10 Victor Square Ext.
Scotts Valley, California
26951.000.001

DATE DRILLED: 09/26/2024
HOLE DEPTH: 30.25 ft
HOLE DIAMETER: 6.25 in
SURFACE ELEV.: 606.5 ft (NAVD88)

LOGGED BY / REVIEWED BY: K. Wang / L. Chan
DRILLING CONTRACTOR: Stapleton Engineering
DRILLING METHOD: Solid Flight Auger
HAMMER TYPE: 140 lb. Auto Trip

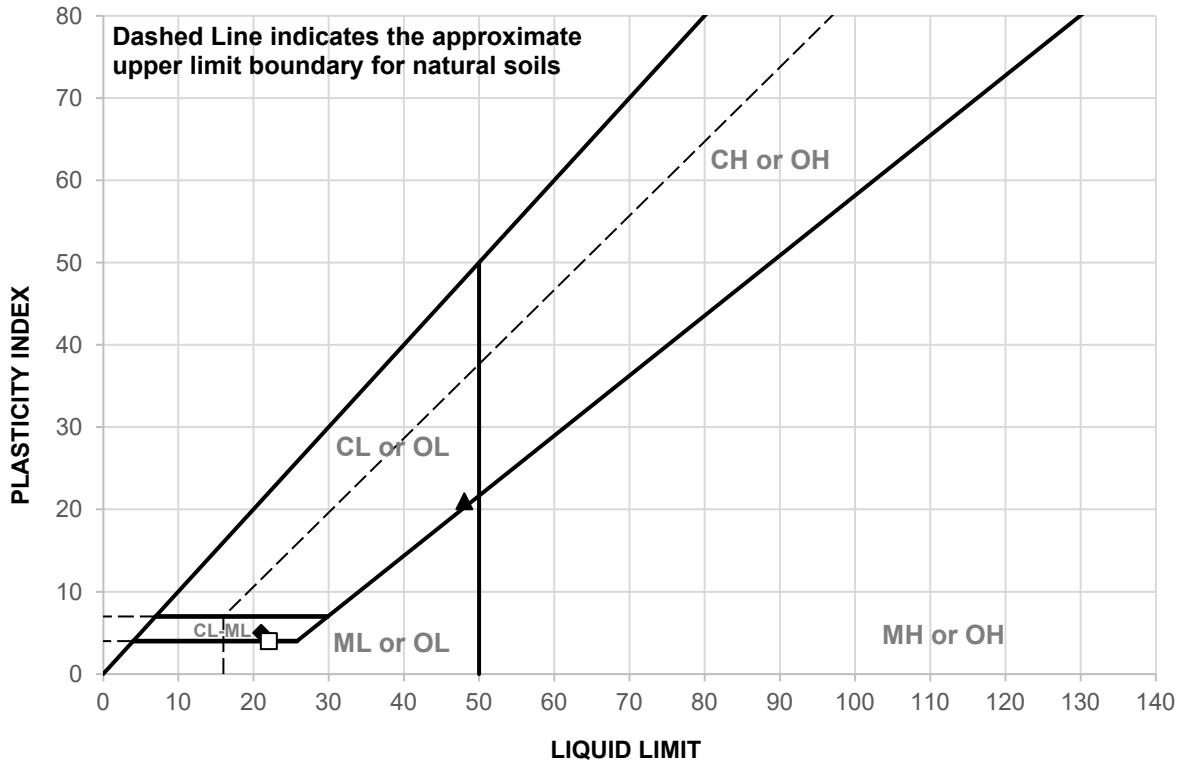
Depth (ft)	Elevation (ft)	Sample Graphic	Visual Classification and Remarks	Graphic Log	Water Levels	Uncorrected N-Value	Atterberg Limits (LL-PL-PI)	Fines (%)	Moisture Content (%)	Dry Density (pcf)	Shear Strength (psf)	Compressive Strength (psf)	Pocket	Torvane (psf)
	580		**SILTY SAND** (**SM**), dark olive brown, medium dense, moist, fine-grained sand, approximately 30-40% fines			50/4"								
			SILTSTONE, dark gray, moderately to slightly weathered											
30						50/5"								

End of boring at 30¼ feet below the ground surface. Groundwater encountered at 20 feet below the ground surface at time of drilling. Boring backfilled with tremie grout.

APPENDIX B

LABORATORY TEST DATA

LIQUID AND PLASTIC LIMITS TEST REPORT
ASTM D4318



	SAMPLE ID	DEPTH (ft)	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-B1@25.5	25.5	See exploration logs	48	27	21
◆	1-B2@7.5	7.5	See exploration logs	21	16	5
□	1-B2@16	16	See exploration logs	22	18	4

	SAMPLE ID	TEST METHOD	REMARKS
▲	1-B1@25.5	PI: ASTM D4318, Wet Method	
◆	1-B2@7.5	PI: ASTM D4318, Wet Method	
□	1-B2@16	PI: ASTM D4318, Wet Method	

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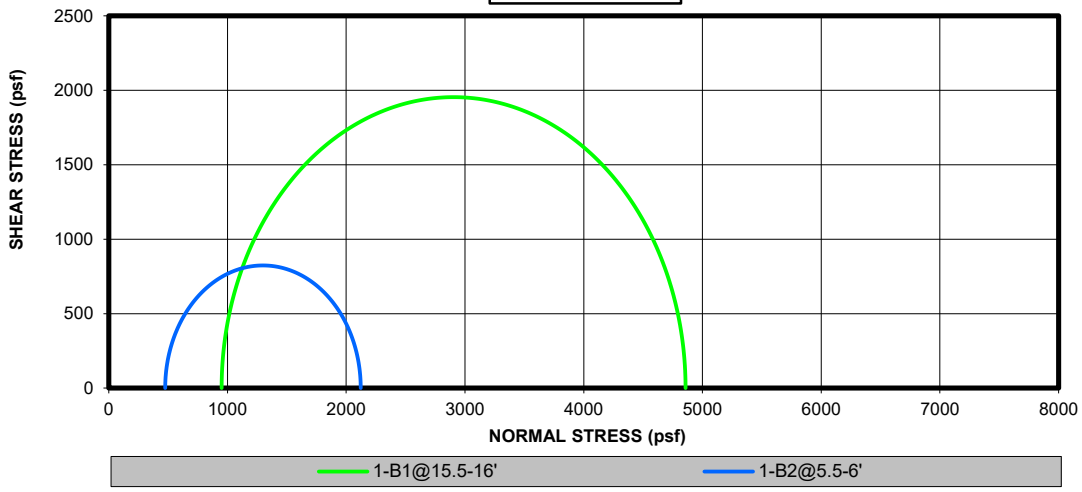
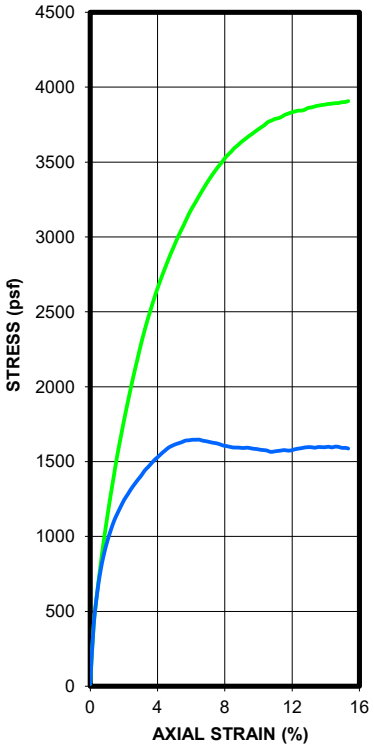
CLIENT: Buchanan Street Partners
PROJECT NAME: 10 Victor Square
PROJECT NO: 26951.000.001 PH001
PROJECT LOCATION: Scotts Valley, CA
REPORT DATE: 10/11/2024
TESTED BY: S. Fikre-Selassie
REVIEWED BY: G. Criste

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850

MOHR CIRCLES





	SPECIMEN			
INITIAL PARAMETERS	**1-B1@15.5-16'**	**1-B2@5.5-6'**		
MOISTURE (%)	28.89	20.99		
DRY DENSITY (PCF)	93.10	97.00		
SATURATION (%)	95.43	76.08		
VOID RATIO	0.823	0.750		
DIAMETER (IN.)	2.390	2.404		
HEIGHT (IN.)	5.018	4.942		
DIAMETER-TO-HEIGHT RATIO	2.100	2.056		
LIQUID LIMIT (ASTM D4318)				
PLASTIC LIMIT (ASTM D4318)				
SPECIFIC GRAVITY (ASTM D854)	2.720	2.720		
FINAL PARAMETERS	**1-B1@15.5-16'**	**1-B2@5.5-6'**		
MOISTURE (%)	28.89	20.99		
SATURATION (%)	95.43	76.08		
STRAIN RATE (%/MIN.)	0.050	0.050		
PEAK DEVIATOR STRESS (PSF)	3907.4	1646.6		
AXIAL STRAIN AT FAILURE (%)	15.337	6.475		
CELL PRESSURE				
CELL PRESSURE (PSF)	950.4	475.2		
BACK PRESSURE (PSF)	n/a	n/a		
PRINCIPLE STRESSES AT FAILURE				
σ1 (PSF)	4857.8	2121.8		
σ3 (PSF)	950.4	475.2		
COHESION AT FAILURE WITH A ZERO FRICTION ANGLE (Ø=0)				
COHESION, C (PSF)	1953.7	823.3		
REMARKS				

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CLIENT: Buchanan Street Partners
PROJECT NAME: 10 Victor Square
PROJECT NO: 26951.000.001 PH001
PROJECT LOCATION: Scotts Valley, CA
REPORT DATE: 10/7/2024
TESTED BY: O. Espinoza
REVIEWED BY: G. Criste

ISOTROPIC UNCONSOLIDATED UNDRAINED TRIAXIAL REPORT
ASTM D2850

CLIENT: Buchanan Street Partners
PROJECT NAME: 10 Victor Square
PROJECT NO: 26951.000.001 PH001
PROJECT LOCATION: Scotts Valley, CA
REPORT DATE: 10/7/2024
TESTED BY: O. Espinoza
REVIEWED BY: G. Criste

MOISTURE-DENSITY DETERMINATION REPORT
ASTM D7263

SAMPLE ID	1-B1@5.5	1-B1@20.5	1-B2@10.5					
DEPTH (ft.)	5.5	20.5	10.5					
METHOD A OR B	B	B	B					
MOISTURE CONTENT (%)	28.4	38.3	12.1					
DRY DENSITY (pcf)	84.4	82.1	112.7					

ENGEO
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CLIENT: Buchanan Street Partners
PROJECT NAME: 10 Victor Square
PROJECT NO: 26951.000.001 PH001
PROJECT LOCATION: Scotts Valley, CA
REPORT DATE: 10/9/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

3420 Fostoria Way, Suite E | Danville, CA 94526 | T: (925) 355-9047 | F: (925) 355-9052 | www.engeo.com

MOISTURE CONTENT REPORT
ASTM D2216

SAMPLE ID	1-B1@25.5	1-B2@16						
DEPTH (ft.)	25.5	16						
METHOD A OR B	B	B						
MOISTURE CONTENT (%)	43.0	17.9						

ENGEO
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CLIENT: Buchanan Street Partners
PROJECT NAME: 10 Victor Square
PROJECT NO: 26951.000.001 PH001
PROJECT LOCATION: Scotts Valley, CA
REPORT DATE: 10/9/2024
TESTED BY: G. Criste
REVIEWED BY: D. Seibold

APPENDIX C

CORROSIVITY TEST RESULTS
(Sunland Analytical)

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 10/30/2024
Date Submitted 10/23/2024

To: Derek Schikora
Engeo, Inc.
2213 Plaza Dr.
Rocklin, CA 95765

From: Gene Oliphant, Ph.D. \ Ty Bui
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 26951000001 Site ID : 1-B1@6-6.5FT.
Thank you for your business.

* For future reference to this analysis please use SUN # 93381-193212.

EVALUATION FOR SOIL CORROSION

Soil pH	3.36	
Minimum Resistivity	0.80 ohm-cm (x1000)	
Chloride	16.3 ppm	00.00163 %
Sulfate	516.1 ppm	00.05161 %

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 10/30/2024
Date Submitted 10/23/2024

To: Derek Schikora
Engeo, Inc.
2213 Plaza Dr.
Rocklin, CA 95765

From: Gene Oliphant, Ph.D. \ Ty Bui
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 26951000001 Site ID : 1-B2@6-6.5FT.
Thank you for your business.

* For future reference to this analysis please use SUN # 93381-193213.

EVALUATION FOR SOIL CORROSION

Soil pH	5.44	
Minimum Resistivity	1.85 ohm-cm (x1000)	
Chloride	11.7 ppm	00.00117 %
Sulfate	47.0 ppm	00.00470 %

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

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Appendix H: Draft Operation and Maintenance Plan

Upon recording return to:

City of Scotts Valley
Public Work Department
One Civic Center Drive, Scotts Valley 95066

(Space above this line for Recorder's use)

City of Scotts Valley
Storm Water
Maintenance Agreement Regarding Maintenance of
Structural or Treatment Control
Best Management Practices (BMPs)

For: Address: 10 Victor Square Ext.

I,_____, being the owner of the real property, APN No. 022 04 229, which is located at 10 Victor Square Ext., Scotts Valley, California, consents and agrees to inspect and maintain any and all structural or treatment control Best Management Practices (BMPs) as outlined in the approved project Storm Water Operation and Maintenance Plan on the subject property. The structural or treatment control BMPs on the subject property include(s): Two bioretention planters, TCM 1 located at the southern corner of the site and TCM 4 located at the northern edge of the site.

I agree to send a letter that provides proof of inspection and maintenance to the City of Scotts Valley Department of Public Works prior to December 1 of each year. Proof of inspection and maintenance shall include a log of inspection and maintenance dates for the past year, and receipts if conducted by a hired service. The log should also indicate any significant observations or repairs made. ***The proof of inspection and maintenance should be sent to: Storm Water Maintenance, Department of Public Works, City of Scotts Valley, 701 Lundy Lane, Scotts Valley, CA 95066.***

You are required herein to pay an annual service charge of $____ to cover the City's cost of inspection, oversight, and reporting requirements to the Regional Water Quality Control Board. The annual service charge is subjected to change based on annual inflation adjustments.

As part of this agreement you agree to allow the City staff to enter the subject property to inspect the stormwater facility in the event that you fail to provide the satisfactory inspection and maintenance reporting by December 1 and/or the stormwater facility on the subject property is not functioning satisfactorily. You will be charged for additional fee for re-inspection if you fail to follow up with the proper maintenance and reporting requirements.

In the event that the property is sold, transferred, or leased, the obligations hereby imposed on the property owner shall be assumed by subsequent property owners and lessees. To this end, property owner, in any deed transferring an ownership interest in the property or in any lease agreement for the property, shall include a term by which the subsequent property owner or lessee acknowledges his or her understanding of the obligations imposed by this agreement and expressly agrees to accept the assume responsibility for complying with all said obligations imposed by this agreement.

In addition, I will provide printed information to the new property owner or lessee regarding proper BMP inspection and maintenance frequency and methods. The information shall accompany the first deed transfer. This information shall include the following:

1. a description of any and all storm water structural or treatment control BMPs;
2. a map of the property indicating the BMP locations; and
3. a description of how inspections and necessary maintenance can be performed.

The transfer of this information shall also be required with any subsequent sale of property.

Failure to comply with the provisions of the Maintenance Agreement may result in enforcement actions including assessment of civil penalties as allowed by the City's Municipal Code, Chapter 12.14.060 Storm Water Conveyance Systems.

I have read the above agreement and understand it.

This agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, and assigns of owner.

Owner name: _____

Owner signature _____

Date this_____day of_____, _____

Owners address: _____

Phone: _____

Email: _____

(Note: All signatures on this form must be notarized.)

Bioretention Area[1] Maintenance Plan for 10 Victor Square

January 14, 2025

Bioretention areas function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a ponding area, mulch layer, vegetation and biotreatment soil mix.

Project Address and Cross Streets
10 Victor Square – Technology Circle and Victor Square Ext

Assessor's Parcel No. 022 04 229

Property Owner: Jon Suddarth

Phone No.: 303.842.5690

Designated Contact: TBD

Phone No.: TBD

Mailing Address: TBD

The property contains two bioretention area(s), located as described below and as shown in the attached site plan[2].

- Bioretention Area SCM-1 is located at the southern corner of the site.
- Bioretention Area SCM-4 is located at the eastern corner of the site.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Bioretention Areas

No.	Maintenance Task	Frequency of Task
1	Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.	Monthly, or as needed after storm events
2	Control weeds by manual methods and soil amendment. In response to problem areas or threatening invasions, corn gluten, white vinegar, vinegar-based products such as Burnout, or non- selective natural herbicides such as Safer's Sharpshooter may be used.	Twice a year

[1] Bioretention areas include linear treatment measures designed to filter water through biotreatment soils. A bioretention area that has no waterproof liner beneath it and has a raised underdrain in the underlying rock layer to promote infiltration may also be called a "bioinfiltration area".

[2] Attached site plan must match the site plan exhibit to Maintenance Agreement.

Table 1 Routine Maintenance Activities for Bioretention Areas		
3	Prune or cut back plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary. When replanting, maintain the design surface elevation and minimize the introduction of soil.	Before wet season begins, or as needed
4	Add mulch. Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist, and replenishes soil nutrients. Mulch may be added from time to time to maintain a mulch layer thickness of 1" to 2", but only if the underlying soil surface beneath the mulch layer is a minimum 6" below the overflow elevation, consistently throughout the surface area of the facility.	Before wet season begins, or as needed
5	Clean Outs. If clogging issues are apparent, utilize the clean out to flush sediment from the system.	As needed

II. Prohibitions

Do not add fertilizer to bioretention facilities. Compost tea, available from various nurseries and garden supply retailers, may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to two weeks prior to planting and once per year between March and June. Do not apply when temperatures are below 50°F or above 90°F or when rain is forecast in the next 48 hours.

Do not use synthetic pesticides on bioretention facilities. Beneficial nematodes and non-toxic controls may be used. Acceptable natural pesticides include Safer® products and Neem oil.

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Mosquito Abatement

Standing water should not remain in the treatment measures for more than five days, to prevent mosquito generation.

IV. Inspections

The attached Bioretention Area Inspection and Maintenance Checklist should be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Bioretention Area
Inspection and Maintenance Checklist

Property Address: _____ Property Owner: _____

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: □ Monthly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season

Inspector(s): _____ □ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the bioretention area between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of bioretention area, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the bioretention area.			Trash and debris removed from bioretention area and disposed of properly.
3. Sediment	Evidence of sedimentation in bioretention area.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.			Meet the design specifications.

Appendix B

Tree Survey & Preliminary Impact Assessment
(Kurt Fouts, Arborist Consultant, 12/12/24, Addendum dated 3/4/2025, updated 3/12/2025)

Addendum to:

ARBORIST REPORT-
Tree Survey & Preliminary Impact Assessment

10 Victor Square Extension
Scotts Valley, CA
APN: 022-042-29

12/12/2024
Addendum Date 3/4/2025
Updated 3/12/2025

Prepared for:

Jon C. Suddarth
Buchanan Street Partners
7001 East Bellview Ave., Suite 650
Denver, CO

Prepared by:

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

Background

This addendum contains revisions to the preliminary tree impact assessment from the arborist report dated 12/12/2024. The civil plan set was made available to me after I had completed the preliminary arborist report, and I have identified changes to the impacts of some *protected trees* based on the civil plans. Because the impacts to some trees has been revised, the tree disposition recommendations have also been revised and are discussed in the text below.

Revisions

Based on the civil plan set I have identified three additional *protected trees* that will have high construction impacts and their removal will be necessary. The additional trees recommended for removal due to high impacts include trees T41, liquidambar, T58, coast redwood and T80, Chinese Pistache. Tables T3 and T4, shown below, were updated and contain summaries of the trees to be removed and their disposition. The Tree Assessment Chart spreadsheet, and Sheet T1, Tree Location Map, (attached), was revised to indicate the three additional *protected trees* to be removed.

Retained Protected Trees

Sheet T2, the Tree Protection Plan, contains tree protection specifications, to reduce root loss impacts to affected trees on this project. The specifications are to be adhered to by the construction contractor under the direction of the project arborist.

Construction Impacts to Protected Trees

The impacts to the protected trees have been revised based on the civil plan set. Based on the civil plan set, eighteen protected trees will have low or moderate construction impacts and can be incorporated into the project.

Fourteen *protected trees* will be highly impacted by the project and their removal will be necessary.

One *protected tree* is in poor condition and its removal is recommended.

A total of fifteen *protected trees* are recommended for removal.

The elements that will impact the retained protected trees include:

- Demolition of the Existing Building, Parking Lot & Hardscape Areas
- Footprint of New Building & Parking lot
- Valley Gutter & Bio Retention Area
- Concrete Walkways & Hardscape
- Utilities

Most of the highly impacted trees are in, (or very close), to the new building or new parking lot footprint. Most of the retained trees that will have moderate impacts are located near the new building foundation, or are affected by the retention basin and valley gutter at the rear of the property.

Construction Impacts to Protected Trees continued:

Construction of the retention basin and valley gutter located at the rear of the property will affect the root zone of the row of redwoods growing close to the existing parking lot curbline, and adjacent to these new elements.

Table 3 – Tree Removals Due to High Impacts - *Protected Trees*

Tree #	Species	Count
T46,47,50	Olive	3
T45,48,49	Deodar Cedar	3
T56,58,76,77,78,82	Coast Redwood	6
T41	Liquidambar	1
T80	Pistache	1
Total		**14**

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating (Protected Trees)

- Low - 2
- Moderate – 17
- High - 14

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching or Machine Trenching.
- Supervised root pruning.

Sheets T1 & T2 shall be included with the final plan set.

Whenever construction work includes soil disturbance near protected trees, the Project Arborist shall be contacted to supervise work. The arborist shall be given 48 hours' notice for site visits.

Table 4 – Tree Disposition Categories – *Protected Trees*

Tree Disposition Categories – Protected Trees		
R.I. –	Remove due to construction impacts	14
R.C. –	Remove due to condition (poor condition)	1
R.T., I.M. -	Retain tree. Preservable, low or moderate impacts that can be mitigated.	18

Tree Removal & Replacement Trees

The final disposition of the *protected trees* will be determined after planning department review. The City of Scotts Valley recommends a minimum ratio of two trees to be replanted, (15 -gallon or 24-inch box size), for every *protected tree* removed. Based on the current plan set, fifteen *protected trees* will require removal due to construction impacts or poor condition. If all fifteen *protected trees* are approved for removal, the city replanting requirement will be a minimum of thirty 15-gallon trees to mitigate the tree removals.

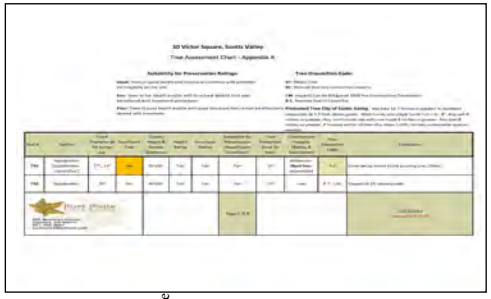
Respectfully submitted,

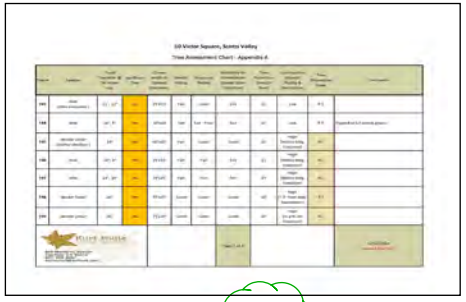
Kurt Fouts ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

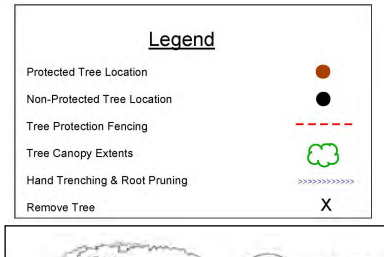
Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

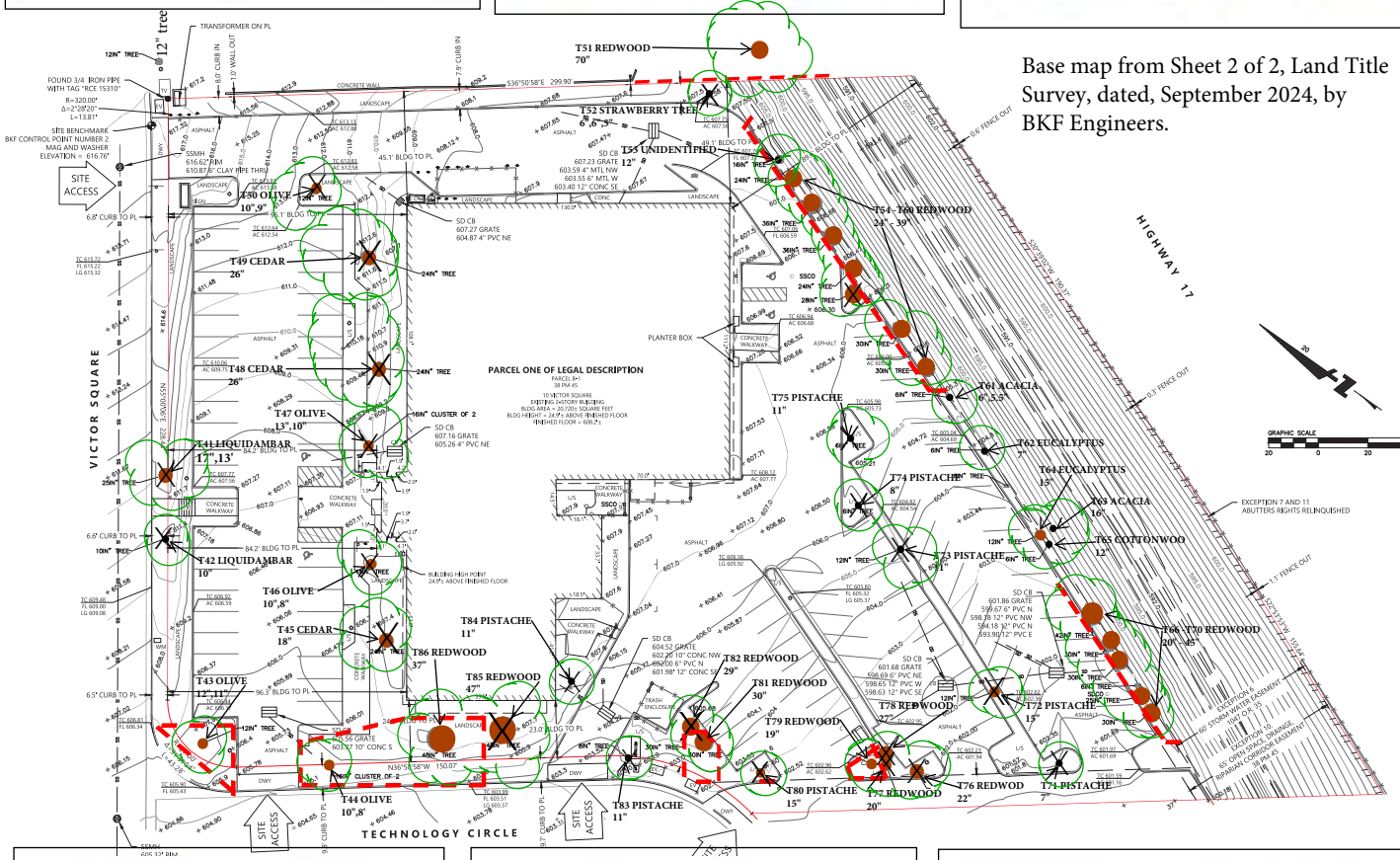
Attachments:

- Sheet T1, Tree Location Map & Sheet T2, Tree Protection Plan
- Revised Tree Assessment Chart
- Arborist Report Dated 12/12/2024

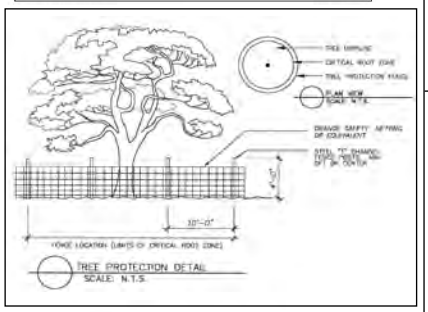


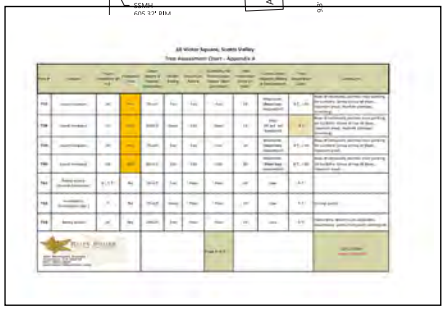


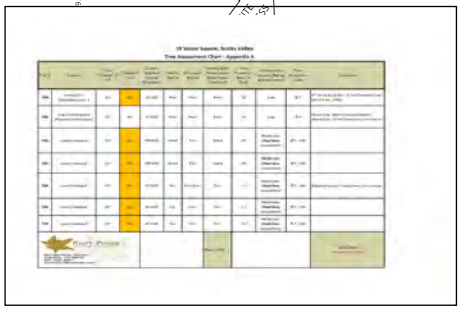


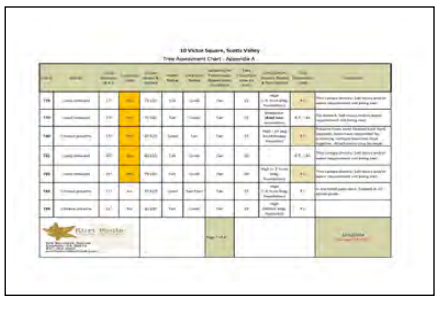


Base map from Sheet 2 of 2, Land Title Survey, dated, September 2024, by BKF Engineers.









K.F.
12/12/2024
Revised 3/4/25

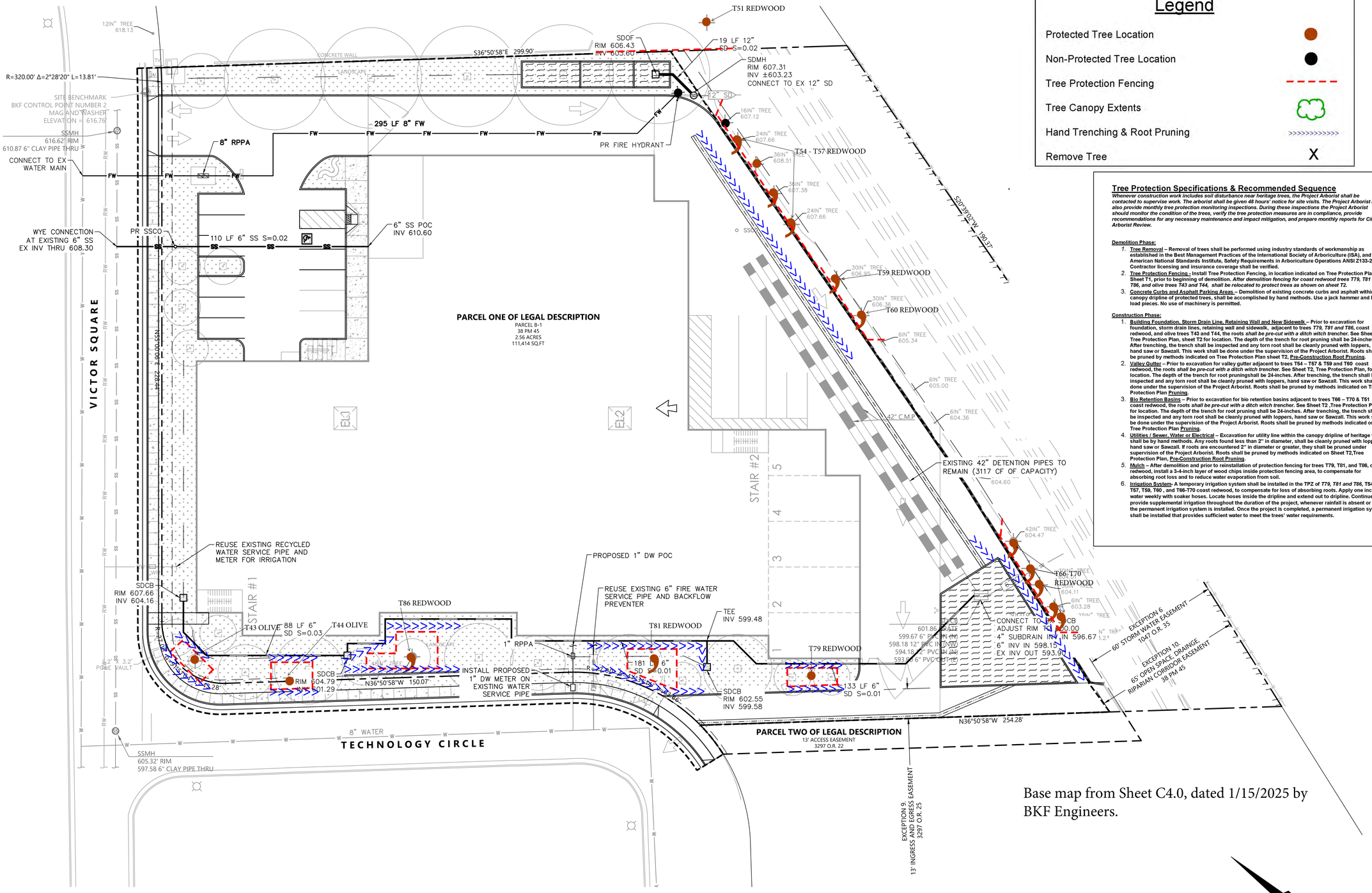
APN: 022-042-29

Sheet T1 of one Sheet

Tree Location Map

10 Victor Square Extension, Scotts Valley

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3687
kurtfouts@outlook.com



Tree Protection Specifications & Recommended Sequence

Whenever construction work includes soil disturbance near heritage trees, the Project Arborist shall be contacted to supervise work. The arborist shall be given 48 hours' notice for site visits. The Project Arborist must also provide monthly tree protection monitoring inspections. During these inspections the Project Arborist should monitor the condition of the trees, verify the tree protection measures are in compliance, provide recommendations for any necessary maintenance and impact mitigation, and prepare monthly reports for City Arborist Review.

Demolition Phase:

1. **Tree Removal – Removal of trees shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA), and the American National Standards Institute, Safety Requirements in Arboriculture Operations ANSI Z133-2017. Contractor licensing and insurance coverage shall be verified.**
2. **Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of demolition. *After demolition fencing for coast redwood trees T79, T81 and T86, and olive trees T43 and T44, shall be relocated to protect trees as shown on sheet T2.***
3. **Concrete Curbs and Asphalt Parking Areas – Demolition of existing concrete curbs and asphalt within the canopy dripline of protected trees, shall be accomplished by hand methods. Use a jack hammer and hand load pieces. No use of machinery is permitted.**

Construction Phase:

1. **Building Foundation, Storm Drain Line, Retaining Wall and New Sidewalk – Prior to excavation for foundation, storm drain lines, retaining wall and sidewalk, adjacent to trees *T79, T81 and T86*, coast redwood, and olive trees T43 and T44, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2, Tree Protection Plan, sheet T2 for location. The depth of the trench for root pruning shall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T2, Pre-Construction Root Pruning.**
2. **Valley Gutter – Prior to excavation for valley gutter adjacent to trees T54 – T57 & T59 and T60 coast redwood, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2, Tree Protection Plan, for location. The depth of the trench for root pruningshall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan Pruning.**
3. **Bio Retention Basins – Prior to excavation for bio retention basins adjacent to trees T66 – T70 & T51 coast redwood, the roots *shall be pre-cut with a ditch witch trencher.* See Sheet T2 ,Tree Protection Plan, for location. The depth of the trench for root pruning shall be 24-inches. After trenching, the trench shall be inspected and any torn root shall be cleanly pruned with loppers, hand saw or Sawzall. This work shall be done under the supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan Pruning.**
4. **Utilities / Sewer, Water or Electrical – Excavation for utility line within the canopy dripline of heritage trees shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Sheet T2,Tree Protection Plan, Pre-Construction Root Pruning.**
5. **Mulch – After demolition and prior to reinstallation of protection fencing for trees T79, T81, and T86, coast redwood, install a 3-4-inch layer of wood chips inside protection fencing area, to compensate for absorbing root loss and to reduce water evaporation from soil.**
6. **Irrigation System- A temporary irrigation system shall be installed in the TPZ of *T79, T81 and T86*, T54-T57, T59, T60 , and T66-T70 coast redwood, to compensate for loss of absorbing roots. Apply one inch of water weekly with soaker hoses. Locate hoses inside the dripline and extend out to dripline. Continue to provide supplemental irrigation throughout the duration of the project, whenever rainfall is absent or until the permanent irrigation system is installed. Once the project is completed, a permanent irrigation system shall be installed that provides sufficient water to meet the trees' water requirements.**

Base map from Sheet C4.0, dated 1/15/2025 by BKF Engineers.

K.F.
3/3/2025

APN: 022-042-29

Sheet T2
of two sheets

Tree Protection Plan
10 Victor Square, Scotts Valley

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com

Appendix C

10 Victor Square Project – Overview of Biological Resources Impacts
(H. T. Harvey & Associates, October 9, 2024)

H. T. HARVEY & ASSOCIATES
Ecological Consultants

50 years of field notes, exploration, and excellence

Memorandum

October 9, 2024

To: **Jon Suddarth**

From: **Steve Rottenborn, H. T. Harvey & Associates**

Subject: **10 Victor Square Project – Overview of Biological Resources Impacts**

H. T. Harvey & Associates has reviewed the proposed site plan for the 10 Victor Square project, as well as available information on biological resources on and immediately adjacent to the project site, to provide a preliminary determination of potential impacts to biological resources that could result from the proposed project. Information that we reviewed included aerial photos, U.S. Geological Survey topographic maps, and the California Natural Diversity Database (https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data) maintained by the California Department of Fish and Wildlife.

The project site is currently occupied by a building that is surrounded on all sides by asphalt parking/access areas, with limited landscaping vegetation. A stream with associated riparian vegetation is present on the eastern border of the project site, outside of the paved portions of the project site and immediately adjacent to Highway 17 (see attached exhibit). It is our understanding that the project would involve the demolition of an existing building and construction of a new building on the site. Although some existing landscaping would be removed as part of the project, all construction impacts would occur in areas that are currently developed (i.e., occupied by a building or asphalt) or landscaped. Along the eastern edge of the project site where the stream and riparian area are located, no impacts would occur outside of the existing asphalt (i.e., there would be no impacts in the green-shaded area on the attached exhibit). Therefore, the project would not have any direct impacts on the stream or riparian habitat. Any potential indirect impacts associated with stormwater runoff from the project site could easily be addressed via implementation of standard construction best management practices (i.e., erosion and sedimentation controls).

The California Natural Diversity Database does not indicate the presence of any special-status species on or immediately adjacent to the project site, and the developed/landscaped areas that would be impacted by demolition and construction do not provide suitable habitat for any such species.

Because the project would involve demolition and construction entirely in developed/landscaped areas, we would not expect the project to impact any sensitive or regulated habitats or species, and in our opinion, no further mapping or assessment of habitats is necessary.

S36°50'58"E 299.90'

R=320.00'
Δ=2°28'20"
L=13.81'

SITE BENCHMARK
BKF CONTROL POINT NUMBER 2
MAG AND WASHER
ELEVATION = 616.76'

SSMH
616.62' RIM
610.87 6" CLAY PIPE THRU

TC 613.93
AC 613.58

VICTOR SQUARE

N55°00'06"E 228.44'

PARCEL ONE OF LEGAL DESCRIPTION
PARCEL B-1
38 PM 45
2.56 ACRES
111,414 SQ.FT.
10 VICTOR SQUARE
EXISTING 2-STORY BUILDING
BLDG AREA = 20,720± SQUARE FEET
BLDG HEIGHT = 24.9'± ABOVE FINISHED FLOOR
FINISHED FLOOR = 608.2'±

BUILDING HIGH POINT
24.9'± ABOVE FINISHED FLOOR

24.8' BLDG TO PL

23.0' BLDG TO PL

N36°50'58"W 150.07'

R=77.00'
Δ=47°31'14"
L=63.86'

TECHNOLOGY CIRCLE

SSMH
605.32' RIM
597.58 6" CLAY PIPE THRU

S20°29'02"W 190.37'

S27°53'53"W 155.64'

HIGHWAY 17

EXCEPTION 7 AND 11
ABUTTERS RIGHTS RELINQUISHED

EXCEPTION 6
60' STORM WATER EASEMENT
1047 O.R. 35

EXCEPTION 10
65' OPEN SPACE, DRAINAGE,
RIPARIAN CORRIDOR EASEMENT
38 PM 45

PARCEL TWO OF LEGAL DESCRIPTION
13' ACCESS EASEMENT
3297 O.R. 22

N36°50'58"W 254.28'

EXCEPTION 9
13' INGRESS AND EGRESS EASEMENT
3297 O.R. 25

LEGEND

RIPARIAN AREA – NO WORK TO OCCUR

20 0 20 40
scale 1" = 20' feet

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 10/08/2024

10 VICTOR SQUARE
APN 02204229
10 VICTOR SQUARE, SCOTTS VALLEY/SANTA CRUZ COUNTY, CA

RIPARIAN AREA

No.	Revisions

Date: 10/8/2024
Scale: 1" = 20'
Design: JCL
Drawn: DNN
Approved: MAO
Job No: 20241709

Drawing Number:

OF 5

COPYRIGHT © 2024 BKF ENGINEERS

Plot Oct 08, 2024 at 5:33pm
24_1008 Riparian Area.dwg

Appendix D

10 Victor Square Transportation Study
(Fehr & Peers, February 13, 2025)

FEHR PEERS

Memorandum

Date: February 13th, 2025

To: Jon Suddarth, Buchanan Street Partners

From: Daniel Jacobson, Matt Goyne P.E., and Alex Murray, Fehr & Peers

Subject: 10 Victor Square Transportation Study

SF24-1384

This technical memorandum presents the results of a trip generation analysis for the proposed self-storage facility located at 10 Victor Square in Scotts Valley, California. The purpose of this memorandum is to analyze trip generation, site access, and circulation for the proposed project to determine if additional analysis is required per the City's Transportation Analysis Guidelines. The proposed redevelopment project would generate fewer than 110 net new trips per day and it would not cause site access or circulation conflicts. Based on these findings, no additional transportation analysis is required for the project.

Project Description and Site Context

The project site is located off Victor Square and Technology Circle. The site, which is occupied by an office building, can currently be accessed via a driveway on Victor Square and three driveways on Technology Circle. The neighboring property's parking lot can also be accessed via these driveways.

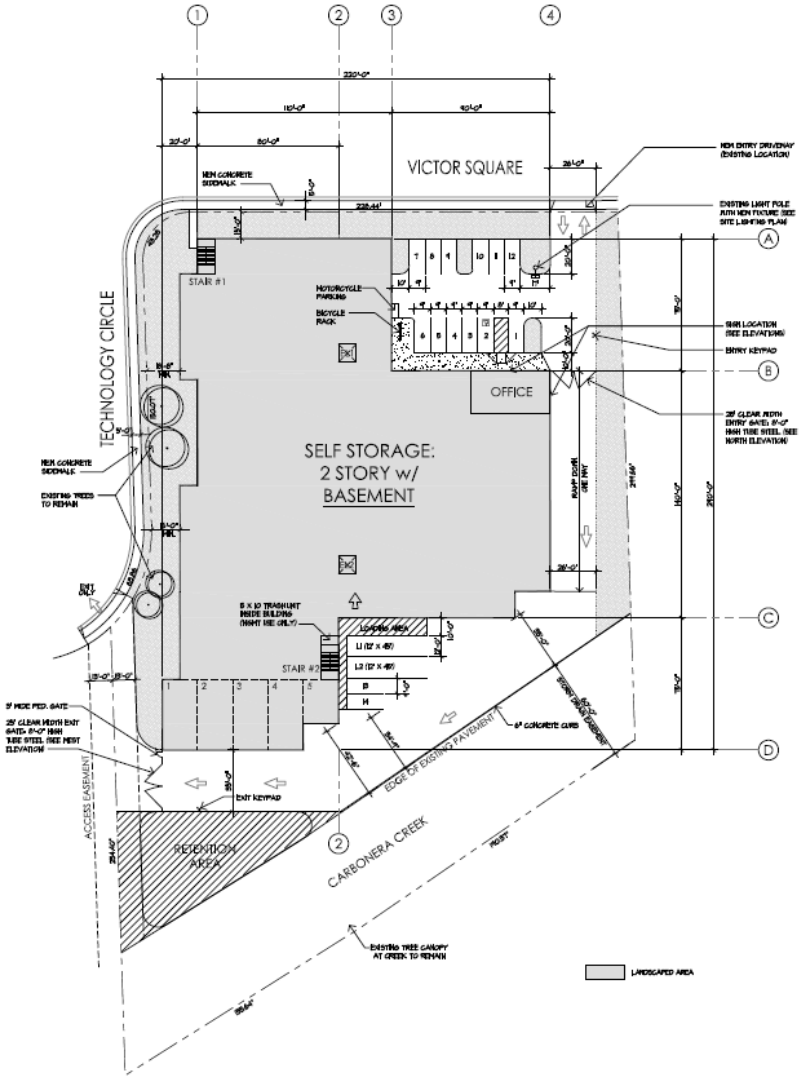
Victor Square is approximately 30 feet wide from curb to curb, has one lane in each direction, allows on-street parking, and does not have sidewalks. Technology Circle is approximately 25 feet wide curb to curb, has one lane in each direction, allows on-street parking on one side of the street, and does not have sidewalks.

The project site is currently occupied by an existing 39,808 square-foot office building and a parking lot with 110 parking spaces. The site is in a light industrial zone, which permits self-storage uses along with other light industrial and warehouse uses. Other surrounding businesses include office, industrial, and warehousing uses.

The proposed project includes a new 125,050 square foot two-storage facility with a basement and office space. The project includes 12 automobile parking spaces, including one accessible parking space. Loading activities would occur at the rear of the property, within four spaces

designated spaces, two of which have code compliant space dimensions. The project's site plan is shown in **Figure 1**.

Figure 1: Project Site Plan



Analysis Requirements

Consistent with State CEQA guidelines section 15064.3, the City of Scotts Valley has adopted the thresholds of significance for vehicle miles traveled (VMT) analysis under CEQA. The City has also adopted screening criteria to quickly identify transportation projects that are presumed to have a less than significant VMT impact. These screening criteria include small projects, which generate less than 110 daily vehicle trips and redevelopment projects, which replace existing VMT generating land uses.[1]

Project Analysis

Trip Generation

Trip generation refers to the process of estimating the vehicle traffic a project would add to the surrounding roadway system. Project trip generation estimates are typically prepared for a daily timeframe and one-hour peak periods during the weekday morning and evening commute, when traffic volumes on the adjacent streets are typically the highest.

The Institute of Transportation Engineers (ITE) has published trip generation rates in their *Trip Generation Manual* (11th Edition) based on comparable site surveys. The project's land use is categorized under Land Use Code 151, Mini-Warehouse, which is defined as providing individual units or vaults that are rented for the storage of goods. **Table 1** shows the trip generation estimates for the proposed project. These trips were calculated on a per unit basis (approximately 725 storage units), rather than on a per square foot basis (125,050 square feet), as the project mostly includes larger storage units, which are unlikely to generate more trips than smaller sized storage units.

The site's exiting trips were estimated using driveway counts collected at the site's four driveways on Wednesday, October 30th and Thursday, October 31st 2024. Three of the driveways – the driveway off Victor Square and the two northernmost driveways on Technology Circle – had 24-hour tube counts collected over both count collection days. The fourth driveway, which is shared by the neighboring property, had AM and PM peak period collected via a video camera to help determine which property those vehicles had visited. **Table 1** displays an average of the results of these driveway counts. These results do not include the travel demand for the fourth driveway, which was used by an average of 5 AM peak hour and 10 PM peak hour vehicles. The camera footage showed that the driveway is used by vehicles from both properties, and, therefore, these counts were not included in the existing travel demand estimates to provide a more conservative analysis.

[1] *Analyzing Vehicle Miles Traveled for CEQA Compliance: SB 743 Implementation Guidelines.* City of Scotts Valley. December 2023. https://www.scottsvalley.gov/DocumentCenter/View/4457/Analyzing-Vehicle-Miles-Traveled-for-CEQA-Compliance---December-2023

The driveway counts collected for this study show more average daily vehicle entries (105 average daily entries) to the site than exits (75 average daily exits). A preliminary review of navigation apps, such as Google Maps, shows that vehicles that are headed towards the project's neighboring property from the north are directed to use the Victor Square driveway and travel behind the project site's existing office building. Those vehicles likely use non-project driveways when leaving the area. The existing trip generation rates in **Table 1** use the lower number of exiting vehicles to account for this dynamic and to provide a more conservative estimate of existing travel demand.

The vehicle trip generation was estimated for the existing site uses, as well as the proposed project, as detailed in **Table 1** for the daily, morning, and evening peak hour conditions. Based on site observations, the existing office use generates about 75 daily trips. The proposed project is estimated to generate 139 daily trips, a net increase of 64 daily vehicle trips.

Table 1: Project Trip Generation

Scenario	Building KSF	Parking Spaces	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing[1]	39	110	75	14	6	20	8	12	20
Proposed Project[2]	125 (725 Storage Units)	10	139	5	5	10	6	5	11
Net Change		-100	+64	-9	-1	-10	-2	-7	-9

Sources:

1. Average daily and peak hour driveway counts collected in October 2024
2. *Trip Generation Manual* (11th Edition), ITE, 2021; referenced Fehr & Peers, November 2024.

Less than Significant VMT Impact

The proposed project replaces an office building, a VMT generating land use that is currently occupied. The City's TIA guidelines, which are based on recommendations presented in a California Governor's Office of Planning and Research (OPR) Technical Advisory, provides a screening criteria for redevelopment projects.[2] This screening criteria, which is consistent with OPR guidance and California's goals to encourage infill development, states that development projects that replace an existing VMT generating land use and that do not result a *net* overall increase in VMT that is *greater* than the City's "small project" criteria are presumed to have a less than significant VMT impact. The City's small project criteria states that projects with an average daily trip generation that is less than 110 average daily trips are presumed to have a less than significant VMT impact.

[2] *Technical Advisory on Evaluating Transportation Impacts in CEQA*. California Governor's Office of Planning and Research. December 2018. https://lci.ca.gov/docs/20190122-743_Technical_Advisory.pdf

As shown in **Table 1**, when accounting for the replacement of the existing VMT generating land use, the proposed project is expected to have a net trip generation of 64 daily trips per day, which is below the City's 110 daily trip small project threshold. Therefore, the project falls below the 110 daily trip threshold, and, as a redevelopment project, it is presumed to have a less than significant VMT impact and is not required to conduct further CEQA VMT analysis. The use of an existing use credit is appropriate in this context and is consistent with other transportation planning practices, as the office's employee trips have been removed from the roadway system and are no longer generating VMT, and not considering this reduction credit would double count vehicles on the roadway network.

Level of Service (LOS) analysis, which was historically used by cities in California to evaluate transportation environmental impacts, only looks at the number of trips generated by a project. VMT, on the other hand, is a function of both the number of generated trips and the distance of those trips. For example, one person driving one mile generates one VMT, and one person driving 10 miles generates 10 VMT.[3] VMT is considered an efficiency metric and is typically measured on a per-employee or per-resident basis, to capture this dynamic of some trip purposes having longer distances than others. On a nationwide average, commute trips are about 35 percent longer than trips for shopping and other daily errands, and are one of the longest trips people make by vehicle.[4]

Because of this dynamic, the addition of local serving facilities, like retail stores, can often lead to an increase in vehicle trips but a decrease in VMT. The State's SB 743 implementation guidance highlights the importance of using locally serving retail to reduce VMT, as it allows more errands to be completed in a local neighborhood, rather than requiring longer distance driving trips to other nearby cities.[5] Retail developments, which are similar to self-storage facilities, are not considered major generators of VMT, as the addition of these stores redistributes existing trips on the roadway system.[6] The State's implementation guidance also mentions that redevelopment

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[3] *What is Vehicle Miles Traveled (VMT)?* City of Milpitas. https://www.milpitas.gov/FAQ.aspx?QID=266#:~:text=Vehicle%20Miles%20Traveled%20(VMT)%20measures,might%20cause%20people%20to%20drive.

[4] *Summary of Travel Trends, 2017 National Household Travel Survey.* U.S. Department of Transportation. Federal Highway Administration. Table 5b. July 2018. https://nhts.ornl.gov/assets/2017_nhts_summary_travel_trends.pdf

[5] *Vehicle Miles Traveled-Focused Transportation Impact Study Guide*. California Department of Transportation. May 2020. https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf

[6] *Quick Guide for VMT Policy Adoption.* Association of Bay Area Governments. https://abag.ca.gov/sites/default/files/documents/2024-04/VMT_Policy_TA_Policy_Adoption_Quick_Guide_04-25-2024.pdf

projects that lead to a net increase in locally serving retail should be presumed to have a less than significant VMT impact.[7]

These local serving retail stores are distinct from regional serving shopping centers, like shopping malls, which pull customers from a larger geographic area. It is very unlikely that a self-storage facility would result in regional travel, as there are multiple existing self-storage facilities within the City of Scotts Valley and within other neighboring cities.

Therefore, it is our opinion that VMT would, on balance, reduce with the addition of this self-storage facility when compared to existing conditions due to this replacement of this office use and the shorter distance trips made to the project, despite the increase in total vehicle trips shown in **Table 1.**

[7] *Technical Advisory on Evaluating Transportation Impacts in CEQA.* California Governor's Office of Planning and Research. Pg 18.

Consistency with Plans and Policies

The project is located within a light industrial zone, which permits self-storage uses along with other light industrial and warehouse uses. The project's trip generation and travel behavior would be consistent with the uses envisioned for this zone. **Table 2** summarizes mobility goals and policies included in the City's General Plan.[8]

Table 2: Relevant City of Scotts Valley General Plan Mobility Element Goals and Policies

#	Goal	Project-Related Policies & Actions
M-1	Provide a balanced multi-modal transportation system that is well integrated, efficiently designed and supports mobility in a sustainable manner.	Policy M-1.4: Transportation and Economic Development. Transportation access, accommodations, and circulation should contribute to creating a supportive environment for economic development for both residents and visitors
M-3	Provide a roadway system that supports mobility and protects residential neighborhoods.	Policy M-3.1: Reduce Vehicle Miles Traveled (VMT). Work in cooperation with the Santa Cruz County Regional Transportation Commission, the Association of Monterey Bay Area Governments, and Santa Cruz County to reduce VMT. Policy M-3.9: Level of Service Standard. To help ensure a safe and efficient roadway network, maintain the established level of service C or better at intersections throughout Scotts Valley; except for Scotts Valley Drive at Mt. Hermon Road and Granite Creek Road at Scotts Valley Drive, which shall be required to maintain a level of service D or better. Utilize these standards as the basis for maintaining a nexus between the City's transportation impact fees and proposed development projects. Policy M-3.14: Traffic Impact Analysis. Consistent with the City's traffic impact fee assessment program, require new development projects to prepare a traffic impact analysis, when necessary, per the requirements as defined in the City's Guide for the Preparation of Traffic Impact Studies. Policy M-3.16: Traffic Impact Mitigation Fees. Collect traffic impact mitigation fees from developers of new projects. Use these fees to construct various transportation and mobility improvements including bikeways, pedestrian pathways, and transit facilities. Policy M-3.18: Vehicle Miles Traveled Standards and CEQA Evaluation. The City shall require evaluation of General Plan land

[8] City of Scotts Valley General Plan. Mobility Element. City of Scotts Valley. November 2023. https://www.scottsvalley.gov/DocumentCenter/View/4668/Scotts-Valley-General-Plan---Adopted-November-2023

#	Goal	Project-Related Policies & Actions
		use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria as set forth in the City of Scotts Valley SB 743 Implementation Guidelines.
M-7	Provide high quality pedestrian facilities that support walking and the enjoyment of the outdoors in Scotts Valley.	Policy M-7.1: Pathways. Maintain and improve pedestrian pathways, particularly pathways providing pedestrian access to natural areas and commercial areas. Policy M-7.4: Driveway Ramps. Design driveway ramps to not interfere with the safe use of sidewalks. Policy M-7.5: Development Projects. Require all new development to provide pedestrian pathways and associated pedestrian amenities (e.g., benches, signage, etc.), particularly along arterial roadways and within one quarter mile of the Cavallaro Transit Center.

Since the project's proposed use and travel behavior is consistent with existing zoning and the City's General Plan, and it would not preclude planned changes to adjacent streets, the project would not pose any conflicts with City plans and policies.

Site Plan Review

The project would use three of the site's four existing driveway locations, which include adequate sight distances for project-related travel. Autos and trucks would enter via Victor Square and would exit via Victor Square or Technology Circle. The driveways would be used to access the project's on-site parking and loading zones. Loading would occur onsite within four designated loading spaces.

The Project is located adjacent to existing light industrial, warehouse, and office uses. All driveways, pedestrian connections, bicycle connections, and loading areas can be accessed without exacerbating conflicts between roadway users and would be designed consistent with applicable design standards. The Project's site plan does not present any potential design hazards or include any uses that are incompatible with the surrounding land use or the existing roadway system.

The Project would not include features that would alter emergency vehicle access routes or roadway facilities. Emergency vehicles would have full access to the Project site from all driveways connecting to adjacent streets. Each driveway would be equipped to handle all types of emergency vehicles.

Conclusion

The proposed project would generate fewer than 110 net-new daily vehicle trips, which, as a redevelopment project, qualifies as a small project and is presumed to have a less-than-significant impact to vehicle miles traveled. The project is consistent with applicable plans and policies within the City of Scotts Valley. The project would use existing driveway locations, which include adequate sight distances, and it does not present any potential design hazards or include any uses that are incompatible with the surrounding land use or the existing roadway system. The Project would not include features that would alter emergency vehicle access routes or roadway facilities.

Appendix E

Noise Assessment for the 10 Victor Square Self-Storage Project
(Dudek, February 13, 2025)

DUDEK

1904 FRANKLIN STREET, STE 600
OAKLAND, CA 94612
949.450.2525

MEMORANDUM

To:	Jon Suddarth, Buchanan Street Partners, LP
From:	Jonathan Leech, Dudek
Subject:	Noise Assessment for the 10 Victor Square Self-Storage Project
Date:	February 13, 2025
Attachments:	A – Ambient Noise Measurement Data B – On-Site Operational Noise Modeling Files C – Off-Site Traffic Noise Modeling Files

1 Introduction

1.1 Purpose

Consistent with the approved scope of work, this concise technical memorandum prepared for the Victor Square Self-Storage Project (Project) proposed to be located at 10 Victor Square Extension in the City of Scotts Valley (City) includes as follows:

- Summarized measurement results from an outdoor ambient sound pressure level (SPL) survey in the vicinity of the Project.
- A presentation of predicted aggregate noise levels at the property lines of nearby existing land uses attributed to operation of the proposed facility, as compared to ambient noise levels and applicable local noise regulations.
- A summary of Project-related traffic noise increases along roadways to which the Project would contribute trips, as compared to commonly applied thresholds.
- A presentation of predicted interior noise level in the office space component of the Project, based on measured ambient traffic noise levels and building design.

In summary, and based on Project design information to date (as depicted on the Project Site Plan, Valli Architectural Group, January 2025), Dudek has determined that operational noise from the proposed Project would be in compliance with Scotts Valley regulations at the closest adjacent land uses, while Project-related increases in off-site traffic noise levels would not be significant (remaining less than a noticeable change in the ambient noise environment). In addition, interior noise levels in the proposed office space portion of the Project would also comply with Scotts Valley noise regulation.

1.2 Project Setting

The Victor Square Self-Storage Project is proposed to be developed at 10 Victor Square Extension, on a currently developed parcel on the southeast side of Victor Square Extension. Figures 1 and 2 provide the Regional Setting and Local Setting of the Project site, respectively (all figures are located at the end of this report). Figure 2 also illustrates the existing land uses on parcels adjacent to the Project site. Figure 3 provides the Project Site Plan.

As depicted in Figure 2, warehouse facilities are located on immediately adjacent parcels to the south, west, northwest, and northeast of the Project site. Directly north, across Victor Square Extension from the Project site, is Scotts Valley Market. The southeast frontage of the Project site is formed by Carbonera Creek and the State Route 17 (SR 17) alignment. The closest residential land uses to the Project site are approximately 350 to the southeast (across SR 17) and approximately 600 feet to the northwest (along the northwest side of Scotts Valley Drive). Figure 4 illustrates the location of sound pressure level measurements conducted on the Project site and along adjacent roadways to establish the existing ambient noise environment of the Project vicinity.

1.3 Acoustical Fundamentals

Although the terms may be used interchangeably in the right context, "sound" is defined as any gas or fluid pressure variation detected by the human ear, and "noise" is unwanted sound. The preferred unit for measuring sound is the decibel (dB), which by way of expressing the ratio of sound pressures to a reference value logarithmically enables a wide range of audible sound to be evaluated and discussed conveniently. On the low end of this range, zero dB is not the absence of sound energy, but instead corresponds approximately to the threshold of average healthy human hearing; and, on the upper end, 120–140 dB corresponds to an average person's threshold of pain.

The human ear is not equally responsive to all frequencies of the audible sound spectrum. An electronic filter is normally used when taking noise measurements that de-emphasizes certain frequencies in a manner that mimics the human ear's response to sound; this method is referred to as A-weighting. Sound levels expressed under the A-weighted system are sometimes designated dBA. All sound levels discussed in this report are A-weighted.

The equivalent continuous sound level (L_{eq}) is a single dB value which, if held constant during the specified time period, would represent the same total acoustical energy of a fluctuating noise level over that same time period; this is also known as the "average" sound level. L_{eq} values are commonly expressed for periods of one hour, but longer or shorter time periods may be specified. Another descriptor is maximum sound level (L_{max}), which is the greatest sound level measured during a designated time interval or event. The minimum sound level (L_{min}) is the lowest measured level and often called the floor of a measurement period.

Unlike the L_{eq}, L_{max}, and L_{min} metrics, L_{dn} and CNEL descriptors always represent 24-hour periods and differ from a 24-hour L_{eq} value because they apply a time-weighted factor designed to emphasize noise events that occur during the non-daytime hours (when speech and sleep disturbance is of more concern). *Time weighted* refers to the fact that L_{dn} and CNEL penalize noise that occurs during certain sensitive periods. In the case of CNEL, noise occurring during the daytime (7:00 a.m. to 7:00 p.m.) receives no penalty. Noise during the evening (7:00 p.m. to 10:00 p.m.) is penalized by adding 5 dB to the actual levels, and nighttime (10:00 p.m. to 7:00 a.m.) noise is penalized by adding 10 dB to the actual levels. L_{dn} differs from CNEL in that the daytime period is longer (defined instead as 7:00 a.m. to 10:00 p.m.), thus eliminating the dB adjustment for the evening period. L_{dn} and CNEL are the predominant criteria used to measure roadway noise affecting residential receptors. These two metrics generally differ from one another by no more than 0.5–1 dB and are often considered or actually defined as being essentially equivalent by many jurisdictions.

1.3.1 Exterior Noise Attenuation

Noise sources are classified in two forms: (1) point sources, such as stationary equipment or a group of construction vehicles and equipment working within a spatially limited area at a given time; and (2) line sources, such as a roadway with a large number of pass-by sources (motor vehicles). Sound generated by a point source typically diminishes (attenuates) at a rate of 6.0 dBA for each doubling of distance from the source to the receptor at acoustically "hard" sites and at a rate of 7.5 dBA for each doubling of distance from source to receptor at acoustically

"soft" sites (Caltrans 2020). Sound generated by a line source (i.e., a roadway) typically attenuates at a rate of 3 dBA and 4.5 dBA per doubling distance, for hard and soft sites, respectively (Caltrans 2020). For the purpose of a sound attenuation discussion, a hard or reflective site does not provide any excess ground-effect attenuation and is characteristic of asphalt or concrete ground surfaces, as well as very hard-packed soils. An acoustically soft or absorptive site is characteristic of unpaved loose soil or vegetated ground. As an example of this distance-attenuation relationship for exterior noise, a 73-dBA noise level measured at 100 feet from a roadway would diminish to 70 dBA at 200 feet from the source, and to 67 dBA at 400 feet from the source, assuming the presence of hard ground or pavement between the roadway at a receiver at these distances. This scenario is addressed by the line source attenuation for a hard site (3 dBA with each doubling of the distance).

1.3.2 Structural Noise Attenuation (Outdoor to Indoor)

Structures provide noise reduction by insulating interior spaces from outdoor noise. The outside-to-inside noise attenuation provided by typical structures in California ranges between 17 to 30 dBA with open and closed windows, respectively, as shown in Table 1. With the advent of building code updates since 1971 that emphasize energy efficiency through increased insulation, modern buildings are assumed to provide greater overall outdoor to indoor attenuation than depicted in Table 1.

Table 1. Outside-to-Inside Noise Attenuation (dBA)

Building Type	Typical Attenuation with Open Windows	Typical Attenuation with Closed Windows
Residences	17	25
Schools	17	25
Churches	20	30
Hospitals/offices/hotels	17	25
Theaters	17	25

Source: Transportation Research Board, National Research Council 1971.
Notes: dBA = A-weighted decibel.
As shown, structures with closed windows can attenuate exterior noise by a minimum of 25 to 30 dBA

1.4 Noise Regulation in Scotts Valley

1.4.1 General Plan Noise Element

The Noise Element provides guidance for the management of noise exposure for noise-sensitive land uses and limits for the generation of noise from new development. The following sections and policies are applicable to the proposed Project.

Noise and Land Use Compatibility Guidelines

The objective of the noise and land use compatibility guidelines is to provide the community with a means of judging the noise environment that it deems to be generally acceptable and to minimize noise-related complaints from residents. The compatibility guidelines shown in Table SN-1: CA State Land Use Compatibility Guidelines for Community Noise Environments should be used in conjunction with the future noise intensity levels in Figure SN-7: Noise Contours to identify locations that may require special treatment to minimize noise exposure.

Table SN-1: CA State Land Use Compatibility Guidelines for Community Noise Environments

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA) 55	60	65	70	75	80
Residential Low Density Single-Family, Duplex, Mobile Homes						
Residential – Multi-Family						
Transient Lodging – Motels, Hotels						
Schools, Libraries, Churches, Hospitals, Nursing Homes						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, Cemeteries						
Office Buildings, Business Commercial, and Professional						
Industrial, Manufacturing, Utilities, Agricultural						

Normally Acceptable
Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable
New construction or development should be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Normally Unacceptable
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

Clearly Unacceptable
New construction or development clearly should not be undertaken.

If ambient noise levels in the area of a proposed project would exceed "normally acceptable" thresholds for the proposed land use category as shown in Table SN-2: Noise Increase Standards, the City will require a detailed analysis of feasible noise reduction requirements. As needed, noise insulation features must be included in the design of such projects to reduce exterior noise levels to meet the acceptable thresholds, or, for uses with no active outdoor use areas, to ensure maintenance of acceptable interior noise levels for the proposed land use.

Table SN-2: Noise Increase Standards

Proposed Land Use	Maximum Noise Increase in dBA adjacent to Existing:			
	Sensitive	Residential	Commercial	Industrial
Sensitive				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Residential				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Commercial				
At Property Line	3	5	5	5
50 ft. from PL	3	3	--	--
Industrial				
At Property Line	3	5	5	7
50 ft. from PL	3	3	--	--

Policy SN-7.5 New Development Noise Attenuation

New developments that are conditionally acceptable or increase the daynight noise level by more than the levels shown in Table SN-2: Noise Increase Standards, shall conduct a noise study to determine that the appropriate noise attenuation design measures have been incorporated to the City's satisfaction.

Policy SN-7.8 Commercial and Industrial Noise Increases

The City shall strive to meet the local noise levels by careful permit review for noise increases in the case of new commercial or industrial development.

Policy SN-7.10 Noise Level Exceeding 60 dBA

In areas where the annual day-night noise level exceeds 60 dBA, the City shall require an acoustical engineering study for proposed new construction or renovation of structure(s). Each acoustical analysis should recommend methods to reduce the interior day-night annual average noise levels to below 45 dBA for private dwellings, motels, hotels, office, and noise sensitive uses.

1.4.2 Municipal Code

Title 17 of the Scotts Valley Municipal Code (SVMC) addresses zoning. Section 17.44.020 establishes Performance Standards for Commercial and Industrial zone districts. Section 17.44.020 (C)(3) establishes the maximum noise levels allowed for stationary noise sources that could affect neighboring properties. The following noise limits are applicable to Project, as determined at the property boundary for each parcel in the vicinity of the Project site.

C. Performance Standards. The following performance standards shall apply to all uses of property in the commercial and industrial zoning districts specified in Chapters 17.20, 17.22, 17.24, 17.26 and 17.28 of this title.).

3. Noise. At the lot line of all uses specified in Chapters 17.20, 17.22, 17.24, 17.26 and 17.28 of this title, the maximum sound generated by any user shall not exceed seventy-five dbA when adjacent users are industrial or wholesale users. When adjacent to offices or retail, the sound level shall be limited to seventy dbA. When users are adjacent or contiguous to residential, park or institutional uses, the maximum sound level shall not exceed sixty dbA. Excluded from these standards are occasional noises which are specifically exempted under Section 5.17.030.

Based on Section 17.44.020 (C)(3), Project noise would be restricted to no greater than 70 dBA L_{eq} at the property boundary of the Scotts Valley Market (directly north, across Victor Square Extension from the Project site), depicted as M5 on Figure 5. Project operational noise would be limited to 75 dBA L_{eq} at the property boundary of all of the other adjacent parcels, depicted as M1, M2, M3, M4 and M6 on Figure 5.

2 Baseline Sound Level Survey

From January 24 - 27, 2024, Dudek conducted long-term (e.g., 24-hour or greater duration) sound pressure level measurements on the Project site, and along adjacent roadways in order to characterize the existing exterior ambient noise levels in the Project vicinity. Traffic along State Route 17 (SR17) is the primary contributor to the noise environment encompassing the Project site and neighboring properties, with traffic along Victor Square Extension and Scotts Valley Drive secondary contributors. The measurement locations are depicted in Figure 4 (at the end of this report). LT1 was located along the SR 17 frontage of the Project site, LT2 was located along Victor Square Extension adjacent to one of the closer industrial buildings to this street, and LT3 was located along Victor Square Extension adjacent to Scotts Valley Market.

The measurements were conducted using SoftdB brand Piccolo II Type 2 Sound Level Meters. Type 2 sound-level meters have precision accuracy that is suitable for all types of environmental noise evaluation. The sound-level meters were calibrated before and after use in the field for these measurements. The sound level meter was configured to record data for one-hour intervals; total duration of measurements at each location was 72 hours (capturing both weekday and weekend periods). Data logs for each of the three measurement locations are included in Attachment A. Table 2 presents the baseline sound level survey results. Refer to Attachment A for the complete data logs from the sound level meters over the measurement period.

Table 2: Measured Sound Levels in Project Vicinity

Site	Daytime Hourly Range L_{eq} (dBA)	Daytime L_{eq} (dBA)	Nighttime Hourly Range L_{eq} (dBA)	Nighttime L_{eq} (dBA)	CNEL (dBA)
Measure Location LT1	68 - 72	71	58 - 71	64	73
Measure Location LT2	47 - 59	53	40 - 54	46	54
Measure Location LT3	57 - 61	60	49 - 58	54	62

Notes: LT# = long-term measure location; dBA – A-weighted decibel; L_{eq} = average noise level; CNEL = community noise equivalent level

Measured sound levels were very dependent upon traffic along the roadway adjacent to the measurement point, which is expected due to traffic noise typically being a primary contributor to the ambient noise environment in an urban setting. LT1 was located closet to SR 17 (with highest recorded sound levels), while LT2 was located furthest from SR 17 (with the lowest recorded sound levels). Traffic-related sound levels tend to be relatively constant during the day, decreasing in the evening and overnight period, as reported in Table 2.

3. Project Description

The proposed Project consists of a new structure containing 125,050 total square feet of floor area, of which 1,000 square feet would be occupied by the management office. The structure would consist of two above-ground floors over a full basement. Parking for customers would be provided in a surface lot containing 12 spaces (including one handicap accessible) adjacent to the northern corner of the building. Two truck parking spaces and two employee parking spaces would be located adjacent to a loading dock at the southern end of the structure. Heating ventilation and air conditioning (HVAC) equipment would be located on the roof within a tower architecture feature with parapet height extending to 45 feet above the ground. Refer to Figure 3 for the Project Site Plan with these components.

Noise generating components of the project include the roof-mounted HVAC package units, the customer parking lot, and the truck parking spaces/loading dock area. The parking lots and loading docks would only be in use during facility operating hours, whereas the HVAC system could be operating any time of the night or day. As a worst case, the operational noise level was assessed with all equipment operating simultaneously and with parking lot and loading dock activities occurring.

4 Operational Noise Prediction

4.1 Methodology

Prediction of operation noise attributed to the Project involved creation of a sound propagation model using a Dudek proprietary Excel-based software tool. Dudek NoisePro is used for calculation, presentation, assessment, and prediction of environmental noise. Reference sound emission levels from the HVAC equipment, surface parking lot, and truck loading dock were entered into the Dudek NoisePro model. The outdoor noise propagation formulas in NoisePro use the International Organization of Standardization Standard 9613-2, "Attenuation of Sound During Propagation Outdoors, Part 2: General Method of Calculation" (ISO 2023). Receivers were also included in NoisePro (M1 – M6) at each of the adjacent property boundaries at which NoisePro predicts the operational noise level.

With regard to the anticipated HVAC equipment for the building, Dudek used guidance from the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), with each 425 square feet of the proposed 125,000 square foot building estimated to require a one-ton capacity heating, ventilation, and air conditioning package unit. For the total building, the HVAC packages would need a combined total 300 ton capacity. Dudek used a Carrier Weathermaker 25-ton model as the representative sound source; this unit has a published sound level rating of 78 dBA at 1 meter (3.28 feet). A total of twelve of these 25-ton package units would be needed for the building size.

Surface parking lots generate sound based upon the average number of vehicles arriving and departing in a given hour. An hourly average noise level generated by parking lot movements may be estimated with the following expression:

Hourly L_{eq} = 70+10*LOG(N) – 35.6

where 70 dBA is the mean Sound Exposure Level (SEL) at 50 feet for an automobile parking lot arrival or departure, N is the number of parking lot operations in a given hour, and 35.6 is ten times the logarithm of the number of seconds in an hour (BAC 2020). The Project traffic memo (Fehr & Peers, January 15, 2025) indicated that the PM peak hour would include a total of 11 vehicle arrivals/departures. Using the above expression, a sound source reference level of 44.8 dBA at 50 feet was used in NoisePro to represent the customer parking lot.

The sound level for a truck loading dock, with several truck loading episodes per hour, is 60 dBA L_{eq} at 50 feet (Shasta County 2009). The truck loading dock for the project would not be anticipated to experience this level of intensity, but this sound reference level is used in Noise Pro as a conservative estimate of truck loading area sound generation.

Neither the bank of HVAC equipment, parking lot, nor truck loading area would be anticipated to operate continuously, but rather would have cycles of operation or activity separated by periods of no operation or activity. In practice, at any given time, some of the HVAC equipment would be in operation mode, while other equipment would be in rest mode; parking lot activity would be distributed throughout the day, with much fewer vehicles than identified during the peak hour; activity at the truck loading dock would likely occur no more than once or twice in a day. Nonetheless, the model was constructed to address a worst-case scenario where all the equipment is in continuous operation, the parking lot is functioning at the highest activity level, and the loading dock is in operation.

Calculation parameters that establish how the NoisePro model predicts combined noise level from these above-listed Project sources include as follows:

- Sound propagation per International Organization of Standardization (ISO) 9613-2 (ISO 1996);
- Default ground acoustical absorption coefficient = 0.5 (on a scale of 0 = reflective, 1 = absorptive); and.
- Zero order of reflection.

4.2 Results

Figure 5 depicts the modeled receiver locations along the property lines for the closest adjacent land uses (M1 – M6) in the NoisePro model space. The receiver points in the NoisePro space are intended to represent Project operational sound levels at property line of existing adjacent uses, for comparison to SVMC Section 17.44.020 limits. Table 3 presents the modeled operational noise level at the five receivers and compares these to the SVMC Section 17.44.020.

Table 3: Modeled Project Operational Sound Levels Compared to Ordinance Limits

Model Receiver	Modeled Project Operational Noise Level dBA (L_{max})	Noise Ordinance Limit dBA ($L_{eq\ hour}$) [1]
M1	44	75
M2	36	75
M3	29	75
M4	38	75
M5	41	70
M6	43	75

Table Notes: [1] Ordinance limit based upon the adjacent land use. Retail = 70 dBA, Warehouse/Industrial = 75 dBA.

The noise model results are also graphically represented on Figure 6, which provides noise contours extending outward from the proposed Project to illustrate the maximum (L_{max}) noise level from operation of the Project (i.e., the worst-case scenario with all the equipment in operation simultaneously).

Table 4 compares the modeled Project operational noise levels at the six receivers to ambient noise levels at these receivers. Ambient noise levels are based upon the ambient sound survey (discussed in greater detail in Section .

Table 4: Modeled Project Operational Sound Levels Compared to Ambient Noise Levels

Model Receiver	Modeled Project Operational Noise Level dBA (L_{max})	Ambient Noise Level ($L_{eq\ hour}$) [1]
M1	44	**64**
M2	36	**46**
M3	29	**46**
M4	38	**46**
M5	41	**54**
M6	43	**64**

Table Notes: [1] Ambient noise level based upon nighttime hourly average from sound level survey (Refer to Attachment A)

4.3 Conclusions – Operational Noise Levels

This noise study includes an analysis of noise emission from simultaneous operation of the total suite of equipment at the facility as well as the parking lot and truck loading dock.. As described in Section 4.2, Dudek modelled operation noise levels at each studied receiver from a worst-case scenario with all equipment continuously operating simultaneously and with parking lot and truck loading dock in active use, which would not be anticipated to occur under actual operational conditions, but which provides an extremely conservative assessment (i.e., the identified resulting sound levels overestimate what would be likely to occur under representative operating parameters). In addition, the NoisePro software enables a user to graphically present the predicted sound pressure levels over a defined horizontal plane, such as illustrated in Figure 6. The legend in the upper richt corner of Figure 6 defines a 5-dB range of comparable sound levels for each depicted color. The superposition of the aggregate Project predicted noise emission over the Project site and its surroundings provides the reader a visual understanding of how loud the Project may be at a geographic location (in addition to the selected 6 modeled receivers) from Project operations.

As illustrated in Table 3, in each case, the predicted operational noise level would fall below the applicable maximum allowable noise limit. As such, the noise from the proposed Project operations would comply with SVMC Section 17.58.50. As illustrated in Table 3, in each case project operational noise would be well below the ambient noise level at each of the modeled receivers, and would therefore be in compliance with Table SN-2 (Allowable Noise Increases) from the Noise Element.

4.4 Recommendations – Operational Noise Levels

Modeling of facility equipment operations noise levels on the basis of simultaneous continuous operation of all equipment and outdoor activity areas, concludes that the facility noise levels would fall below the exterior noise exposure limits applicable to existing nearby commercial properties. Therefore, the Project as proposed and acoustically studied herein would be expected to achieve compliance with the requirements of the SVMC Section 17.44.20 limits, no noise control features, or methods would be required or recommended. Project operations would also not result in an increase over ambient noise levels at the existing nearby commercial uses.

5 Offsite Traffic Noise Prediction

5.1 Methodology

Fehr & Peers quantified average daily trips (ADTs) that would be generated by the Project (10 Victor Square Transportation Study, Fehr & Peers, January 15, 2025). Dudek obtained the existing ADT on roadways including Victor Square Extension and Scotts Valley Drive from the Scotts Valley Town Center Specific Plan EIR, Scotts Valley 2008).

Dudek used a Microsoft Excel based model incorporating standard traffic noise assessment equations adapted from the FHWA noise prediction model to quantify traffic noise exposure levels along roadways to which the Project would contribute trips. Traffic noise levels were modeled based upon the reported existing ADT for studied roadway segments and for the same segments with Project added ADT.

5.2 Results

Based upon Project ADT data provided by Fehr & Peers, and existing roadway ADT data from the Scotts Valley Town Center Specific Plan EIR, Dudek modelled traffic noise exposure along Victor Street Extension and Scotts Valley Drive, the roadways to which the Project would principally add trips. Table 5 presents the results of the traffic noise modeling, detailed information is provided in Attachment C.

Table 5. Traffic Noise Level Modeling Results

Roadway	Existing dBA CNEL	Existing + Project dBA CNEL
Victor Square Extension	56.4	56.5
Scotts Valley Drive	62.4	62.4

Source: Attachment C

5.3 Conclusions – Project Traffic Noise Level Increases

As indicated in Table 5, operation of the Project would involve trip generation that would result in traffic noise level increases on each roadway segment of no more than 0.1 dBA CNEL, which would not be discernible to the human ear. The project would therefore not have a considerable contribution to traffic noise levels.

5.4 Recommendations – Project Traffic Noise

Modeling of Project-related traffic noise level increases along roadways to which the Project would principally add trips concludes that Project-induced increases would in all cases be no greater than 0.1 dBA CNEL. Since the human ear cannot detect changes in noise levels less than 1 dBA CNEL, traffic noise level increases associated with Project trips would not be discernible to residents. No recommendations are required relating to Project traffic noise increases.

6 Onsite Traffic Noise Exposure

6.1 Methodology

Dudek completed a 72-hour continuous sound pressure level measurement along the SR 17 frontage of the subject property, at a point that had unobstructed exposure to traffic noise from SR 17 (LT1 on Figure 4). Using Google Earth,

Dudek determined the distance from LT1 to the centerline of the ST 17 alignment. Dudek then determined the distance from the closest point of the proposed office space component of the Project to the centerline of the ST 17 alignment. Based on the known distance from the highway and measured sound level at LT1, Dudek calculated the sound level at the office space façade.

The outdoor attenuation of sound from a line source is generally described as a 3 dBA attenuation with each doubling of distance between source and receiver. A more accurate prediction of sound attenuation due to distance, for a line source (which is applicable to the SR 17 highway) is calculated with the equation:

$$SPL_1 = SPL_2 - 10\log(D_2/D_1)$$

Where:

SPL_1 is the calculated sound pressure level (in dB) at specified distance [D_2]

SPL_2 is a known (measured) sound pressure level at a known distance [D_1]

D_1 is distance from source to measured sound pressure level

D_2 is distance from source to location of calculated sound pressure level

6.2 Results

The distance from LT1 to the SR 17 centerline is 130 feet. The distance from the closest point of the proposed office space to the SR 17 centerline would be 285 feet. The CNEL calculated for the measurements performed at LT1 is 73 dBA. Using the above calculation, the office space façade would be exposed to a CNEL of 70 dBA.

6.3 Conclusions – Onsite Traffic Noise Exposure

70 dBA CNEL is the upper limit for "normally acceptable" exterior noise exposure for office uses (Noise Element Table SN-1). Also, standard construction techniques and materials in California for commercial buildings achieve an exterior to interior attenuation of at least 25 dBA. Therefore, with a predicted traffic noise exposure level of 70 dBA CNEL at the exterior façade of the building containing the office space, the proposed use would comply with guidance in Noise Element Table SN-1) and also achieve the interior target of no greater than 45 dBA CNEL (Policy SN-7.10).

6.4 Recommendations – Onsite Traffic Noise Exposure

Predicted traffic noise exposure levels for the building façade that would contain the proposed office space would be no greater than 70 dBA CNEL, which is compatible for office uses. Standard exterior to interior attenuation from conventional commercial building techniques and materials would also achieve the interior target of no more than 45 dBA CNEL for the the office apace. No recommendations are required relating to Project on-site traffic noise exposure.

7 References

Bollard Acoustical Consultants (BAC). 2020. Environmental Noise Assessment – Peabody Apartments. BAC Job No. 2020-116. December 17.

Caltrans.2020. *Traffic Noise Analysis Protocol.*

Fehr & Peers. 2025. *10 Victor Square Transportation Study*, January 15, 2025.

International Organization of Standardization (ISO). 2023. 9613-2: “Attenuation of Sound During Propagation Outdoors, Part 2: General Method of Calculation”. December. Accessible at *https://www.iso.org/standard/20649.html*

Shasta County. 2009. Knighton & Churn Creek Commons Retail Center EIR. September 2009.

Scotts Valley General Plan Noise Element

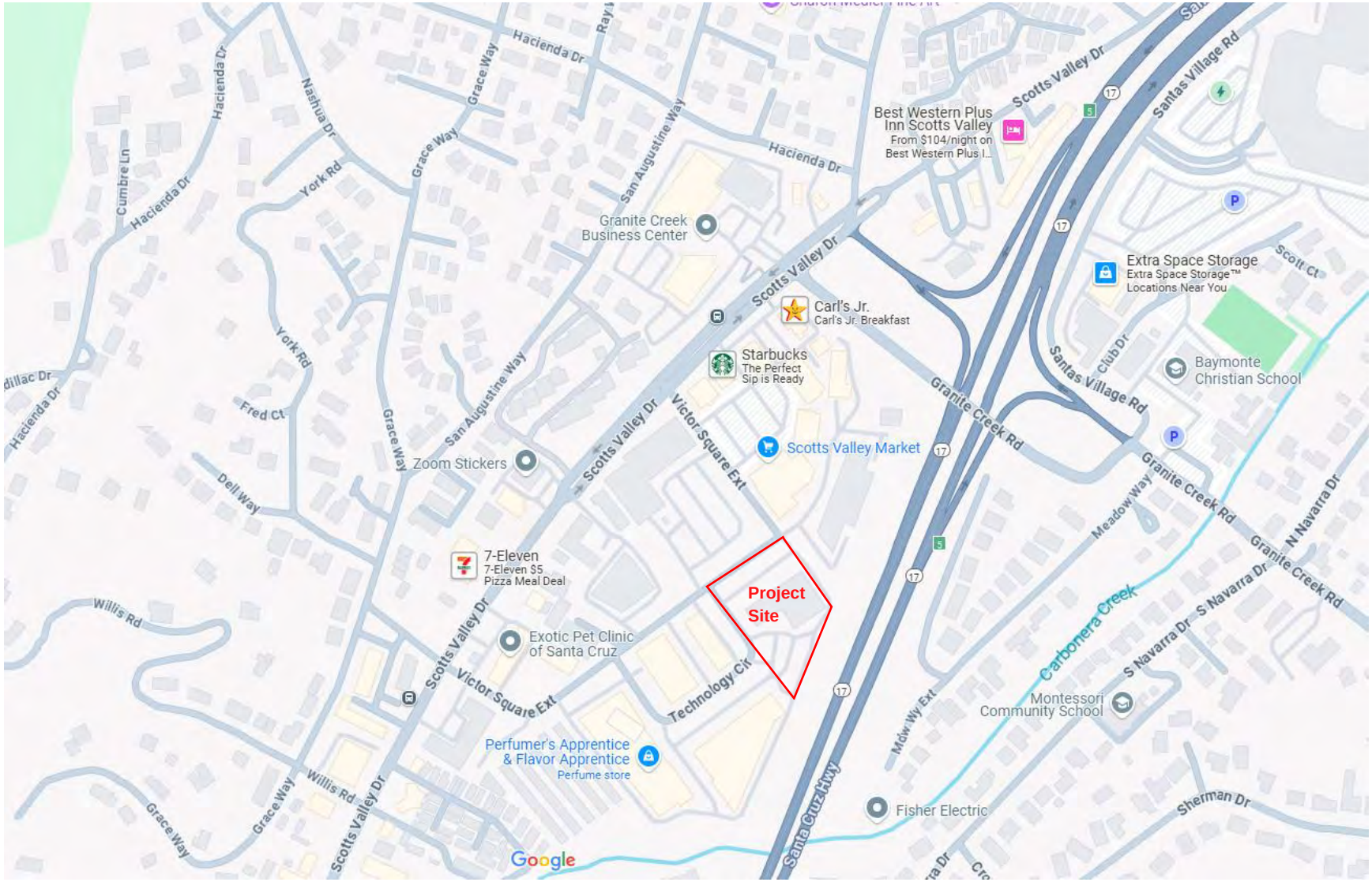
Scotts Valley Municipal Code

8 Closing

Dudek trusts that the results and findings presented in this letter report meet your needs for the Project at this time and represents appropriate completion of the approved scope of work.

Sincerely,

Jonathan V. Leech, INCE
Environmental Technical Group Manager
805-308-8527
jleech@dudek.com



Source: Google Maps 2025

N

Figure 1
Regional Setting

DUDEK

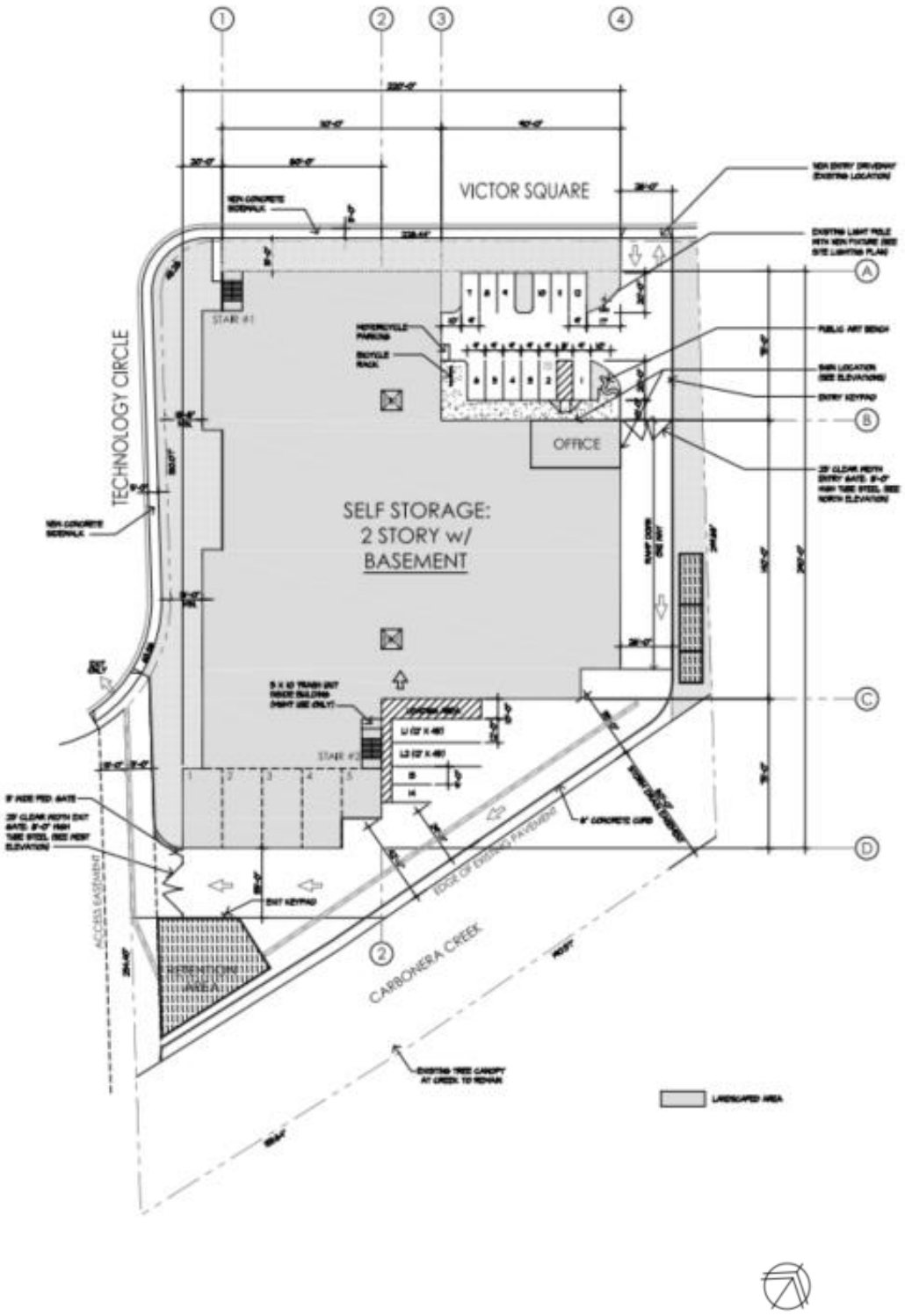
Victor Square Self-Storage, Scotts Valley, California

Source: Google Earth 2025

Figure 2
Local Setting

DUDEK

Victor Square Self-Storage, Scotts Valley, California

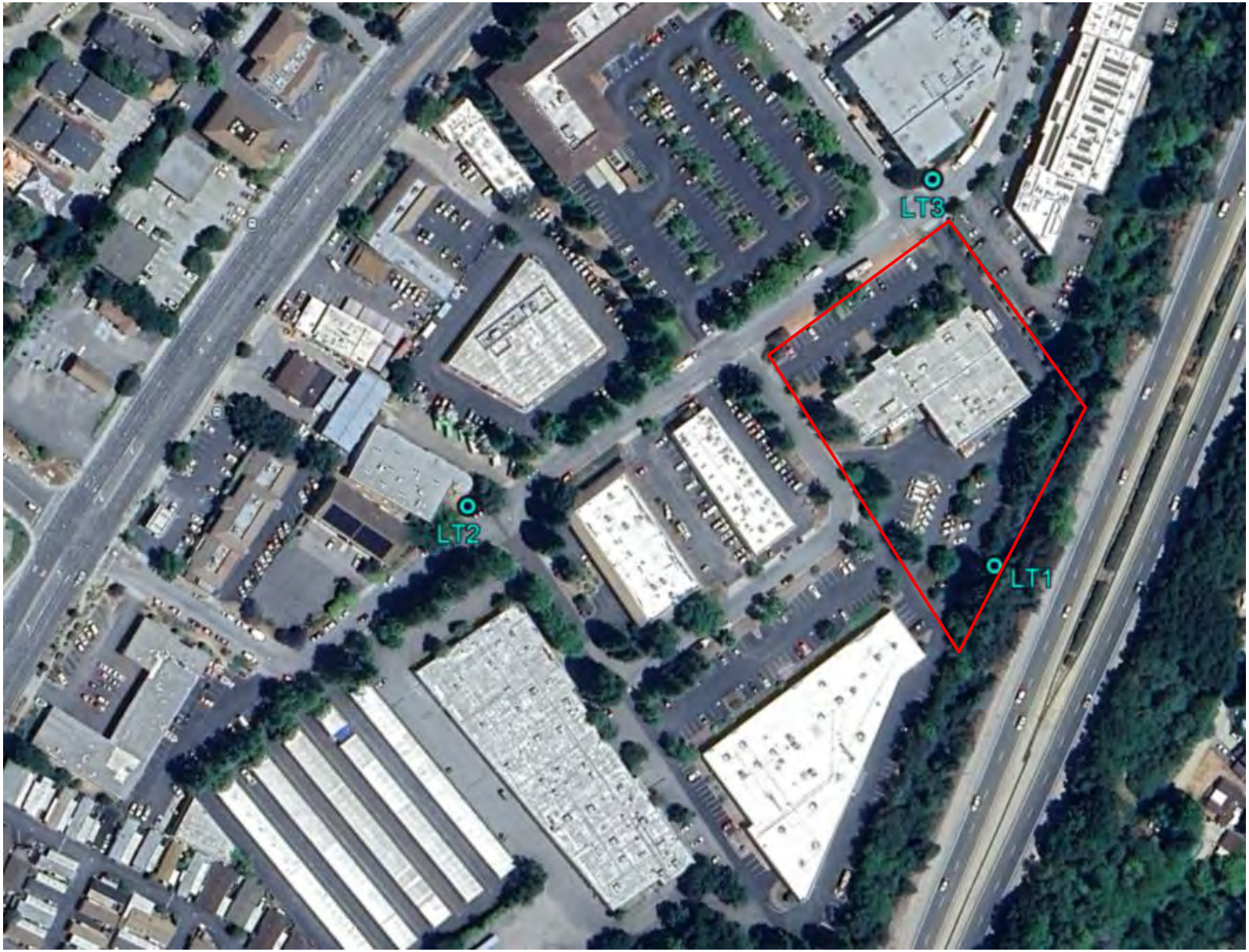


Source: Valli Architectural Group 2025

Figure 3
Site Plan

DUDEK

Victor Square Self-Storage, Scotts Valley, California



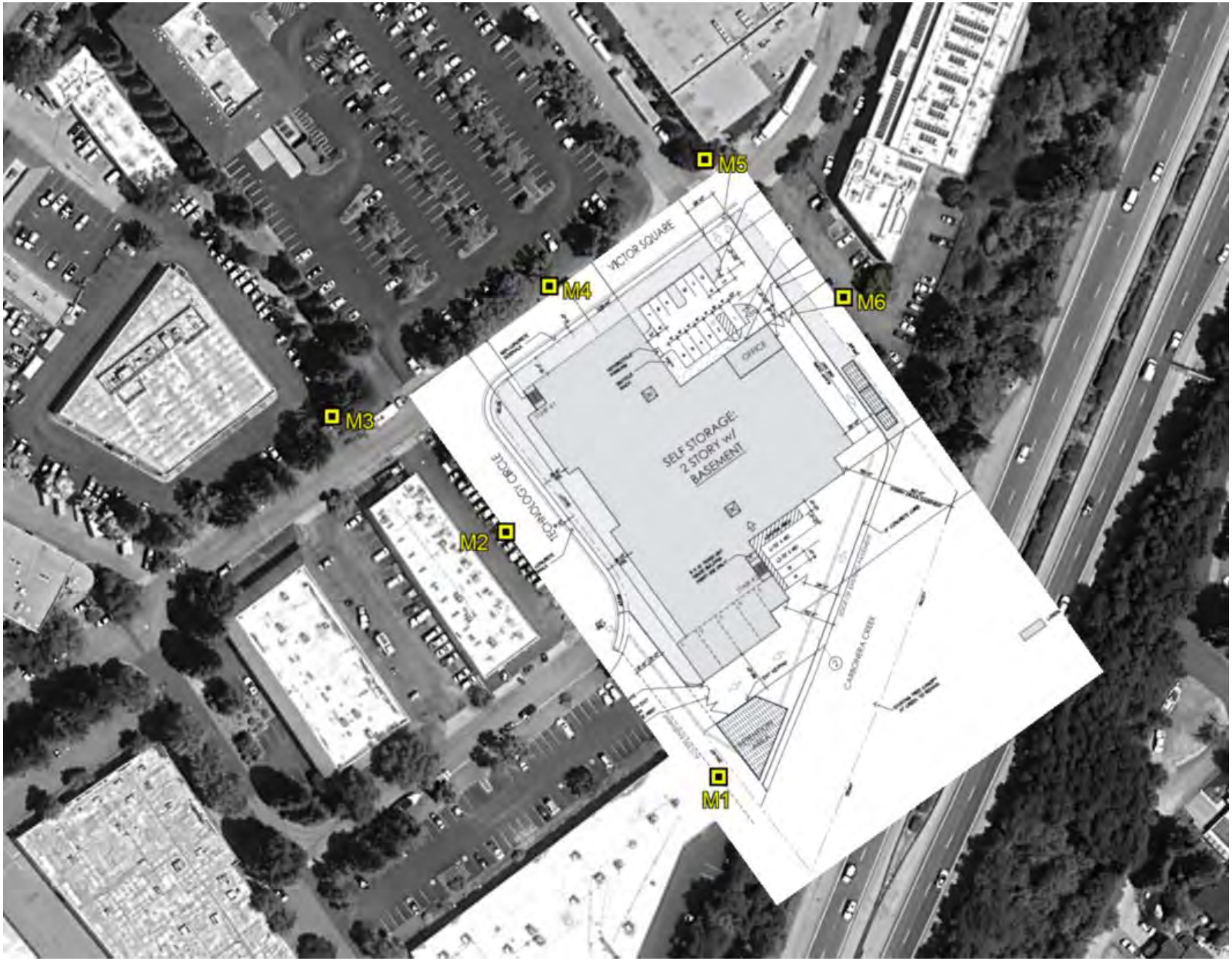
Legend

LT# - Long-term Measure Location

Figure 4
Ambient Noise Measurement Locations

DUDEK

Victor Square Self-Storage, Scotts Valley, California



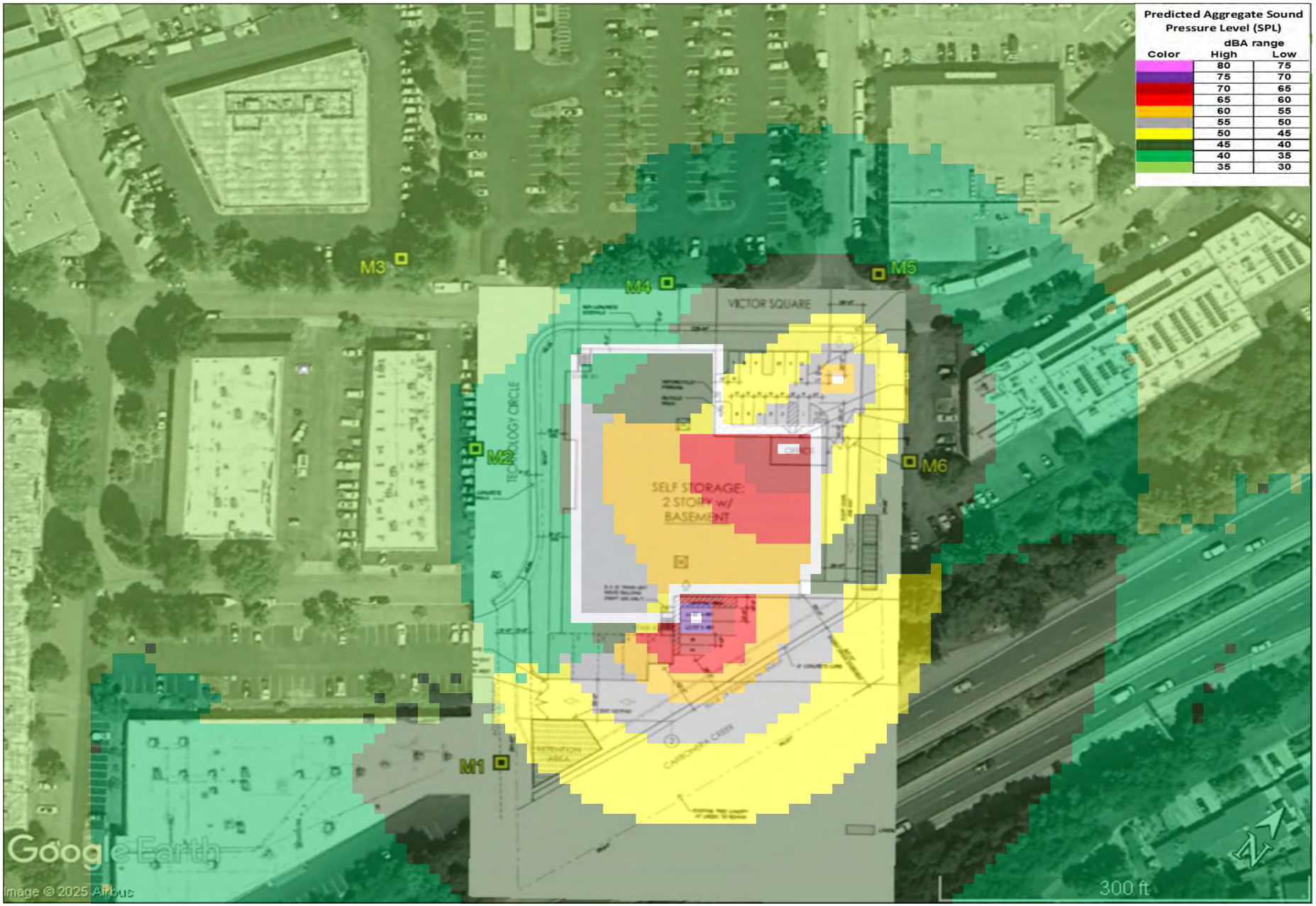
Legend

M# - Modeled Receiver Location

Figure 5
Modeled Vicinity Receivers

Victor Square Self-Storage, Scotts Valley, California

DUDEK



SOURCE: Dudek 2025

DUDEK

0 88 176 Feet

FIGURE 6

STATIONARY SOURCE OPERATIONAL NOISE LEVELS

Victor Square Self-Storage, Scotts Valley, California

ATTACHMENT A

AMBIENT NOISE MEASUREMENT DATA

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/24/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	71.3	86.2	54.6	73.2	72.3	71	67.1
1/24/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	71.5	81.2	57.4	73.4	72.5	71.3	67.5
1/24/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	71.7	80	59.5	73.7	72.8	71.6	67.9
1/24/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	71.7	84.2	55.8	73.7	72.8	71.5	67.6
1/24/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	70.9	76.7	52.1	73.3	72.2	70.7	65.6
1/24/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	70.4	83.1	53.5	73.3	71.9	69.7	62.6
1/24/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	69.4	83.3	44.8	72.5	70.9	68.7	61.1
1/24/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	68.5	76.6	43	71.8	70.1	67.5	59.6
1/24/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	67.9	79.7	44.2	71.5	69.6	66.5	57.1
1/24/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	66.1	77	42.1	70.3	67.9	63	51.6
1/25/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	64.1	78.5	36.7	69	65.5	58.7	40.5
1/25/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	62	74.1	35.5	67.2	62.2	53.6	37.4
1/25/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	59.9	73.9	35.4	64.8	58.2	47.5	36.9
1/25/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	59.8	75.9	35.6	64.6	57.9	47.2	36.6
1/25/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	60.7	75.2	35.9	64.8	60.1	53.2	38.7
1/25/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	63.7	83.7	38	68	63.4	59.1	45.9
1/25/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	66.5	76.5	41.1	70.4	68	64.1	55.6
1/25/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	68.9	77.5	41.5	72.5	70.6	67.4	59.8
1/25/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	71.2	92.5	53.7	73.7	72.3	70.3	63.9
1/25/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	71.5	81.3	56.3	74	72.9	71.3	65.4
1/25/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	71.9	77.5	58.7	74	73.1	71.7	67.7
1/25/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	72.1	79	59.4	74.2	73.3	72	67.8
1/25/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	72	90.8	60	73.9	72.9	71.6	67.9
1/25/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	71.5	76.4	56.2	74	73	71.3	66.2
1/25/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	72.1	90.3	52.7	74.1	73	71.6	67.4
1/25/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	71.9	88.9	59.2	73.9	72.9	71.5	67.2
1/25/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	72.1	92.1	50.3	74.2	73.1	71.6	66.6
1/25/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	71.5	77	58.9	73.9	72.8	71.3	66.7
1/25/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	70.8	81.7	53.3	73.4	72.1	70.3	64.9
1/25/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	69.8	80.2	48.1	72.7	71.2	69	63
1/25/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	68.9	76.7	45.1	72	70.4	67.9	61.3
1/25/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	69.1	80.8	43.5	72.4	70.7	68	60.1

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/25/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	68.3	80.5	41.4	71.9	69.9	66.9	57.1
1/25/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	66.2	76.8	41.4	70.5	68	63	51
1/26/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	64.3	75.1	36.7	69	65.9	59.2	42.2
1/26/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	62.5	78.6	35.9	67.7	61.8	53.7	38.6
1/26/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	60.2	74.4	35.3	65.5	58	47.1	36.8
1/26/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	60.2	77.9	35.4	64.8	57.3	44.2	36.3
1/26/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	58.8	74.4	36.3	62.3	57.6	47.2	38.4
1/26/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	61.7	84.7	36.9	65.2	60.7	55.7	42.6
1/26/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	65.2	77.6	41	69.9	66.1	61.3	51.4
1/26/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	67.6	77.8	44.8	71.6	69.4	65	56
1/26/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	70.1	77.8	48	73.3	71.6	69.4	61.6
1/26/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	71.6	88.6	55.6	74.1	72.9	71.1	64.9
1/26/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	71.4	88.3	47.8	73.8	72.6	71	65.6
1/26/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	71.4	78.1	52.6	73.7	72.7	71.2	66
1/26/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	71.1	82.6	58.1	73.4	72.3	70.8	65.5
1/26/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	71.1	85.5	54.8	73.3	72.2	70.7	65.5
1/26/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	70.8	78.7	54.5	73.4	72.1	70.5	65.4
1/26/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	71.5	86.3	56.2	73.7	72.6	70.9	65.7
1/26/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	70.9	83.7	55.7	73.3	72.2	70.5	65.2
1/26/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	70.6	88	54.7	72.9	71.6	69.9	64.8
1/26/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	69.8	78.1	55.2	72.5	71.2	69.2	63.7
1/26/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	69.9	85.3	52.8	72.7	71.3	69.3	62.8
1/26/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	69.3	79	48.6	72.4	70.9	68.6	61.1
1/26/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	68.4	78	47.9	71.8	70.1	67.1	59.1
1/26/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	66.7	78.5	43	70.9	68.4	64	52.3
1/26/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	64.6	74.6	39.4	69.4	66.2	59.8	46.4
1/27/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	62.3	76	38.5	67.6	62.3	53.2	41.1
1/27/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	59.6	78.2	37.9	64.1	56.8	46.3	40
1/27/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	58.2	75.7	37.5	61.4	54.4	44	38.9
1/27/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	60.7	75.2	37.8	64.9	59.1	52.4	40.5
1/27/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	62.8	79.4	42.3	66.5	62.6	59.1	47.8
1/27/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	67.7	77.2	50.7	71.4	68.7	65.5	60.3

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/27/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	70.8	78.2	57.1	73.7	72.2	70.1	65
1/27/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	72.1	77.9	55.7	74.8	73.4	71.6	66.7
1/27/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	72.7	90.3	53.2	74.9	73.8	72.4	67.8
1/27/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	71.2	78.6	49.8	73.6	72.6	71	65.6
1/27/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	70.6	76.7	58.3	73	71.9	70.4	65.6
1/27/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	71.4	78.1	52.6	73.7	72.7	71.2	66
1/27/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	72	90.8	60	73.9	72.9	71.6	67.9
1/27/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	71.1	85.5	54.8	73.3	72.2	70.7	65.5

Noise Level Summary

	dBA Leq
24-Jan	
Daytime Hourly Leq Range	68 to 72
Daytime Leq	70.8
Nighttime Hourly Leq Range	60 - 68
Nighttime Leq	64.3
25-Jan	
Daytime Hourly Leq Range	69 to 72
Daytime Leq	71.2
Nighttime Hourly Leq Range	59 - 68
Nighttime Leq	64.1

	dBA Leq
26-Jan	
Daytime Hourly Leq Range	68 to 72
Daytime Leq	70.5
Nighttime Hourly Leq Range	58 - 71
Nighttime Leq	65.5
27-Jan	
Daytime Hourly Leq Range	71 to 73
Daytime Leq	71.6

24-Hour Average Metrics

	LDN	CNEL
1/24 - 1/25	72.6	73.1
1/25-126	72.4	72.9
1/25-1/27	73.0	73.5

Measurement Location: LT1

Piccolo: 1805

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/24/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	52.9	71.9	45.4	54.2	51.2	49.9	48.3
1/24/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	54.1	75	46.5	56.4	52.1	51.1	48.9
1/24/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	58.6	90.8	45.5	55.7	51.1	49.9	48.1
1/24/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	54.1	80.2	46.7	52.9	51.5	50.1	48.6
1/24/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	51.7	65.8	47.4	52.9	51.8	51	49.5
1/24/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	50.8	77.2	43	51	49.2	47.9	46
1/24/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	50.1	63.6	42.7	51.9	50.9	49.9	46
1/24/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	47.6	66.5	42.2	48.5	47.2	46.4	45
1/24/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	48.2	64.6	43.1	50.1	48.9	47.5	45.1
1/24/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	46.5	58.3	37.2	48.9	47.3	45.7	42
1/25/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	41.4	47.6	36.9	43.1	42.1	41	38.8
1/25/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	40.7	61.2	35.6	41.6	40.5	39.2	37.2
1/25/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	39.9	46.1	35.9	41.6	40.6	39.5	37.7
1/25/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	40.3	63.6	35.4	41	39.7	38.4	36.6
1/25/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	40.6	50.2	36.2	42.5	41.2	39.9	38.2
1/25/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	43.6	60.4	37.8	45.4	43.1	41.8	39.8
1/25/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	44.9	51.6	40.1	46.7	45.7	44.5	42.5
1/25/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	49	66.1	43	49.7	48.5	47.4	45.4
1/25/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	53.7	70.8	47.5	55	53.3	51.9	50.1
1/25/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	52.2	76.1	45.9	52.8	51.9	50.7	48.4
1/25/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	50.2	67.8	44.5	50.7	49.5	48.6	47
1/25/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	52.4	73.9	43.8	52.3	50.3	49.1	47.6
1/25/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	51.6	67.2	45.1	52.6	51.5	50.3	47.7
1/25/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	52.3	69.2	45.5	53	51.2	50.1	47.9
1/25/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	52.5	73.9	45.5	53	50.9	49.7	47.8
1/25/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	50.7	65.3	45	51.7	50.4	49.5	47.6
1/25/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	52.8	69.7	46.8	54.2	52.8	51.6	49.4
1/25/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	52.3	71.7	46.7	52.9	52	50.8	48.9
1/25/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	50.8	64.7	41.6	52.4	50.6	48.7	45.3
1/25/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	50.3	66.4	41	52.1	50.5	48.5	44
1/25/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	47	65.6	40.6	49.1	46.4	44.9	42.8
1/25/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	49.4	65.1	40.9	51	49.9	49.1	43.2

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/25/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	48.1	66.9	38.9	50	47.2	44.1	41.3
1/25/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	46.4	62.6	37.4	49.4	47.3	43.8	40.7
1/26/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	42.9	61.5	36.9	44.4	43	41.5	39.2
1/26/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	41.3	55.6	36.5	42.4	41.3	40.1	38.4
1/26/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	39.8	48.7	37.2	41.3	40.3	39.3	37.9
1/26/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	39.5	46	36.3	41.1	40.1	39	37.7
1/26/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	41.2	56.3	37.7	42.6	41.6	40.7	39.1
1/26/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	44.8	66.9	39.7	45.7	44.6	43.4	41.5
1/26/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	47.5	63.2	41.5	49.1	47.1	45.6	43.2
1/26/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	50.8	77.2	43.2	50.9	49	47.8	46
1/26/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	53.3	78	43.9	54.1	52.2	51	46.8
1/26/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	51.5	67.5	45.4	52.8	51.6	50.6	48.3
1/26/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	51.6	71.1	43.8	52.7	51.2	49.4	47.2
1/26/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	52	67.3	46.6	53.6	52.7	51.4	49.1
1/26/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	56.1	82.2	46	54.6	53.1	51.7	49
1/26/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	53.7	76.1	46.3	55.3	53.3	51.8	49.3
1/26/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	53.8	68.7	48	56.5	53.8	52.1	50.3
1/26/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	52.7	67.8	45	55	52.6	50.8	48
1/26/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	52.6	75.2	43.6	53.2	51.8	50.4	47.6
1/26/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	52.7	77.2	43.6	52.2	50.5	49.3	46.2
1/26/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	53.4	72.9	45.8	52.6	50.7	49.6	47.7
1/26/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	51.1	64.8	46.9	52.6	51.3	50.1	48.7
1/26/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	51.1	61	46.6	52.5	51.8	50.9	48.7
1/26/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	51.3	70.7	45.6	52.4	51.4	49.9	48.3
1/26/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	47.5	55	42.5	49.3	48.4	47.2	45.1
1/26/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	46	66.8	40.1	47.2	46.3	45.2	42.8
1/27/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	43.2	50.8	39.2	45	43.9	42.8	41
1/27/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	42.1	48.7	38.8	43.8	42.7	41.6	40.1
1/27/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	42.2	48.7	38.5	44	42.7	41.5	40.1
1/27/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	45.3	70.9	38.8	45.3	44.2	43.1	40.8
1/27/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	46.5	55.8	42.4	48.1	47.1	46	44.4
1/27/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	52.8	75.6	45.3	52.8	51.4	50.2	47.6

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/27/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	54.1	75	48.7	54.3	53.2	52.3	50.9
1/27/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	54.9	71.1	50.4	55.5	54.5	53.5	52.1
1/27/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	57	72.4	51.7	59.6	55.9	54.7	53.2
1/27/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	56.1	69.4	49.4	59.9	55.4	53.4	51.1
1/27/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	52.9	70.2	47.2	53.2	52	51.2	49.3
1/27/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	53.9	77.5	46.5	54.3	51.4	50	48.4
1/27/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	52.8	78.8	47.6	53.7	51.4	50.4	49
1/27/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	58.1	79.4	47.1	58	52.7	50.9	49.1

Noise Level Summary

	dBA Leq
24-Jan	
Daytime Hourly Leq Range	47 to 59
Daytime Leq	53.7
Nighttime Hourly Leq Range	40 - 48
Nighttime Leq	43.9
25-Jan	
Daytime Hourly Leq Range	47 to 54
Daytime Leq	51.4
Nighttime Hourly Leq Range	39 - 48
Nighttime Leq	44.6

	dBA Leq
26-Jan	
Daytime Hourly Leq Range	51 to 56
Daytime Leq	52.8
Nighttime Hourly Leq Range	43 - 54
Nighttime Leq	48.8
27-Jan	
Daytime Hourly Leq Range	53 to 58
Daytime Leq	55.5

24-Hour Average Metrics

	LDN	CNEL
1/24 - 1/25	53.3	53.8
1/25-126	53.2	53.6
1/25-1/27	56.3	56.6

Measurement Location: LT2

Piccolo: 2203

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/24/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	60.2	88.6	46.1	63.9	61.7	59.9	57.7
1/24/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	60.0	88.6	46.1	62.0	60.9	59.6	57.9
1/24/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	60.6	88.6	46.1	62.9	61.6	60.1	58.2
1/24/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	59.7	88.6	46.1	61.4	60.6	59.4	57.7
1/24/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	59.5	88.6	46.1	61.3	60.4	59.2	57.6
1/24/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	58.9	88.6	46.1	60.8	59.9	58.6	56.5
1/24/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	57.4	88.6	46.1	59.5	58.5	57.0	54.7
1/24/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	56.6	88.6	46.1	58.8	57.8	56.1	53.7
1/24/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	56.5	88.6	46.1	58.8	57.8	56.1	53.7
1/24/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	54.6	88.6	45.0	57.0	55.9	54.0	51.3
1/25/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	52.1	88.6	44.0	55.1	53.7	51.1	47.8
1/25/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	50.2	88.6	42.7	53.4	51.8	49.0	46.1
1/25/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	50.8	88.6	42.5	53.7	52.2	49.8	47.1
1/25/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	48.8	88.6	42.4	52.0	50.4	47.3	44.7
1/25/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	50.7	88.6	42.4	53.9	52.3	49.5	46.4
1/25/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	52.8	88.6	42.4	55.8	54.4	51.9	48.5
1/25/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	58.0	88.6	42.4	60.5	59.1	57.3	54.7
1/25/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	59.2	88.6	42.4	62.0	60.4	58.4	55.8
1/25/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	60.7	88.6	42.4	63.0	61.8	60.1	58.1
1/25/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	60.0	88.6	42.4	61.8	61.0	59.7	57.9
1/25/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	61.1	88.6	42.4	62.9	62.1	60.7	59.0
1/25/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	60.6	88.6	42.4	62.3	61.5	60.3	58.7
1/25/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	60.7	88.6	42.4	62.2	61.5	60.5	58.9
1/25/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	60.0	88.6	42.4	61.4	60.8	59.9	58.3
1/25/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	60.6	88.6	42.4	62.3	61.5	60.2	58.6
1/25/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	60.2	88.6	42.4	61.8	61.0	59.9	58.3
1/25/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	60.8	88.6	42.4	62.5	61.7	60.4	58.8
1/25/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	60.1	88.6	42.4	61.5	60.9	59.9	58.4
1/25/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	59.3	88.6	42.4	61.1	60.2	59.0	57.2
1/25/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	58.5	88.6	42.4	60.8	59.8	58.0	55.3
1/25/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	56.9	88.6	42.4	58.9	58.0	56.6	54.2
1/25/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	56.9	88.6	42.4	59.0	58.1	56.5	53.8

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/25/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	55.8	88.6	42.4	58.3	57.1	55.2	52.5
1/25/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	54.2	88.6	42.4	56.9	55.7	53.6	50.4
1/26/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	52.5	88.6	42.4	55.2	53.9	51.6	48.9
1/26/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	50.7	88.6	42.4	53.7	52.3	49.5	46.7
1/26/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	48.8	88.6	42.4	52.0	50.4	47.5	44.9
1/26/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	49.0	88.6	42.3	52.2	50.4	47.7	45.0
1/26/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	49.4	88.6	42.3	52.5	50.9	48.2	45.6
1/26/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	52.0	88.6	42.3	55.0	53.5	50.9	48.1
1/26/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	54.5	88.6	42.3	57.0	55.8	53.9	51.3
1/26/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	56.8	88.6	42.3	59.2	58.1	56.3	53.6
1/26/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	58.5	88.6	42.3	60.5	59.6	58.2	55.9
1/26/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	59.0	88.6	42.3	61.1	60.1	58.6	56.6
1/26/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	58.6	88.6	42.3	60.5	59.6	58.2	56.1
1/26/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	59.1	88.6	42.3	60.7	60.0	58.9	57.2
1/26/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	59.2	88.6	42.3	61.5	60.3	58.6	56.6
1/26/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	58.5	88.6	42.3	60.2	59.3	58.2	56.5
1/26/2025	2:00:00 PM	3:00:00 PM	Slow	dBA	58.6	88.6	42.3	60.5	59.3	58.2	56.6
1/26/2025	3:00:00 PM	4:00:00 PM	Slow	dBA	59.4	88.6	42.3	61.7	60.4	58.8	57.0
1/26/2025	4:00:00 PM	5:00:00 PM	Slow	dBA	58.8	88.6	42.3	61.0	59.9	58.2	56.4
1/26/2025	5:00:00 PM	6:00:00 PM	Slow	dBA	58.1	88.6	42.3	60.1	59.0	57.7	55.8
1/26/2025	6:00:00 PM	7:00:00 PM	Slow	dBA	58.2	88.6	42.3	59.9	59.1	58.0	56.2
1/26/2025	7:00:00 PM	8:00:00 PM	Slow	dBA	60.2	88.6	42.3	63.2	61.4	59.0	56.8
1/26/2025	8:00:00 PM	9:00:00 PM	Slow	dBA	57.9	88.6	42.3	59.8	58.9	57.6	55.6
1/26/2025	9:00:00 PM	10:00:00 PM	Slow	dBA	57.0	88.6	42.3	59.0	58.1	56.7	54.5
1/26/2025	10:00:00 PM	11:00:00 PM	Slow	dBA	55.3	88.6	42.3	57.9	56.6	54.6	52.0
1/26/2025	11:00:00 PM	12:00:00 AM	Slow	dBA	53.5	88.6	42.3	56.0	54.8	52.8	50.4
1/27/2025	12:00:00 AM	1:00:00 AM	Slow	dBA	51.3	88.6	42.3	54.2	52.7	50.1	47.9
1/27/2025	1:00:00 AM	2:00:00 AM	Slow	dBA	49.7	88.6	42.3	52.8	51.1	48.4	46.3
1/27/2025	2:00:00 AM	3:00:00 AM	Slow	dBA	48.8	88.6	42.3	51.6	50.0	47.6	45.8
1/27/2025	3:00:00 AM	4:00:00 AM	Slow	dBA	52.9	88.6	42.3	55.8	54.7	52.1	48.4
1/27/2025	4:00:00 AM	5:00:00 AM	Slow	dBA	53.7	88.6	42.3	56.1	55.1	53.1	50.6
1/27/2025	5:00:00 AM	6:00:00 AM	Slow	dBA	59.4	88.6	42.3	62.1	60.8	58.6	56.1

Start Date	Start Time	End Time	Rate	Freq Weight	Leq	Lmax	Lmin	L10	L25	L50	L90
1/27/2025	6:00:00 AM	7:00:00 AM	Slow	dBA	61.1	88.6	42.3	63.1	62.1	60.8	58.8
1/27/2025	7:00:00 AM	8:00:00 AM	Slow	dBA	62.3	88.6	42.3	64.2	63.4	62.0	60.1
1/27/2025	8:00:00 AM	9:00:00 AM	Slow	dBA	61.7	88.6	42.3	63.4	62.6	61.4	59.6
1/27/2025	9:00:00 AM	10:00:00 AM	Slow	dBA	60.4	88.6	42.3	62.2	61.4	60.0	58.1
1/27/2025	10:00:00 AM	11:00:00 AM	Slow	dBA	59.0	88.6	42.3	60.9	60.0	58.7	56.8
1/27/2025	11:00:00 AM	12:00:00 PM	Slow	dBA	59.1	88.6	42.3	61.5	60.1	58.5	56.4
1/27/2025	12:00:00 PM	1:00:00 PM	Slow	dBA	58.7	88.6	42.3	60.7	59.7	58.3	56.2
1/27/2025	1:00:00 PM	2:00:00 PM	Slow	dBA	59.5	64.6	56.3	61.9	60.6	59.0	56.8

Noise Level Summary

	dBA Leq
24-Jan	
Daytime Hourly Leq Range	57 to 61
Daytime Leq	59.3
Nighttime Hourly Leq Range	49 - 58
Nighttime Leq	53.7
25-Jan	
Daytime Hourly Leq Range	57 to 61
Daytime Leq	59.9
Nighttime Hourly Leq Range	49 - 56
Nighttime Leq	52.6

	dBA Leq
26-Jan	
Daytime Hourly Leq Range	57 to 60
Daytime Leq	58.6
Nighttime Hourly Leq Range	49 - 61
Nighttime Leq	55.9
27-Jan	
Daytime Hourly Leq Range	59 to 62
Daytime Leq	60.3

24-Hour Average Metrics

	LDN	CNEL
1/24 - 1/25	61.7	62.2
1/25-126	60.7	61.2
1/25-1/27	62.9	63.3

Measurement Location: LT3

Piccolo: 2807

ATTACHMENT B

NOISEPRO MODELING DATA

Technical Basis of Dudek's "NoisePro" Excel-based Outdoor Sound Propagation Prediction Model

In summary, the Microsoft Excel-based **NoisePro** outdoor sound propagation model developed by Dudek calculates the aggregate sound pressure level (SPL) received by each and every cell within a two-dimensional (2D) array (a product of X columns of cells by Y rows of cells). The quantity of this received SPL, in A-weighted decibels (dBA), is the logarithmic sum of acoustical contribution from each of "n" user-input sound emitting point sources located on the same 2D array, which may be written as follows:

$$SPL_{X,Y} = 10 * \log \sum_{i=1}^{n} 10^{0.1[L_i - A_i]}$$

where each individual source sound level (L_i) is attenuated by an algebraic sum of three attenuation factors ($A_i = A_{div} + A_{atm} + A_{gr}$) that are each dependent on the distance between the sound source position on the X by Y array and the receiving $SPL_{X,Y}$ position on a different position in the same 2D array of worksheet cells, where each cell is defined by the user as representing the center of a square area having equal sides of user-defined length in feet. The above expression is based on Equation 5 from the International Organization for Standardization (ISO) 9613-2 "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation", and the individual attenuation factors used by **NoisePro** emulate those in Equation 4 and may be summarized as follows:

- $\boldsymbol{A_{div}}$ = attenuation due to *geometrical divergence* (i.e., pure distance), equating to 20*LOG(d/d_{ref}); and where $\boldsymbol{d}$ is the horizontal distance between a source and a receiver position, while $\boldsymbol{d_{ref}}$ is the reference distance at which the sound source L_i is defined.
- $\boldsymbol{A_{atm}}$ = attenuation due to *atmospheric absorption*, which for 1,000 Hz (1 kHz) = 4.16*$\boldsymbol{d}$/3280 and is derived from Equation 5.7 in Noise & Vibration Control Engineering (Beranek and Ver, 1992).
- $\boldsymbol{A_{gr}}$ = attenuation due to *ground effects*, appearing as Equation 10 in ISO 9613-2 and can be expressed with the following Excel formula:

  $$\boldsymbol{A_{gr}} = \text{MAX}(0,4.8-[\boldsymbol{h_s}+\boldsymbol{h_r}]/\boldsymbol{d}*[17+984/\boldsymbol{d}])$$

  where $\boldsymbol{h_s}$ and $\boldsymbol{h_r}$ are the heights (in feet) of the sound source and receiver positions above grade, respectively. This means that for small distances, attenuation from ground effects will be small or essentially zero; and, even at great distances, the attenuation from ground effects is effectively capped at 4.8 dB.

The Excel workbook comprising **NoisePro** calculates $SPL_{X,Y}$ by using a coding loop to evaluate the acoustic contribution from each attenuated sound source ($\boldsymbol{L_i}$ - $\boldsymbol{A_i}$) in sequence, and logarithmically adding the new evaluation to the previous total in a cumulative manner. When all sources have been evaluated, the loop terminates and yields an aggregate or log-summed total $SPL_{X,Y}$ value that is thus unique to a position in the 2D array of cells represented by X and Y, and can thus be "mapped". If the user has defined a particular cell in the X by Y array as a uniquely tagged Receiver, then the corresponding $SPL_{X,Y}$ value can be indexed and displayed accordingly.

The resulting output array of cells, each having an individually calculated $SPL_{X,Y}$ numerical value, is then filled with a color (from a user-defined palette) by application of a Conditional Formatting rules set (an Excel formatting feature) that compares the dB quantity with user-defined "high" and "low" dB ranges for each available color. Each colored cell can thus be likened to a "pixel" within a 2D array that forms a composite image representing—visually—the sound propagation from all modeled sound sources.

GRID CALCULATION WORKSHEET

Example Portion of Concluded Calculations Loop

grid size (ft)	
x	8.8
y	8.8
rcvr plane height (ft)	
z	5

Source	**4**
Source Tag	LD1
Source X-coordinate	563.2
Source Y-coordinate	545.6
Source Z-coordinate	3
Source Reference SPL	60
Source Ref. Distance (ft.)	50

Grid Upper Left (C,R)

1 1

Grid Lower Right (C,R)

120 90

		Receiver Location			
Column	Row	X-coord	Y-coord	Z-coord	Cumulative SPL
1	1	8.8	8.8	5	26.0
1	2	8.8	17.6	5	26.3
1	3	8.8	26.4	5	26.7
1	4	8.8	35.2	5	26.9
1	5	8.8	44	5	26.5
1	6	8.8	52.8	5	26.0
1	7	8.8	61.6	5	26.5
1	8	8.8	70.4	5	26.8
1	9	8.8	79.2	5	27.1
1	10	8.8	88	5	26.5
1	11	8.8	96.8	5	26.5
1	12	8.8	105.6	5	26.9
1	13	8.8	114.4	5	27.2
1	14	8.8	123.2	5	26.9
1	15	8.8	132	5	27.5
1	16	8.8	140.8	5	27.0
1	17	8.8	149.6	5	27.3
1	18	8.8	158.4	5	28.0
1	19	8.8	167.2	5	27.6
1	20	8.8	176	5	27.1
1	21	8.8	184.8	5	27.6
1	22	8.8	193.6	5	28.1
1	23	8.8	202.4	5	27.7
1	24	8.8	211.2	5	27.2
1	25	8.8	220	5	30.6
1	26	8.8	228.8	5	28.6
1	27	8.8	237.6	5	28.3
1	28	8.8	246.4	5	27.8
1	29	8.8	255.2	5	30.7

Source Inventory with Model Grid Coordinate Locations and Sound Pressure Reference Levels

grid scale ft

x	8.8
y	8.8

Noise Source Description	Type	SPL (dBA)	Ref. Distance (ft)	Notes
Weathermaker HVAC	HV	85.7	3.28	(6) 25-Ton Weathermaker @ 1 meter (3.28 feet)
	PL	44.8	50	Parking lot with 11 hourly arrivals/departures @50'
	LD	60	50	Truck loading dock at 50 feet

Source	1	2	3	4
Source Tag	HV1	HV2	PL1	LD1
Source X-coordinate (feet)	846.8	876	905.2	934.4
Source Y-coordinate (feet)	744.6	744.6	744.6	744.6
Source Type	HV	HV	HV	HV
Source Refernce SPL	78	78	78	78
Source Reference Dist. (ft.)	3.28	3.28	3.28	3.28
Source Height Above Grade (ft.)	39.5	39.5	39.5	39.5

Receiver Inventory with Model Grid Coordinate Locations and Predicted Operational Sound Level Exposure

Receiver						
Receiver Tag	M1	M2	M3	M4	M5	M6
Receiver X-coordinate (feet)	404.8	387.2	325.6	536.8	712.8	739.2
Receiver Y-coordinate (feet)	677.6	396	228.8	246.4	246.4	404.8
Receiver Ht Above Ground (ft)	5	5	5	5	5	5
SPL Predicted at Receiver	**43.7**	**36.2**	**29.3**	**37.9**	**40.9**	**43.4**

ATTACHMENT C

TRAFFIC NOISE MODELING DATA

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL

(modified for CNEL)

DUDEK

PROJECT:	Victor Square Self-Storage	JN:	17727
ROADWAY:	Victor Square Extension	DATE:	02/06/25
Scenario:	**Existing**	BY:	J. Leech

ADT	5,340			PK HR VOL	534
SPEED	25				
PK HR %	10				
DIST CTL	35				
DIST N/F	12	(M=76,P=52,S=36,C=12)	AUTO SLE DISTANCE		34.8
DIST WALL	0		MED TRUCK SLE DIST		34.6
DIST W/OB	35		HVY TRUCK SLE DIST		34.6
HTH WALL	0.0	********			
HTH OBS	5.0				
AMBIENT	40.0				
ROADWAY VIEW:					
LF ANGLE	-45				
RT ANGLE	45				
DF ANGLE	90				

SITE CONDITIONS:		(15=HARD SITE, 10=SOFT SITE)			
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	0.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	0.0 %	GRADE ADJUSTM=	0.0	(TO HEAVY TRUCKS)	

VEHICLE DISTRIBUTION:

	DAY	EVE	NIGHT	DAILY
AUTOMOBILES	0.770	0.134	0.096	0.9900
MEDIUM TRUCKS	0.872	0.053	0.075	0.0040
HEAVY TRUCKS	0.889	0.030	0.081	0.0060

NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:

	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	CNEL
AUTOMOBILES	55.2	53.2	51.7	45.5	54.7
MEDIUM TRUCKS	43.3	41.9	35.8	32.5	42.1
HEAVY TRUCKS	52.3	51.0	42.3	41.8	51.0
VEHICULAR NOISE	57.2	55.5	52.2	47.2	**56.4**

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL

(modified for CNEL)

DUDEK

PROJECT:	Victor Square Self-Storage	JN:	17727
ROADWAY:	Victor Square Extension	DATE:	02/06/25
Scenario:	**Existing + Project**	BY:	J. Leech

ADT	5,404			PK HR VOL	540
SPEED	25				
PK HR %	10				
DIST CTL	35				
DIST N/F	12	(M=76,P=52,S=36,C=12)	AUTO SLE DISTANCE		34.8
DIST WALL	0		MED TRUCK SLE DIST		34.6
DIST W/OB	35		HVY TRUCK SLE DIST		34.6
HTH WALL	0.0	********			
HTH OBS	5.0				
AMBIENT	40.0				
ROADWAY VIEW:					
LF ANGLE	-45				
RT ANGLE	45				
DF ANGLE	90				

SITE CONDITIONS:		(15=HARD SITE, 10=SOFT SITE)			
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	0.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	0.0 %	GRADE ADJUSTM=	0.0	(TO HEAVY TRUCKS)	

VEHICLE DISTRIBUTION:

	DAY	EVE	NIGHT	DAILY
AUTOMOBILES	0.770	0.134	0.096	0.9900
MEDIUM TRUCKS	0.872	0.053	0.075	0.0040
HEAVY TRUCKS	0.889	0.030	0.081	0.0060

NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:

	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	CNEL
AUTOMOBILES	55.2	53.3	51.7	45.5	54.8
MEDIUM TRUCKS	43.4	42.0	35.9	32.6	42.1
HEAVY TRUCKS	52.3	51.0	42.3	41.8	51.0
VEHICULAR NOISE	57.2	55.5	52.3	47.2	**56.5**

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL

(modified for CNEL)

DUDEK

PROJECT:	Victor Square Self-Storage	JN:	17727
ROADWAY:	Scotts Valley Drive	DATE:	02/06/25
Scenario:	**Existing**	BY:	J. Leech

ADT	15,490			PK HR VOL	1,549
SPEED	30				
PK HR %	10				
DIST CTL	40				
DIST N/F	12	(M=76,P=52,S=36,C=12)	AUTO SLE DISTANCE		39.9
DIST WALL	0		MED TRUCK SLE DIST		39.6
DIST W/OB	40		HVY TRUCK SLE DIST		39.7
HTH WALL	0.0	********			
HTH OBS	5.0				
AMBIENT	40.0				
ROADWAY VIEW:					
LF ANGLE	-45				
RT ANGLE	45				
DF ANGLE	90				

SITE CONDITIONS:		(15=HARD SITE, 10=SOFT SITE)			
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	0.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	0.0 %	GRADE ADJUSTM=	0.0	(TO HEAVY TRUCKS)	

VEHICLE DISTRIBUTION:

	DAY	EVE	NIGHT	DAILY
AUTOMOBILES	0.770	0.134	0.096	0.9900
MEDIUM TRUCKS	0.872	0.053	0.075	0.0040
HEAVY TRUCKS	0.889	0.030	0.081	0.0060

NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:

	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	CNEL
AUTOMOBILES	61.4	59.5	57.9	51.7	61.0
MEDIUM TRUCKS	49.3	47.9	41.7	38.5	48.0
HEAVY TRUCKS	57.5	56.1	47.5	47.0	56.2
VEHICULAR NOISE	63.1	61.4	58.4	53.1	**62.4**

FHWA - HIGHWAY TRAFFIC NOISE PREDICTION MODEL

(modified for CNEL)

DUDEK

PROJECT:	Victor Square Self-Storage	JN:	17727
ROADWAY:	Scotts Valley Drive	DATE:	02/06/25
Scenario:	**Existing + Project**	BY:	J. Leech

ADT	15,554			PK HR VOL	1,555
SPEED	30				
PK HR %	10				
DIST CTL	40				
DIST N/F	12	(M=76,P=52,S=36,C=12)	AUTO SLE DISTANCE		39.9
DIST WALL	0		MED TRUCK SLE DIST		39.6
DIST W/OB	40		HVY TRUCK SLE DIST		39.7
HTH WALL	0.0	********			
HTH OBS	5.0				
AMBIENT	40.0				
ROADWAY VIEW:					
LF ANGLE	-45				
RT ANGLE	45				
DF ANGLE	90				

SITE CONDITIONS:		(15=HARD SITE, 10=SOFT SITE)			
AUTOM	10.0				
MED TR	10.0				
HVY TR	10.0				
BARRIER	0	(0=WALL,1=BERM)			
ELEVATIONS:					
PAD	0.0	AUTOMOBILES =	0.00		
ROAD	0.0	MEDIUM TRUCKS=	2.30		
		HEAVY TRUCKS =	8.01		
GRADE:	0.0 %	GRADE ADJUSTM=	0.0	(TO HEAVY TRUCKS)	

VEHICLE DISTRIBUTION:

	DAY	EVE	NIGHT	DAILY
AUTOMOBILES	0.770	0.134	0.096	0.9900
MEDIUM TRUCKS	0.872	0.053	0.075	0.0040
HEAVY TRUCKS	0.889	0.030	0.081	0.0060

NOISE IMPACTS WITHOUT TOPO OR BARRIER SHIELDING:

	LEQ PK HR	LEQ DAY	LEQ EVE	LEQ NIGHT	CNEL
AUTOMOBILES	61.5	59.5	58.0	51.7	61.0
MEDIUM TRUCKS	49.3	47.9	41.7	38.5	48.0
HEAVY TRUCKS	57.5	56.2	47.5	47.0	56.2
VEHICULAR NOISE	63.1	61.4	58.4	53.1	**62.4**

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	June 12, 2025
Applicant/ Property Owner:	City Ventures/SV Housing LLC
Applications:	Land Division LD24-002, Design Review DR24-004, SB330 Application, Environmental Assessment EA24-003, Environmental Review MND24-002, Cultural Resources Alteration Application CRA24-002
Location:	Erba Lane (no situs) / APNs 22-481-18 and -22
General Plan / Zoning:	High Density Residential / R-H, Residential High Density
Environmental Status:	Addendum to "Bay Village Planned Development" Mitigated Negative Declaration
Request:	Consideration of a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District
Staff Planner:	Susie Pineda, Contract Planner, (408) 331-7987 spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A (Attachment 1).

BACKGROUND

In 2006 and 2015 General Plan Amendments and Zone Changes from Public/Quasi Public (PQ/P) to High Density Residential (HD-R) were approved for the two City-owned parcels. The purpose of the General Plan Amendments and Zone Changes were to encourage the redesignation of non-residential parcels for residential use to meet housing needs and at higher densities along transportation corridors to encourage residential development. The subject site is adjacent to High Density Residential zoning and land uses and is situated near a public park.

In 2021, the City Council approved applications for the "Bay Village Planned Development," at this site to accommodate six detached single-family dwellings and two attached, duet/ duplexes. On June 21, 2023, the property owner received approval for a two-year time extension, and since then a new applicant is pursuing the project.

PROJECT DESCRIPTION

Location and Surrounding Neighborhood

The 1.04 acre project site consists of two existing vacant parcels that are partially paved and used for parking. The site gently slopes to the southeast towards Scotts Valley Drive where a new private access road will be located and where most of the site grading and infrastructure will occur.

Existing land uses on adjacent parcels include MacDorsa Park and the Scotts Valley City Hall to the west, an electronics company, office building and large parking lot to the south, a fire station and residential townhomes to the east, and Ridgecrest Lane and undeveloped land to the north. In addition, an existing oak riparian woodland habitat borders the eastern boundary of the project site (Attachment 2).

Project Summary

The proposed Project includes two parcels that will be subdivided to create 19 new condominium units. The new units range in size from 1,400 – 1,500 sf and would be located within three-story, townhome-style, condominium units housed in four separate buildings. Each unit ranges in size between 1,400-1,500 sf and has three bedrooms and a two-car garage. The project also includes eight guest parking spaces, common open space and landscaping (Attachment 3, Sheet SP 1.1).

General Plan and Zoning Consistency

The Project has a current General Plan designation of Residential High Density and is zoned Residential High Density (R-H) which has a maximum allowed base density of 15 dwelling units per acre. With a project site of 1.04 acres,16 units are allowed. Per State Density Bonus Law, the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units (Attachment 4, Applicant State Density Bonus Law Request).

The project is also subject to the City's inclusionary housing ordinance and the City Council will be reviewing the proposal for conformance with City regulations.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Minor Land Division
2. State Bonus Density Law (SB330)
3. Design Review
4. Environmental Review

DISCUSSION

Design Review/State Density Bonus Law Waivers

The Design Review process is established to carry out the objectives of the City's General Plan, related zoning regulations, and the Multi Unit Residential Design Guidelines. These goals, objectives and standards ensure high quality design and protect public health, safety and welfare.

While the City uses these documents to evaluate projects, the applicant is also utilizing the State Density Bonus Law (California Government Code Section 65915) which allows developers to increase the density of housing projects above the maximum allowed by local zoning, in exchange for providing affordable housing units.

Under State Density Bonus Law, an applicant can request a density bonus by agreeing to build a certain percentage of affordable housing units (for very low, low, or moderate-income residents) or by providing housing for specific groups like senior citizens, transitional foster youth, or students. In return, cities are required to grant a density bonus and potentially other incentives or concessions, such as reduced parking requirements or waivers of development standards. In addition to a density bonus, State Density Bonus Law provides three provisions that must be granted to qualifying projects:

1. One or more concession that provides cost reductions for the development. Under the law, a concession includes a reduction in site development standards and/or regulations when such regulations potentially make the project economically infeasible for the developer to build. These can include a reduction in site development standards or modification of zoning or architectural design requirements that exceed minimum building standards. The number of allowed concessions is determined on a sliding scale based on the percentage of units that will be set aside as affordable units and the household income category of those affordable units.

2. Waivers are reductions or modifications of any development standards and other regulations that would physically preclude the development of a project at the density permitted. Development standards include, but are not limited to, height limitations, setback requirements, open space requirements, or parking requirements that apply to

a residential development pursuant to any ordinance, general plan element, policy, resolution, or regulation. There is no limit to the number of waivers an applicant can request through State Density Bonus Law.

3. Reductions in parking requirements based on the number of bedrooms in each unit.

The proposed project qualifies for a density bonus and all associated provisions under the State Density Bonus Law which will be discussed in further detail below.

Architecture and Site Design

The project includes nineteen new condominium units housed within four, 3-story townhome-style buildings. The proposed building design represents contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details (Attachment 3, Sheets MB 1.1 and A1.1.1 - A1.1.3)

Private pedestrian circulation and amenity areas are oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The existing informal trails within the woodland area would be preserved, and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed (Attachment 3, Sheet SP 1.1).

In order to accommodate more units and make the project feasible, the applicant is seeking the following waivers under state density bonus law, as shown on the plan set, received May 9, 2025 and listed below:

a. SVMC Section 17.44.030(B)(2): Off street parking and loading requirements – Minimum Garage Size. The minimum size of a private garage garage size shall be 22’ x 22’ for two cars. The project is pursuing a waiver for undersized private garages.

b. SVMC Section 17.10.040(E): Development Standards – Building Height. No structure shall exceed 35’ in height in the R-H districts. The project is pursuing a waiver for a maximum building height of approximately 43’ to allow a third floor, to maximize vertical space and increase the number of units without expanding the project footprint.

c. SVMC Section 17.10.040(C)(1): Development Standards – Front Yard. The minimum front yard shall be twenty feet. The project is pursuing a waiver for a reduced front yard to maximize the buildable area outside of the riparian area.

d. SVMC Section 17.44.030(J)(2): Off Street Parking and Loading Requirements – Standards for Residential Parking Facilities. Driveways and parking spaces in any residential zone district shall not proportionately occupy more than three hundred square feet per each ten feet of required setback. The project is pursuing a waiver to provide more space for parking while prioritizing space for housing.

e. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section IV.B.2 – Upper Story Setbacks. A building taller than 35 feet shall provide a stepback at the uppermost story on façades fronting public streets, publicly-accessible open spaces and property lines adjoining existing single-family uses (a) the required stepback shall be a minimum of 6 feet in depth (b) The stepback shall be required to extend for 80 percent of the building façade length. The project is pursuing a waiver to allow for more usable space on upper floors, increasing square footage.

f. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.6 – Perimeter Parking Lot Landscaping. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches, (b) Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees (c) Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E. The project is pursuing a waiver to allow more space for housing.

g. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.4. - Number of Driveways. No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides. The project is pursuing a waiver to allow multiple driveways on Erba Lane.

h. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.1.b. (3) Parking Screening. The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.6 (Perimeter Parking Lot Landscaping). The project is pursuing a waiver to reduce the area allocated to landscaping to allow more space for housing.

i. SVMC Section 17.10.040(C)(3): Development Standards – Rear Yard Setbacks. The rear yard shall be twenty percent of the depth of the lot, not more than 25’ or less than 15’, subject to the following exceptions (a) The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet, (b) One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height. The project is pursuing a waiver to help maximize buildable space around the riparian area.

j. SVMC 17.10.040(C)(2): Development Standards – Side Setbacks. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions: (a) On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more than twenty feet shall not be required and a side yard of less

than eight feet shall not be permitted, (b) One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height, (c) One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line, (d) A side yard providing access to more than one dwelling shall be not less than twelve feet. The project is pursuing a waiver to help maximize buildable space around the riparian area.

k. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.a – Private Open Space. Each dwelling unit shall have at least 100 square feet of private open space. The project is pursuing a waiver to provide more land for residential units.

l. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.2 – Balcony Design Standards. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet. The project is pursuing a waiver to provide more land for residential units.

m. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.3 – Patio Design Standards. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet. The project is pursuing a waiver to provide more land for residential units.

Parking and Circulation

The proposed project includes nineteen units, eight that take access from Erba Lane and the remaining eleven via a proposed new cul-de-sac that intersects Erba Lane at the southwestern half of the project site. The proposed new cul-de-sac is consistent with City standards and has adequate emergency vehicle access and the frontage along Erba Lane would be improved with sidewalk, curb and gutter, and landscaping.

Per SVMC Section 17.44.030(F) each multi family unit shall have 2 parking spaces. Each of the 19 units includes an undersized 2 car garage, which the applicant is seeking a size waiver for, and the project provides a total of 38 parking spaces. The 8 units fronting on Erba Lane have driveway aprons that could allow parking for 2 additional vehicles. There is limited off street parking in the area immediately adjacent to the property.

In terms of guest parking, the zoning code requires that each multi family unit shall have 1 space per every 5 units. The project requires 4 guest parking spaces and exceeds that requirement, providing a total of 8 guest parking spaces including one ADA space. Three (3) of the guest spaces are located at the end of the proposed cul-de-sac and the remaining 5 spaces are accessible from Erba Lane (Attachment 3, Sheet SP 1.1). As a point of clarification, there is an error on the Project Overview Sheet, (Attachment 3 Sheet PO1) which states that the project includes a total of 10 guest parking spaces, while it only provides 8.

Trees and Landscaping

The project site includes a total of forty-one trees, forty of which are classified as ordinance-sized trees under the City's Tree Protection Ordinance and would remain, as shown in the Conceptual Landscape Plan (Attachment 3, Sheet L1.1), Per SVMC 17.20.040, 10% of the site shall be landscaped. The proposed project includes 7,768 sf of landscaping, approximately 17% and would be owned and maintained by the homeowners association (HOA). A total of 37 trees would be planted and include a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, smaller accent shrubs and groundcover.

Riparian Woodland Protection

To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy), as shown in Attachment 3, Sheet C2.1, and conform to the requirements outlined in the Biological Assessment prepared by Biotic Resources Group and peer reviewed by Monk & Associates. A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will minimize impact to the riparian tree root zone. The project also includes a mitigation measure that requires the applicant to conduct a search for active bird nests in the vicinity of the work should construction occur during the nesting season.

Park Access

Currently MacDorsa Park is accessible from Erba Lane through the project site and from the office building parking lot across the creek/drainage area. There are natural paths and an existing access leading towards the Police Department. A public access easement for pedestrians is shown on the Vesting Tentative Map, Attachment 3, Sheet CO.2. There is no plan in place to provide access at this time; the easement will allow for access at a future date and will require additional review and approval by the City at that time.

Cultural Resources

The project site is located in an area designated with moderate and high sensitivity for cultural resources. An Extended Phase I Archaeological Assessment was completed in March 2020 for the Bay Village project and concluded that there were no intact prehistoric or historic era archaeological deposits. Albion conducted an intensive pedestrian survey and limited trenching and auguring of the project area. In May 2021, the Cultural Resources Preservation Commission approved the Cultural Resources Alteration Application (CRA20-001) recommending site monitoring during construction and standard conditions of approval.

An additional updated assessment was prepared dated January 7, 2025, and confirmed there were no intact prehistoric or historic era archaeological deposits on site and that standard conditions of approval for archaeological and paleontological resources will ensure there will be no potential impacts. The report concluded that there were no changes to the original assessment, therefore, no further action is required.

Public art

Per Scotts Valley General Plan Policy LU-1.7, Public Art, consistent with the small-town valley concept or adopted design guidelines, should be incorporated into commercial and residential projects where feasible.

Since the project site slopes to the southeast, a 4' tall retaining wall is required at the southern property line in order to create level building pads (Attachment 3, Sheet L1.2). To satisfy the public art requirement, the applicant intends to hire a local artist to design and install an approximately ten feet wide by four feet high tile mosaic on the wall. While the design has not been finalized, a condition of approval has been added to the project that would allow the final design to be approved by the Community Development Director.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared and adopted for the "Bay Village Planned Development" project on June 16, 2021. At that time, project related environmental impacts were identified and mitigation measures included to reduce the potential impacts to less than significant. With the implementation of two biological mitigation measures there will be no impacts to vegetation, wildlife or riparian woodland or any other biological resources. The project would not degrade the quality of the environment or contribute to cumulative impacts to environmental resources. The MND was circulated for 30 days as required, from March 30, 2021 through April 30, 2021.

In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration was prepared for this project and it has been determined that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Attachment 5). The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

PUBLIC NOTICE & COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no public comments have been received on the proposed development.

ADDITIONAL INFORMATION

The City has received a request from the applicant to revise the site plan that was discussed in this staff report. The alternative design was presented to City staff during the first week of June (Attachment 6). Given the limited time for analysis, it has not been formally reviewed by City Departments/Agencies, and it does not amend the proposed project but has only been

attached for your consideration, as an informational item.

ATTACHMENTS

1. Resolution No. 1807 with Conditions of Approval
2. Location Map
3. Project Plans, received 05.09.2025
4. Applicant State Density Bonus Law Request
5. Draft Ridgewood West CEQA Addendum and Attached Reports
6. Additional Information

RESOLUTION NO. 1807

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND24-002), LAND DIVISION (LD24-002), DESIGN REVIEW (DR24-004), AND SB330 APPLICATION FOR THE "RIDGEWOOD WEST" DEVELOPMENT WHICH INCLUDES DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF 19 TOWNHOME-STYLE CONDOMINIUM UNITS ON A 1.04-ACRE PROJECT SITE (APNS 022-481-18, & -22) IN THE RESIDENTIAL HIGH DENSITY (R-H) ZONING DISTRICT

WHEREAS, the City of Scotts Valley has received an application and technical reports from Luke Morris, SV Housing LLC, property owner, to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the high density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22; 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, a Mitigated Negative Declaration was prepared for the Bay Village Planned Development on the subject site and consisted of a ten-lot subdivision for ten units (six detached single-family dwellings and two attached duet/ duplexes), and related site improvements; and

WHEREAS, a Mitigated Negative Declaration for the Bay Village Planned Development was prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project was determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the City Council adopted Resolution No. 1997 on June 16, 2021, to adopt the Mitigated Negative Declaration for the Bay Village Planned Development); and

WHEREAS, in accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the Bay Village Planned Development Mitigated Negative Declaration to explain the rationale for determining that

the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study; and

WHEREAS, the environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project, and no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 12, 2025, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley ("Commission"), that the Commission hereby recommends to the City Council:

SECTION 1: That the Addendum to the Mitigated Negative Declaration has been completed in compliance with the requirements of CEQA and that the Planning Commission has reviewed and considered the information within the document.

SECTION 2: That the Addendum to the Mitigated Declaration represents the independent judgment and analysis of the City.

SECTION 3: That the City Council certify the Addendum to the Mitigated Negative Declaration based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15164:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration was prepared for this project to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the "Bay Village Planned Development" Mitigated Negative Declaration and supporting Initial Study. The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the "Bay Village Planned Development" project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

2. ***The Addendum to the Mitigated Negative Declaration for the project***

has been completed in compliance with the California Environmental Quality Act (CEQA).The Addendum to the Mitigated Negative Declaration was completed in compliance with CEQA.

3. ***The environmental determination represents the independent judgment of the City.*** The Addendum to the Mitigated Negative Declaration was prepared by a City consultant. All reports and supporting information have been reviewed and approved by the applicable City Departments.

4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Addendum to the Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public on the City's website.

5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Mitigated Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** A Biological Assessment was prepared for the project site (Biotic Resources Group, May 31, 2019), an Addendum to the Biological Assessment was prepared based on a revised site plan which represented the Bay Village Planned Development project (Biotic Resources Group, May 31, 2020) and a Peer Review of the Biological Assessment was prepared by Monk & Associates in September 2024 for the subject Ridgewood West project. Similarly, an Arborist Report evaluated the trees on site (HMH, December 2024, revised January 16, 2025, and March 21, 2025). With the implementation of the City's standard conditions of approval and the implementation of three biological mitigation measures (MM BIO-1, MM BIO-2, and BIO-3) impacts associated with vegetation, riparian woodland, wildlife, nesting birds, and other biological resources would be reduced to a less than significant level. Therefore, the project will not result in any adverse impacts to fish and wildlife habitat or other resources.

SECTION 4: Approve the Land Division based on the following findings, and as shown on the plans submitted, subject to Conditions of Approval (Exhibit B) attached hereto and incorporated herein:

1. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides 19 new single-family dwellings in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.

2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the development is consistent with the General Plan High Density Residential density range. The subdivision design and the related property improvements create 19 new condominium dwellings and establishes a homeowner's association to share in the maintenance of common driveways, landscaping and the oak riparian woodland area, retaining walls and stormwater infrastructure. The project as proposed and conditioned is consistent with goals and objectives of the General Plan. The development is also consistent with the goals and policies of the Housing Element because the previously approved ten- unit Bay Village Planned Development was identified as a Pipeline Project and the Ridgewood West development includes nineteen units, adding an additional nine units to the City's Regional Housing Needs Allocation (RHNA).

3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 1.04-acre site is sufficient in size to accommodate 19 condominium units and related improvements. The proposed project is consistent with both the General Plan and Zoning density ranges. Public services are available, and utilities are of adequate capacity to accommodate the project.

4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the Addendum to the Mitigated Negative Declaration determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish wildlife or habitat with the implementation of identified standard conditions of approval and mitigation measures.

5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off- site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Addendum to the Mitigated Negative Declaration concluded that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project

site. A public access easement is required to provide access to MacDorsa Park from Erba Lane.

SECTION 5: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed condominiums will be sited appropriately in relation to the existing neighborhood and fronting on Erba Lane and on a private road. To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy). A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone. Per State Density Bonus Law, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development. Pursuant to State Density Bonus Law. The Project Applicant is employing various development standards waivers related to site and building design, parking, and open space as described in the Project plans and as described in Section 7 of this document. As proposed the development is suited to the property, setting, and zoning context.

2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is consistent with this finding in that the buildings incorporate contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details. Per State Density Bonus Law, the Project is employing waivers to several Zoning Code requirements and Multi Unit Residential Design Standards including maximum building height, setbacks, upper story setback, garage size, private open space, balcony and patio design, parking placement, landscaping and the number of driveways allowed.

3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project meets the requirements of this finding in that there are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 and would remain. Landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the

homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The existing informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed. A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each unit includes a two-car garage and provides 8 guest parking spaces, which exceeds the guest parking requirement set forth in the Zoning Code. Three of the guest spaces are located at the end of the proposed cul de sac and the remaining five spaces are accessible from Erba Lane.

5. ***For 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.*** The project meets the requirement of this finding in that a new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking consistent with City standards. Per State Density Bonus Law , the project is employing a waiver to allow for multiple driveways on Erba Lane.

6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project site slopes towards Scotts Valley Drive to the southeast. To accommodate the site grades and create level building pads the project requires a 4’ tan colored, stucco retaining wall. The retaining wall is softened with landscaping and the applicant intends to install a tile mosaic to add visual interest.

SECTION 6: The proposed project is consistent with Government Code Section 65915 (Density Bonus Law) and Government Code Section 65913.4 (SB 35) for the following reasons and is hereby approved:

A. Section 65915-65918 (State Density Bonus Law)

The Approval includes no concessions, 13 waivers, and a 23% density bonus (16 base units, 3 density bonus units for a total of 19 units) that the Applicant

has requested under Density Bonus Law. Because 16% of the base units in the project are restricted for lower income households, the Application is eligible for concessions and an unlimited number of waivers under Density Bonus Law.

No concessions are requested, and no concessions are granted under this Approval.

The following waivers are granted under this Approval:

a. SVMC Section 17.44.030(B)(2): Off street parking and loading requirements – Minimum Garage Size. The minimum size of a private garage shall be 22' x 22' for two cars. As a waiver, the project is approved with undersized private garages (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

b. SVMC Section 17.10.040(E): Development Standards – Building Height. No structure shall exceed 35' in height in the R-H districts. As a waiver, the project is approved with a maximum building height of +/-43'-3" to allow a third floor, maximizing vertical space and increasing the number of units without expanding the project footprint (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3)

c. SVMC Section 17.10.040(C)(1): Development Standards – Front Yard. The minimum front yard shall be twenty feet. As a waiver, the project is approved with a reduced front yard to maximize buildable space around the riparian area (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

d. SVMC Section 17.44.030(J)(2): Off Street Parking and Loading Requirements – Standards for Residential Parking Facilities. Driveways and parking spaces in any residential zone district shall not proportionately occupy more than three hundred square feet per each ten feet of required setback. As a waiver, the project is approved with a reduced setback requirement to ensure parking is efficiently located, prioritizing space for housing (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

e. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section IV.B.2 – Upper Story Setbacks. A building taller than 35 feet shall provide a stepback at the uppermost story on façades fronting public streets, publicly-accessible open spacesand property lines adjoining existing single-family uses (a) the required stepback shall be a minimum of 6 feet in depth (b) The stepback shall be required to extend for 80 percent of the building façade length. As a waiver, the project is approved to allow for more usable space on upper floors, increasing marketable square footage (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3)

f. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.6 – Perimeter Parking Lot Landscaping. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches, (b) Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees (c) Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E. As a waiver, the project is approved to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

g. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.4. - Number of Driveways. No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides. As a waiver, the project is approved to allow multiple driveways on Erba Lane (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

h. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.1.b. (3) Parking Screening. The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.6 (Perimeter Parking Lot Landscaping). As a waiver, the project is approved to reduce the area allocated to landscaping to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

i. SVMC Section 17.10.040(C)(3): Development Standards – Rear Yard Setbacks. The rear yard shall be twenty percent of the depth of the lot, not more than 25’ or less than 15’, subject to the following exceptions (a) The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet, (b) One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

j. SVMC 17.10.040(C)(2): Development Standards – Side Setbacks. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions: (a) On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more

than twenty feet shall not be required and a side yard of less than eight feet shall not be permitted, (b) One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height, (c) One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line, (d) A side yard providing access to more than one dwelling shall be not less than twelve feet. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

k. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.a – Private Open Space. Each dwelling unit shall have at least 100 square feet of
private open space. As a waiver, the project is approved to with reduced private open space to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

l. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.2 – Balcony Design Standards. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet. As a waiver, the project is approved to with reduced sized balconies to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

m. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.3 – Patio Design Standards. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet. As a waiver, the project is approved to with reduced sized patios to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

Government Code Section 65915 states that the City shall approve requested concessions/incentives unless it finds that:

1. *The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 5002.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).*

2. *The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate*

or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

3. *The concession or incentive would be contrary to state or federal law.*

   City Analysis: No concessions are requested.

Following are the findings that must be made to deny a waiver/reduction under Density Bonus Law:

1. *The waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health and safety, and*
   for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

   City Analysis: There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact, as defined above. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on public health and safety.

2. *The waiver or reduction would have an adverse impact on any real property that*
   is listed in the California Register of Historical Resources.

   City Analysis: The project does not involve the demolition of a historic structure that was placed on a national, state or local historic register prior to submission of the application. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on any real property that is listed in the California Register of Historic Resources.

3. *The waiver or reduction would be contrary to state or federal law.*

   City Analysis: There is no evidence in the record that the proposed waivers are contrary to Federal and State laws because the building will be constructed in compliance with the California Building and Fire Codes.

B. Government Code Section 65913.4 (SB 35)
As noted above, the City determined that the Project was consistent with SB 35 (Gov Code Sections 65913.4) with the applicable concessions and waivers.

C. Pursuant to California Government Code Section 65863, the Planning Commission, finds the following:

The project site or a portion thereof was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the project site was as follows: 10 total units, 1 Lower, 1 Moderate, and 8 Above Moderate. The proposed project does not reduce the density of the site below what

was projected in the Housing Element; the Housing Element shows a site capacity of 1 low, 1 moderate and 8 above moderate income units, whereas the Ridgewood West development includes 2 low, 1 moderate and 16 above moderate-income units. The proposed project provides a total of 19 units, including 1 additional low income unit and 6 additional above moderate units.

The proposed development's residential density is consistent with the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

NOW THEREFORE, BE IT FURTHER RESOLVED that, 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 recommends City Council certify an Addendum to a Mitigated Negative Declaration MND24-002, approve Land Division LD24-002, and Design Review DR24-004 for the “Ridgewood West” project to allow for demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 12th day of June 2025, by a vote of as follows:

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. All mitigation identified in the Addendum to the Bay Village Planned Development Mitigated Negative Declaration, dated June 2025, are incorporated as project conditions of approval.

7. The colors, materials, size, location, and design of the improvements shall match the approved plans titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025 and prepared by Hunt Hale Jones Architects, and Roach and Campbell, Landscape Architect, and as described in writing in the technical reports, which are on file in the Planning Department. Modifications to the approved project may require approval at the discretion of the Community Development Director.

8. Prior to issuance of a grading permit, the applicant shall submit a mitigation and monitoring compliance fee deposit for ten hours of staff time at the current hourly rate. Any unused deposit fee will be refunded prior to final inspection.

9. To ensure that the Mitigation and Monitoring measures are communicated and complied with, a preconstruction meeting shall be conducted prior to the start of

any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Air Quality

10. Applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the Project to spray exposed earth surfaces.

    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.

    e. Roadway(s) along the Project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.

    f. No grading activities shall occur during days of high wind velocity.

    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.

    h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

11. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board’s In-Use Off-Road Diesel Vehicle Regulation.

Biological Resources

12. Mitigation Measure BIO-4 Protection of Sensitive Animal Species: Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

    a. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

    b. If construction is scheduled to begin between February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Archaeological Resources

13. Applicant and construction contractor shall ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

14. Applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

    a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

    b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

    c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

    d. Monitoring may include the periodic sampling and screening of soils in order

to better determine if cultural remains are present.

e. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

15. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

16. Applicant shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

17. Applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading by implementing the following measures:

a. Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

b. Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;

c. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);

d. If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,

e. Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery

efforts if necessary.

Hazards and Hazardous Materials

18. Applicant shall have the construction contractor implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

    c. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Hydrology and water quality

19. Applicant and construction contractor shall implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

    c. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Trees

20. All recommendations in the Arborist Report prepared by HMH, dated December 23, 2024, revised January 16, 2025, and March 21, 2025, are incorporated as conditions of project approval.

21. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

22. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the

preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.

23. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits

24. The project arborist shall routinely inspect the development site through the term of the project.

25. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.

26. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

27. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the city prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the developer upon final inspection of the project.

28. The arborists recommendations for tree protection during construction shall be printed on the demolition, grading and construction drawings including

29. The arborist shall monitor and observe hand grading and trenching near the protected trees.

30. If any protection is removed, the arborist shall verify that the fencing and other tree protection measures were correctly reinstalled. The arborist report included a sign to show the tree protection zone, this sign(s) should remain posted in a visible location during construction.

31. Provide a copy of a contract for services for the Community Development Department Director review and approval prior to issuance of a demolition or grading permit.

Landscaping

32. The landscaping improvements shall be permanently maintained and irrigated.

33. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water

Conservation Ordinance.

34. A final landscape and irrigation plan shall be submitted and shall include the name, number, size, and location for all planting materials, trees and ground covers and tree replacement locations shall be approved by the Community Development Director prior to issuance of grading or building permits.

Lighting

35. 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.

Geotechnical

36. All recommendations made in the Geotechnical Investigation, prepared by Quantum Geotechnical, Inc. and dated March 4, 2024 are incorporated as project conditions of approval.

CC&R's

37. CC&R's for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The CC&R's shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.

Joint Maintenance Agreement

38. If off site improvements are proposed in the public right of way, applicant shall provide a Joint Landscape Maintenance Agreement for review and approval by the Community Development Director and Public Works Director for the maintenance of off-site landscaping prior to approval of the Final Map.

39. The curbs along the private road and the emergency vehicle turnaround shall be painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards. This condition shall be included in the CCRs.

Affordable Housing

40. Pursuant to Section 14 of the Scotts Valley Municipal Code the project shall comply with all applicable affordable housing requirements including the dedication of units and payment of in-lieu fees.

Public Art

41. The proposed public art will be a custom designed mural located on the face of the retaining wall at the southern property line. It will be approximately ten feet wide by four feet high and made of mosaic tile. The Community Development Director will review and approve the final design.

Public Works

42. All required documents, covenants, developer and City improvement agreements and bonds, shall be submitted to the Public Works Department for approval. Engineered Public Improvement Plans shall be submitted for all on-site and off-site work to the Public Works Department for approval. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing work. Public Improvement Plans shall include any necessary grading, drainage, retaining walls, driveway, utilities, utility pole relocation, traffic signal, signing and striping, frontage public improvement and/or repair of sidewalk, curb and gutter or similar facilities required by the Public Works Department. All public improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council. Signing, striping, and traffic control plans shall comply with the latest California Manual on Uniform Traffic Control Devices (MUTCD) requirements, as well as the latest Caltrans Standard Plans and Specifications.

43. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan, the City's Stormwater Management Plan, Stormwater Urban Runoff Pollution Control Chapter 12.14, Stormwater Technical Guide, and the Post Construction Requirements by the Central Coast Regional Water Board. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. Impervious area must be shown on the cover sheet of the project plans.

44. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.

45. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, an executed Operations and Maintenance (O&M) agreement between the City of Scotts Valley and the property owner(s) shall be provided to maintain the private Storm drainage facilities consistent with The City of Scotts Valley Stormwater Technical Guide. Including budgeting for maintenance and annual inspection by a qualified professional prior to October 15th of each year.

46. All improvements within the public right-of-way shall be ADA-compliant and shall be

submitted to the Public Works Department via an Encroachment Permit application. The Encroachment Permit application shall include, but are not limited to, all civil improvements, traffic control plans, and striping plans. The traffic control plan must show how traffic will be safely controlled and how motorists will be alerted during construction work/activity, including when construction vehicles are entering and exiting the project site. Off-site improvements within the public right-of-way must be completed prior to issuance of a Certificate of Occupancy. The separate civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

47. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.

48. All public improvements shall be guaranteed by written agreement with the City, Faithful Performance Bond and Labor and Materials Bond, to the Public Works Department for approval. The Faithful Performance Bond shall be an amount equal to at least one hundred percent (100%) of the engineer's estimated cost of Improvements (on-site and off-site). The Labor and Materials Bond shall be an amount equal to at least fifty percent (50%) of the engineer's estimated cost of Improvements (on-site and off-site).

49. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

    A. Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

    B. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

    C. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, August 2017.

50. The Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video log, DVD format, clearly showing the existing condition of [the applicable street] to

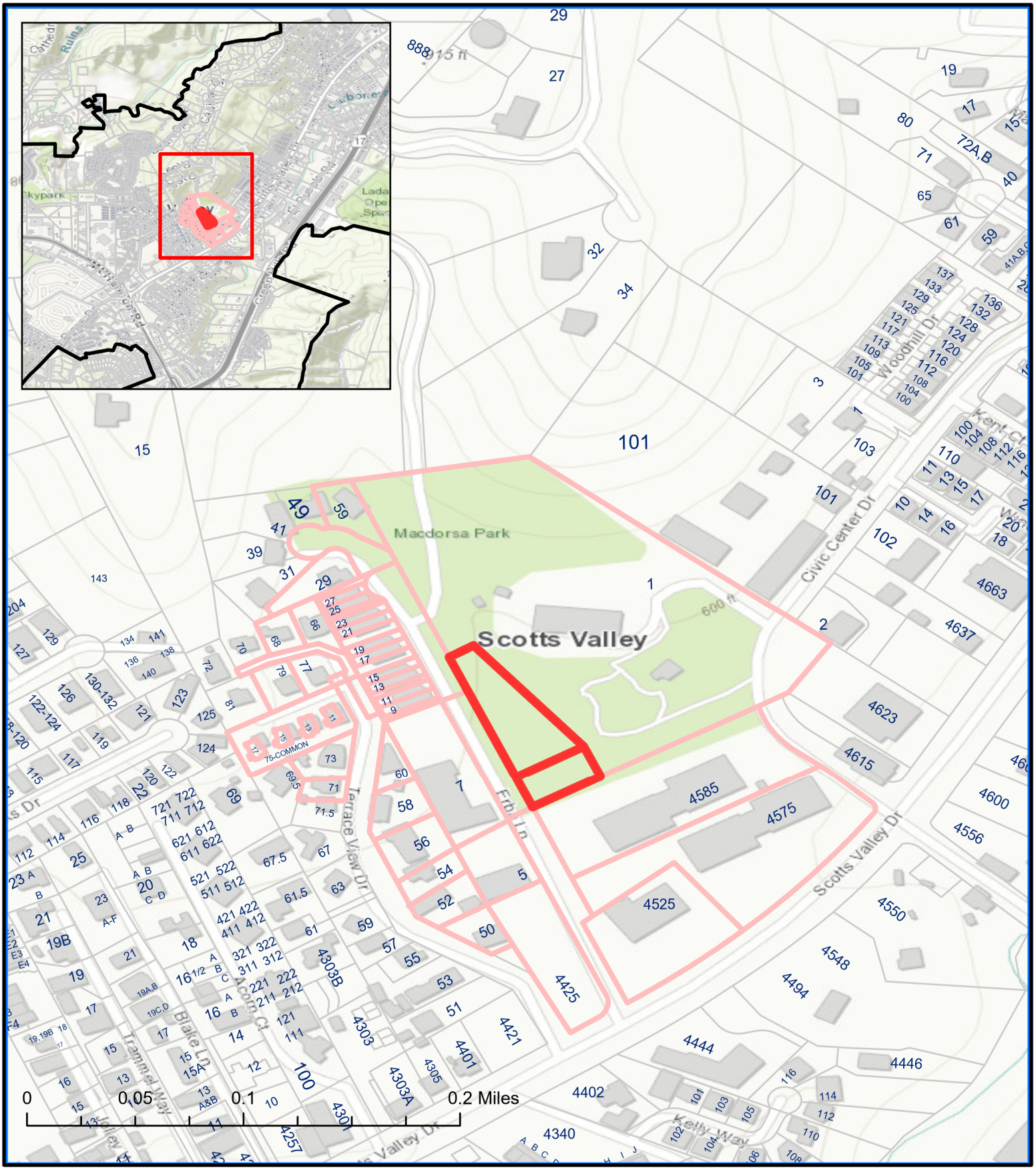
the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to certificate of occupancy . Applicant shall update all striping to latest standards for full frontage of project.

51. The Applicant shall provide 2” mill and Hot Mix Asphalt (HMA) overlay for the full width of the road along the full parcel frontage on Erba Lane.

52. Prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure.

_____

Name and Signature of Property Owner Date



Location Map

LD24-002, DR24-004, EA24-003, MND24-002, & CRA24-002
Erba Lane (Ridgewood West)
APN 022-481-18 and -22

Date Exported: 5/16/2025 1:35 PM

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

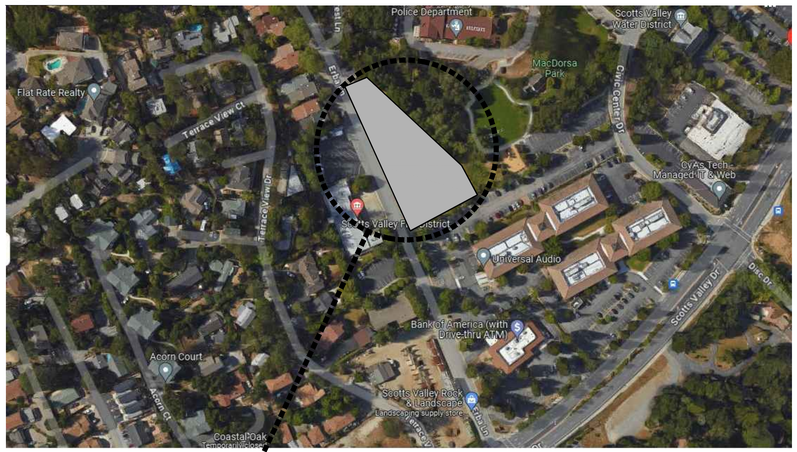
ERBA LANE

SCOTTS VALLEY, CALIFORNIA 95066

APN: 022-481-18 AND 022-481-22

2ND SUBMITTAL DATE: 10.10.2024
3RD SUBMITTAL DATE: 1.22.2025
4TH SUBMITTAL DATE: 5.9.2025

LOCATION MAP



SITE LOCATION

APPLICANT:
CITY VENTURES
1855 MASON STREET
SAN FRANCISCO, CA 94123
CONTACT: DARIAN DENNLER
DEVELOPMENT ASSOCIATE
PHONE: 650.918.2904
E-MAIL: DDENNLER@CITYVENTURES.COM
WWW.CITYVENTURES.COM

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hunthalejones.com

CIVIL ENGINEER:
C2G / CIVIL CONSULTANT GROUP
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CA 95066
CONTACT: JAMIE BUSHONG
Senior Project Manager
PHONE: 831.438.4420
E-MAIL: jamie@c2gengrs.com
WWW.CIVILCONSULTANTSGROUP.COM

LANDSCAPE ARCHITECT:
ROACH AND CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CA 95825
CONTACT: DAVID CAMPBELL
LANDSCAPE DESIGNER
PHONE: 916.342.7119
E-MAIL: david@roachcampbell.com

UTILITY CONSULTANTS:
TARRAR
813 FIRST ST.
BRENTWOOD, CA 94513
CONTACT: ALFONSO REYES
Senior Project Manager
PHONE: 949.240.2595
E-MAIL: areyes@tarrar.com
www.tarrar.com

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PROJECT OVERVIEW

RIDGEWOOD WEST PROJECT DESCRIPTION (ERBA LANE - SCOTTS VALLEY, CALIFORNIA 95066)

CITY VENTURES IS PLEASED TO SUBMIT OUR PROPOSAL FOR RIDGEWOOD WEST, LOCATED BETWEEN THE SCOTTS VALLEY POLICE DEPARTMENT AND FIRE DISTRICT ON ERBA LANE (APNS 022-481-18 AND 022-481-22) THIS 1.04-ACRE PROJECT IS CURRENTLY OCCUPIED BY SURFACE PARKING, AND OUR PROPOSAL AIMS TO LEVERAGE THE PROPERTY'S UNIQUE SHAPE TO CREATE A WARM FRONTAGE THAT CONNECTS SEAMLESSLY WITH THE SINGLE-FAMILY NEIGHBORHOOD UP ERBA LANE. THIS PROPOSED PROJECT IS A HOUSING DEVELOPMENT, AS DEFINED BY GOVERNMENT CODE SECTION 65589.5(H)(2), REQUESTING SPECIFIC WAIVERS. PLEASE SEE SHEET PI1.3 FOR THE FULL LIST OF REQUESTED WAIVERS, WHICH INCLUDE MODIFICATIONS TO THE GARAGE MINIMUM SIZE REQUIREMENT, BUILDING HEIGHT, SETBACKS, GUEST PARKING, ENTRANCE ORIENTATION, UPPER STORY SETBACKS, FAÇADE AND ROOF DESIGN, TREE SELECTION, PARKING PLACEMENT, DRIVEWAY COUNT, AND PERIMETER LANDSCAPING. THESE ADJUSTMENTS ARE AIMED AT OPTIMIZING THE SITE PLAN FOR MAXIMUM UNIT DENSITY WHILE ADHERING TO THE GOALS OF THE GENERAL PLAN AND AVOIDING BIOTIC ENCROACHMENT. IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 65915(A)(2) AND 65915(K), THE WAIVERS ARE DESIGNED TO ACHIEVE IDENTIFIABLE COST REDUCTIONS, PRIMARILY BY ALLOWING FOR INCREASED SPACE FOR INCOME-GENERATING UNITS WHILE MAINTAINING ALIGNMENT WITH LOCAL OBJECTIVES.

THE SITE ALLOWS FOR A RESIDENTIAL DENSITY RANGE OF 9 - 15 UNITS PER ACRE AND IS ZONED R-H HIGH DENSITY. UTILIZING DENSITY BONUS, CITY VENTURES PROPOSES 19 SOLAR ALL-ELECTRIC, THREE-STORY TOWNHOME-STYLE CONDOMINIUMS, RANGING FROM APPROXIMATELY 1,400 - 1,500 SQUARE FEET, EACH HOSTING 3 BEDROOMS AND A TWO-CAR PRIVATE GARAGE. THIS PROJECT WILL ALSO INCLUDE 10 GUEST SPACES.

THE ERBA LANE SITE IS GRACED WITH WELL-ESTABLISHED TREES THAT PROVIDE A SPRAWLING CANOPY, CREATING A BUILT-IN NATURAL ENVIRONMENT. TO PRESERVE THIS NATURAL BEAUTY, BUILDING STRUCTURES WILL BE CAREFULLY POSITIONED OUTSIDE OF THE DRIPLINE OF THE OAK RIPARIAN WOODLAND, ENSURING THAT THE VIBRANT ENERGY OF THE AREA REMAINS UNDISTURBED.

CITY VENTURES RESPECTFULLY REQUESTS A SITE DEVELOPMENT REVIEW, A VESTING TENTATIVE TRACT MAP, AND UPDATED CONCESSIONS AND WAIVERS RELATED TO OUR SUBMITTED SB330 APPLICATION. AT LEAST 15% OF THE NEW HOUSING UNITS WILL BE ALLOCATED TO MODERATE AND LOW-INCOME SALES PRICES.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SCOTTS VALLEY TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION.

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

Roach & Campbell

TARRAR UTILITY CONSULTANTS

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

SHEET INDEX AND PROJECT OVERVIEW

PO1

SCALE: N.T.S.
DATE: 1.16.25
PROJECT: 317073

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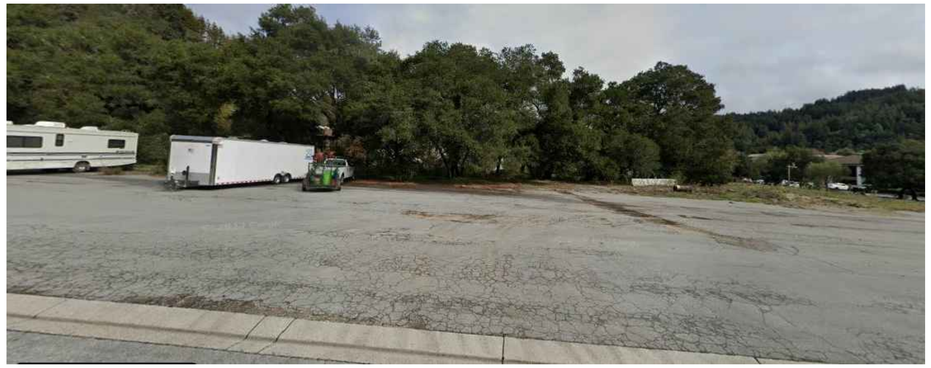

VIEW NO. 2 ERBA LANE AT FRONT OF PROPERTY

VIEW NO. 1 ERBA LANE AT SOUTH WEST CORNER

VIEW NO. 3 ERBA LANE AT NW CORNER

SITE

VIEW NO. 4 SITE ACCESS FROM POLICE DEPARTMENT

VIEW NO. 5 VIEW FROM MACDORSA PARK

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SCOTTS VALLEY, CA 95066

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San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

NEIGHBORHOOD PHOTOS

PI 1.1

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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Land Use Summary	Erba Lane Parcels 022-481-18 and 022-481-22	
	Current	Proposed
Zoning Designation	RH - High Density	RH - High Density
Zoning Base Density	20 DUA w/ State Density Bonus	19 DUA, Utilizing Density Bonus
General Plan Designation	RH	RH
Density Allowed with the State Density Bonus Law	123% of 15 DUA = 20 DUA	19 (of 20 Total Allowed)
General Plan Density	-	9-15 DUA
Building Setback	-	
Front	-	Defer to table
Back	-	Below
Side	-	
Inclusionary Housing	-	20%
Required Offsite Parking For Resi Uses	-	Defer to sheet PI 1.3
Minimum Usable Open Space Per DU – PRIVATE	100 sq. ft. private open space per Dwelling Unit, or 0 with state density bonus	Building 4 does not meet the require-ment and a waiver is requested

Onsite Affordable

As a result of the inclusion of at least 10% of the units in the for-sale development restricted to low income, the project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (GC Section 65915(B)(1)) and incentives or concessions (GC Section 65915(D)(1)) pursuant to state density bonus law. City Ventures is proposing waivers and concessions as defined on project information (PI.3) sheet, while reserving the right to use additional waivers and concessions in the future.

BLDG. SUMMARY

BLDGS.	PLANS				TOTAL GROUND FLOOR (LOT COVERAGE)	TOTAL BUILDING
	PLAN 1A	PLAN 1B	PLAN 1B ADA	TOTAL		
BLDG. 1	-	2	2	4	2,625 SQ. FT.	8,678 SQ. FT.
BLDG. 2	-	4	-	4	2,625 SQ. FT.	8,678 SQ. FT.
BLDG. 3	5	-	-	5	3,603 SQ. FT.	11,120 SQ. FT.
BLDG. 4	6	-	-	6	4,314 SQ. FT.	13,377 SQ. FT.
TOTAL	11	6	2	19	13,167 SQ. FT.	41,852 SQ. FT.

UNIT SUMMARY

PLAN NO.	PLAN INFO	TOTAL UNITS	TOTAL LIVING	GARAGE	DECKS	PRIVATE PATIO/ PORCH SEE SP/LDSCP	STD. PARKING	TOTAL PARKING
PLAN 1A	3 BD/2 $\frac{1}{2}$ BTH	11	1,509	444	82	±180 SQ. FT. AT BLDGS 1-3	2	22
PLAN 1B	3 BD/2 $\frac{1}{2}$ BTH	6	1,409	444	76	" "	2	12
PLAN 1B ADA	3 BD/3 BTH (2 - $\frac{1}{2}$ BTH)	2	1,409	444	76	" "	2	4
	TOTAL UNIT	19			MIN. 250 SQ. FT. AT BUILDINGS 1-3			38

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
SITE COVERAGE -SEE SITE PLAN SHEET SP1.1 FOR CALCULATION	55% MAX.	31%
MAXIMUM HEIGHT	UNLIMITED W/ SBDL WAIVER	±43'-3"
SETBACKS		
• FRONT: 20 FEET	• FRONT: 20 FEET	3'-0" MIN.
• SIDE YARD – PERMITTED USE: 10% OF WIDTH OF THE SITE, 10 FOOT MAXIMUM AND 5 FOOT MINIMUM, EXCEPT: I.STREET SIDE YARD: 20% OF LOT WIDTH, 20 FOOT MAXIMUM AND 8 FOOT MINIMUM II.ADD 1 FOOT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURED AT TOP PLATE LINE) III.ADD 1 FOOT FOR EACH 5 FEET BY WHICH A WALL OF A STRUCTURE WITHIN 25 FT OF THE SIDE PROPERTY LINE EXCEEDS 40 FEET IN LENGTH PARALLEL TO THE SIDE PROPERTY LINE IV.A SIDE YARD PROVIDING ACCESS TO MORE THAN ONE DWELLING SHALL HAVE A MINIMUM SETBACK OF 12 FEET	• SIDE: I. 0.20 X 400 = 80 FT= 20FT. II. (30' PLATE) = +5 FT III. BLDG. 4 / WALL EXCEEDS 40 FT. BY 90FT = 90/5 = 18 FT ADDED 25FT +18FT. = 43 FT. SETBACK	13'-0" MIN. AT BUILDING 4
• REAR YARD: 20% OF LOT DEPTH, MAXIMUM OF 25 FEET AND MINIMUM OF 15 FEET EXCEPT WHEN THE FOLLOWING EXCEPTIONS APPLY: I.15 FOOT MINIMUM APPLIES IF SIDE YARD IS A MINIMUM OF 25 FEET II.1 FOOT SHALL BE ADDED TO SETBACK REQUIREMENT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURE AT TOP PLATE LINE)	• REAR: REAR SETBACK =0.2 X 152 =30FT. I. NA II. 30 FT. PLATE HEIGHT 10 FT ABOVE 20 FT. = 5FT MAX REQUIRED 25FT. PER PART 1	11 FT. AT BLDG 4.

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PROJECT INFORMATION

PI 1.2

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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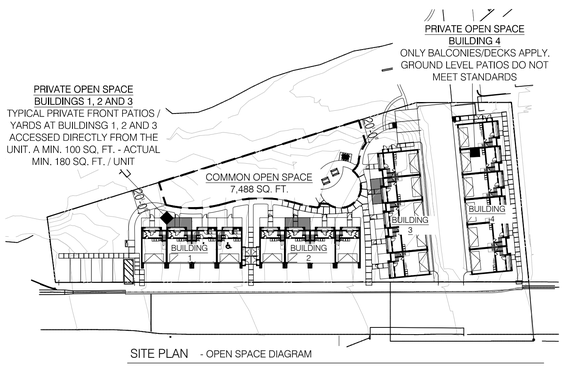

SITE PLAN - OPEN SPACE DIAGRAM

PRIVATE OPEN SPACE				
	BALCONY / DECK	GROUND FLOOR PATIO/YARD	TOTAL BLDG 1-3	TOTAL BLDG 4
PLAN 1A	82.000 SQ. FT.	180 SQ. FT. AT BLDGS 1-3	262.000 SQ. FT.	82.000 SQ. FT.
PLAN 1B	76.000 SQ. FT.	180 SQ. FT. AT BLDGS 1-3	256.000 SQ. FT.	76.000 SQ. FT.
BUILDING 4 COMMON OPEN SPACE SUBSTITUTION - SEE COMMO OPEN SPACE BELOW				+ 465 SQ. FT. / UNIT PER COMMON OPEN SPACE

COMMON OPEN SPACE		
	REQUIRED	PROPOSED
SEE SITE PLAN	100 SQ. FT/UNIT X 19 UNITS = 1,900 SQ. FT.	7.488 SQ. FT.
ADDED OPEN SPACE OVER REQUIRED		7.488 SQ. FT. - 1,900 SQ. FT. = 5,588 SQ. FT. ABOVE REQUIRED / 50% = 2,794 SQ. FT. ALLOWED FOR PRIVATE OPEN SPACE SUBSTITUTION
BUILDING 4 SUBSTITUTION	6 UNITS 34 SQ. FT. MIN/UNIT REQUIRED	2,794 SQ. FT. COMMON OVER REQUIRED/ 6 UNITS = 465 SQ. FT. /UNIT AVAILABLE

*SEE ADJACENT SITE PLAN DIAGRAM AND UNIT PLANS FOR PRIVATE AND COMMON OPEN INFORMATION

DENSITY BONUS WAIVERS	
GARAGE MINIMUM SIZE	SVMC 17.44.030 (B)
BUILDING HEIGHT	SVMC 17.20.040 (E)
SETBACKS - NO., SO. & EAST	SVMC 17.10.040
PARKING PLACEMENT	SWMC 17.44.030(J).2
UPPER STORY SETBACKS	ODS V.B.2
WATER CONSERVATION OF TREE SPECIES	ODS VII.B.3.2
DRIVEWAY COUNT	ODS III.B.4
PERIMETER PARKING LOT LANDSCAPING	ODS III.B.6
PARKING SCREENING	ODS III.B.1.b.(3)
OPEN SPACE REQUIREMENTS	ODS.VI.B.1.a
PARKING SCREENING	ODS III.B.1.b.(3)
BALCONY DESIGN STANDARDS	ODS.VI.B.1.b.2
PATIO DESIGN STANDARDS	ODS.VI.B.1.b.3

DENSITY BONUS CONCESSION

APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL

PROJECT PARKING

	CALIF. CODES	SCOTTS VALLEY	PROPOSED	NOTES
PARKING				
UNIT		2 SPACES/UNIT = 19 UNITS x 2 = 38 SPACES	38 SPACES	PRIVATE GARAGES
GUEST		1 SPACE / 5 UNITS = 4 SPACES	8 SPACES	(7) STANDARD GUEST SPACES + (1) ADA GUEST SPACE
				NOTE: 8 UNITS HAVE A DRIVEWAY APRON FOR GUEST PARKING.
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 38 SPACES =0.76 0.76 = 1 SPACE	N/A	1 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 7 SPACES = 0.35 =1 SPACE	N/A	1 SPACE	SEE SITE PLAN
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 38 = 3.8 SPACES = 4	-	4 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 38 = 9.5 SPACES = 10	-	10 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 38 = 1.9 SPACES = 2	-	2 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 7 SPACES = .35 = 1 SPACE	AOS TABLE 1 1:VISITOR SPACE/ (10)UNITS 19 UNITS/10 = 2 SPACES	6 SPACES	SEE LANDSCAPE PLANS
LONG TERM (IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1:2 UNITS = 19 x .5 = 9.5 SPACES	SBMC TBL 12.100-3 1:1 UNITS = 19 UNITS = 19 SPACES	19 SPACES MIN.	SPACE LOCATED WITHIN GARAGE OF EACH HOME

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PROJECT INFORMATION

PI 1.3

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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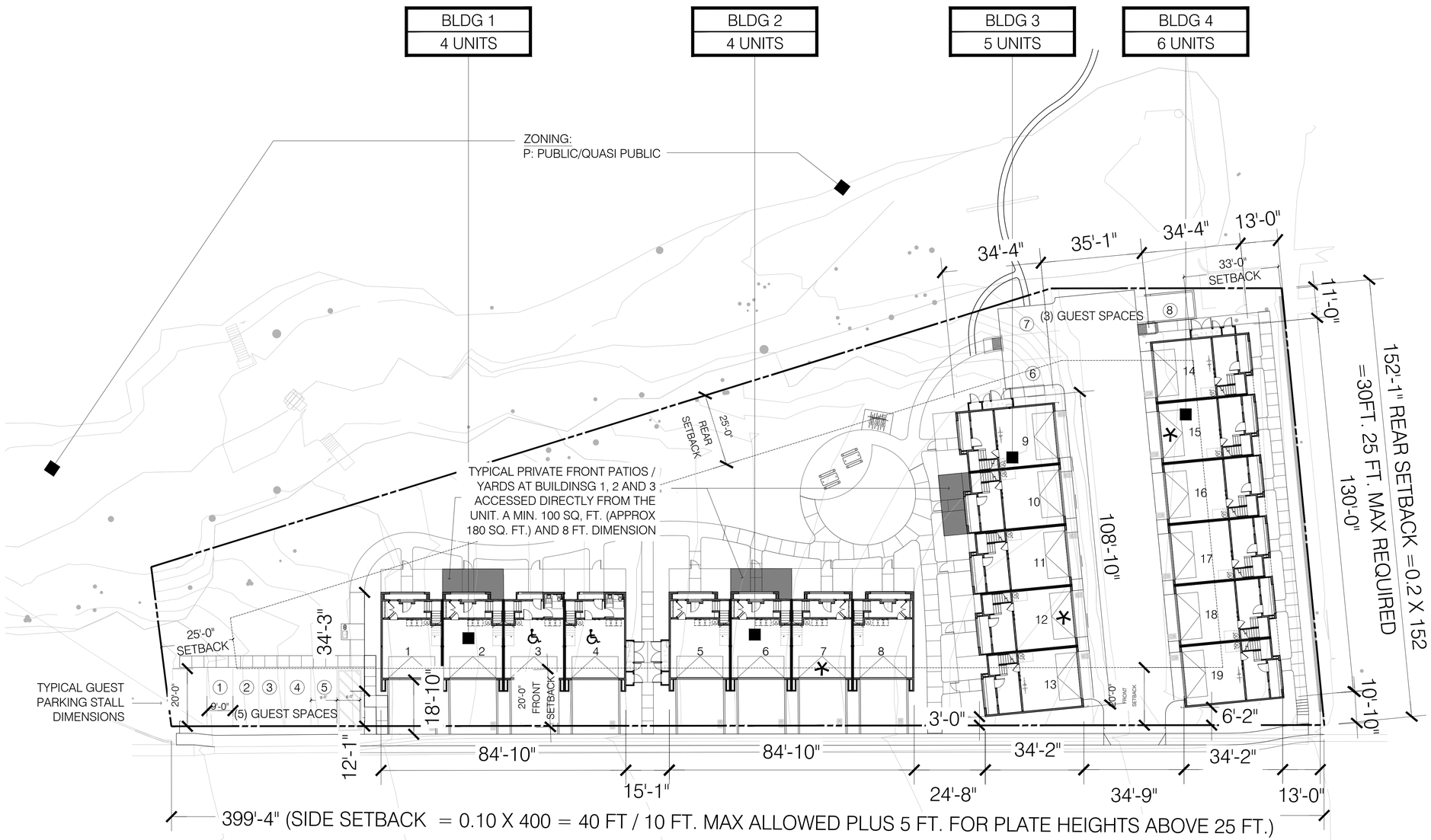

SITE PLAN

ZONING ACROSS ERBA LANE :
R-1-10 MEDIUM DENSITY

0 10 20 40 80

BLDG LEGEND

BLDG - (TYPE X) ← BLDG NUMBER AND TYPE
X UNITS ← TOTAL UNIT

BLDG TYPES
RESIDENTIAL TOWNHOME STYLE CONDOMINIUM
* BMR - BELOW MARKET RATE CONCEPTUAL LOCATION

ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 19 TOTAL UNITS PROPOSED X 10% = 2 ACCESSIBLE UNITS
- ♿ INDICATES LOCATION OF CONCEPTUAL UNIT DESIGNATED ACCESSIBLE

GENERAL NOTE:
FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.
ZONING:
RH HIGH DENSITY
SITE COVERAGE FROM CIVIL: 45,243.5 SQ. FT.

LOT COVERAGE:
5824+3603+4314 = 13,741
13,741: 45,243.5 = 0.303 ~ 30%

BLDG. SQ. FT. FOOTPRINTS
BLDG. 1&2 : 2625 SQ. FT. X 2 = 5250 SQ. FT.
BLDG. 3 : 3603 SQ. FT.
BLDG. 4: 4314 SQ. FT.

ZONING ADJACENT :
C-P: PROFESSIONAL

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CONCEPTUAL SITE PLAN
SP 1.1
SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL

CONCEPTUAL COLORS & MATERIALS

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY

2 BODY - LAP SIDING
MFR.: SHERWIN-WILLIAMS
BEDROCK SW9563

3 BODY - BOARD AND BATTEN /
STUCCO / TRIM
MFR.: SHERWIN-WILLIAMS
EXTRA WHITE SW7006

4 BODY - SHINGLE SIDING
MFR.: SHERWIN-WILLIAMS
NIGHT OUT SW9560

5 BODY - STUCCO
MFR.: SHERWIN-WILLIAMS
PASSIVE SW7064

6 WINDOW
MFR.: VPI VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)

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CONCEPTUAL MATERIAL BOARD

MB 1.1

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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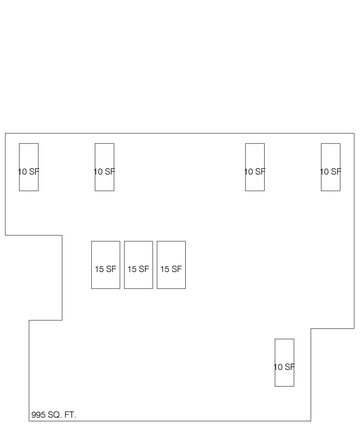
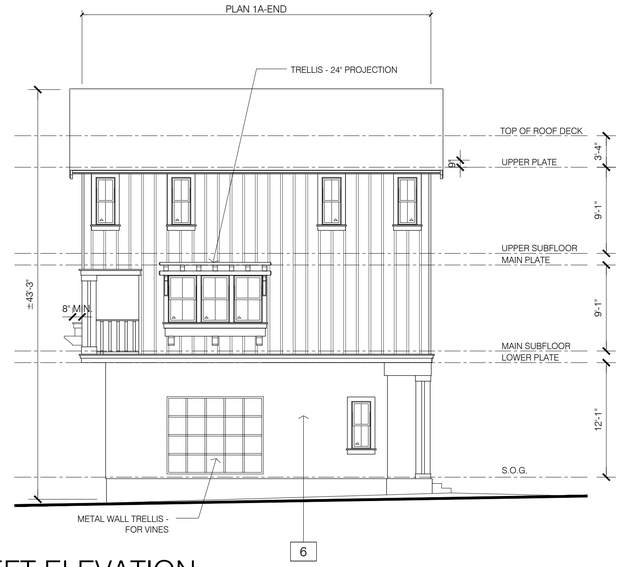
RIGHT ELEVATION

FRONT ELEVATION



FENESTRATION CALCULATION:
FACADE / FENESTRATION = 995 SQ. FT. / 95 SQ. FT.
= 10%



LEFT ELEVATION

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5

REAR ELEVATION

STREET FACING ELEVATION

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BLDG 2 CONCEPTUAL ELEVATIONS (BLDG 1 SIM)

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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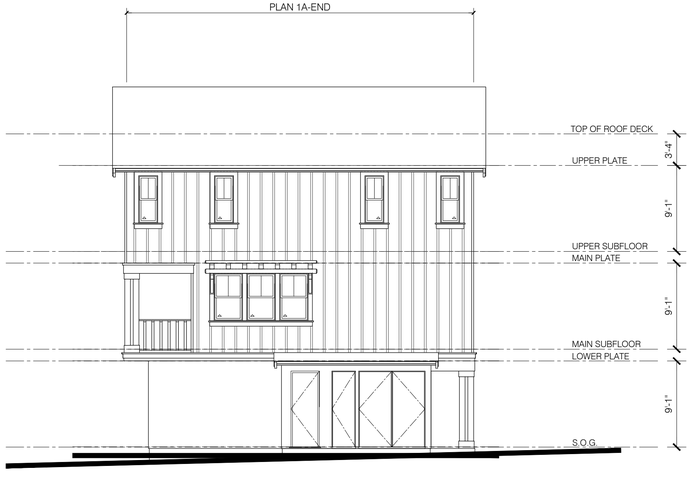
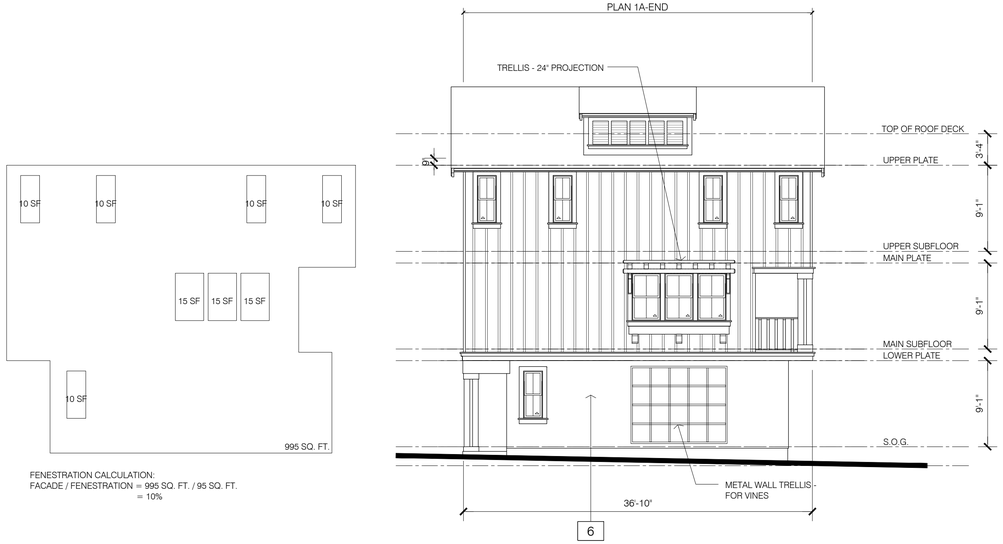


LEFT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5

FRONT ELEVATION



FENESTRATION CALCULATION:
FACADE / FENESTRATION = 995 SQ. FT. / 95 SQ. FT.
= 10%

RIGHT ELEVATION

STREET FACING ELEVATION

REAR ELEVATION

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BLDG 3 CONCEPTUAL ELEVATIONS

A1.1.2

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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RIGHT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5

FRONT ELEVATION

LEFT ELEVATION

STREET FACING ELEVATION

REAR ELEVATION

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BLDG 4 CONCEPTUAL ELEVATIONS

A1.1.3

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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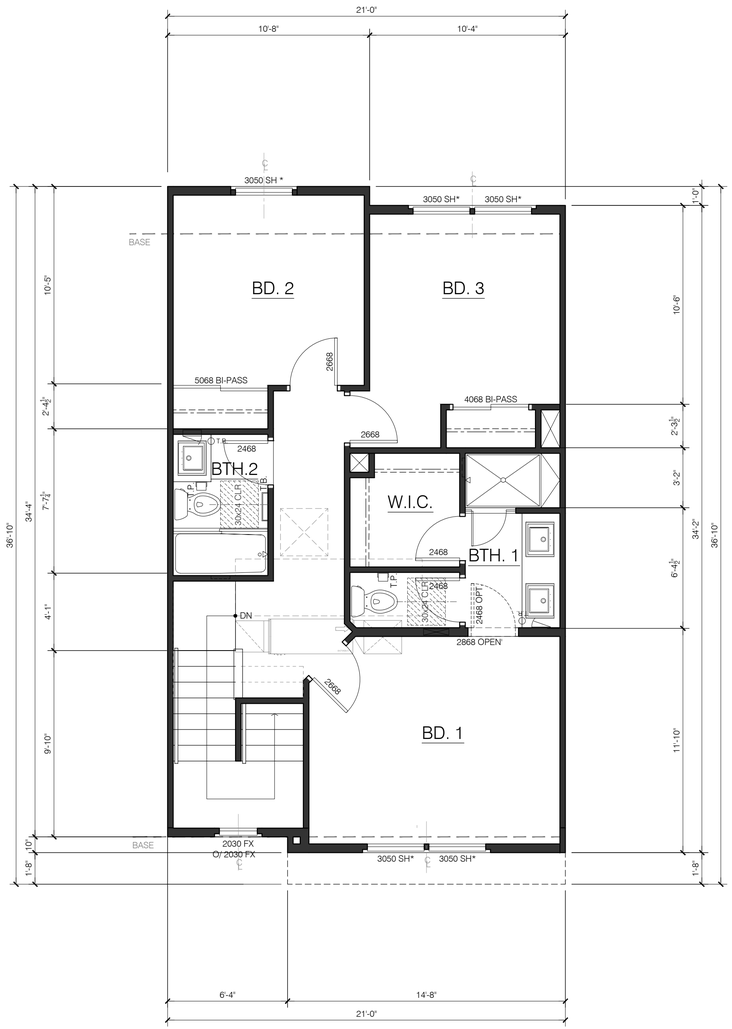
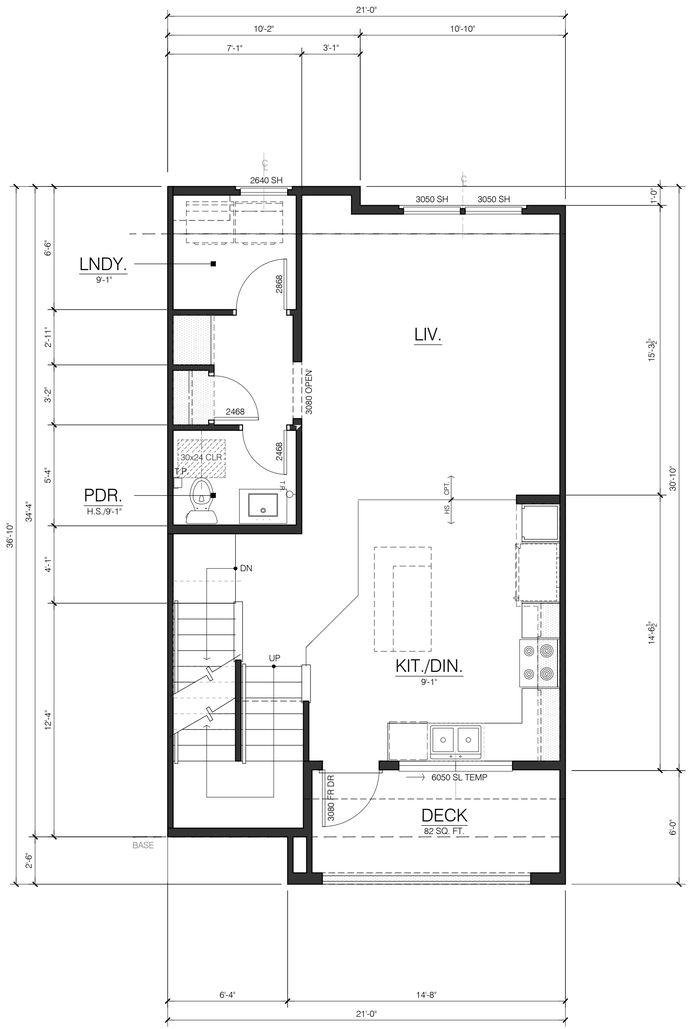


UPPER FLOOR PLAN

PLAN 1A

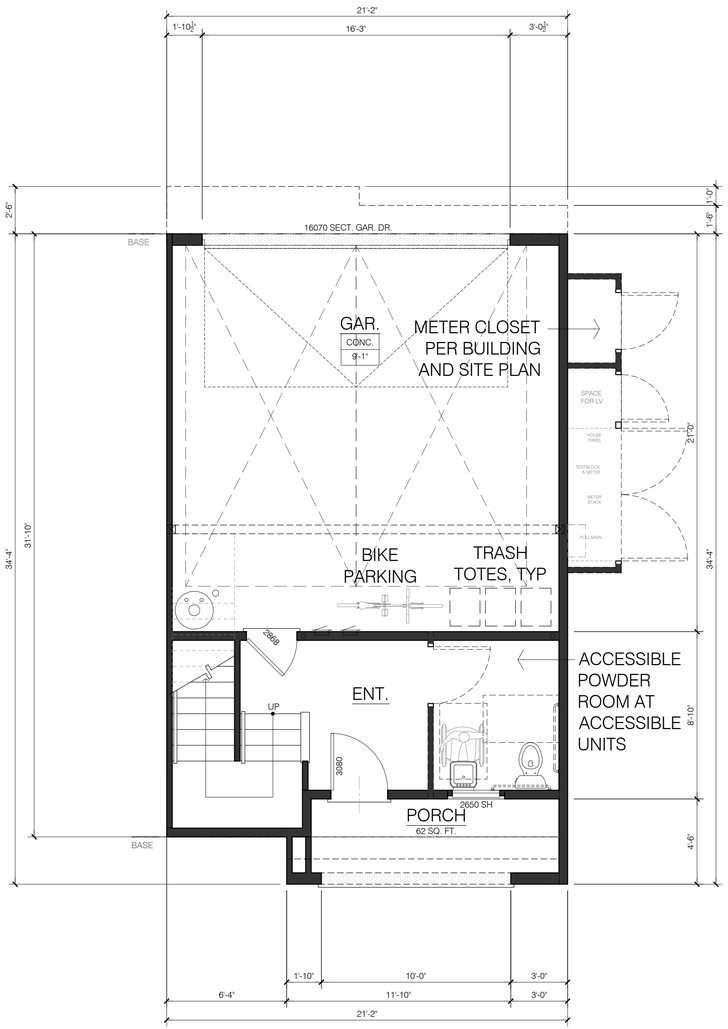
UPPER LIVING: 644 SQ. FT.



MAIN FLOOR PLAN

PLAN 1A - ALTENATE AT PLAN 1B

MAIN LIVING: 663 SQ. FT.
TOTAL LIVING: 1,509 SQ. FT.
DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 1A W /OPTIONAL ADA POWDER

GROUND LIVING: 202 SQ. FT.
GARAGE: 444 SQ. FT.
PORCH: 62 SQ. FT.

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PLAN 1A

A2.1.1

SCALE: 1/4" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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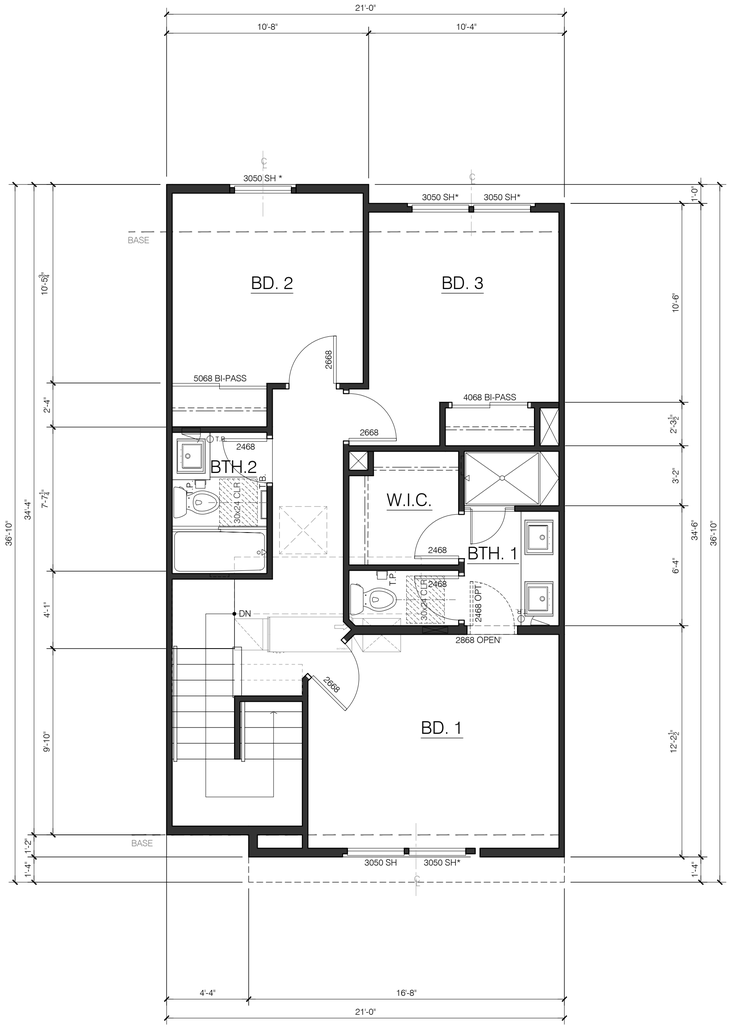
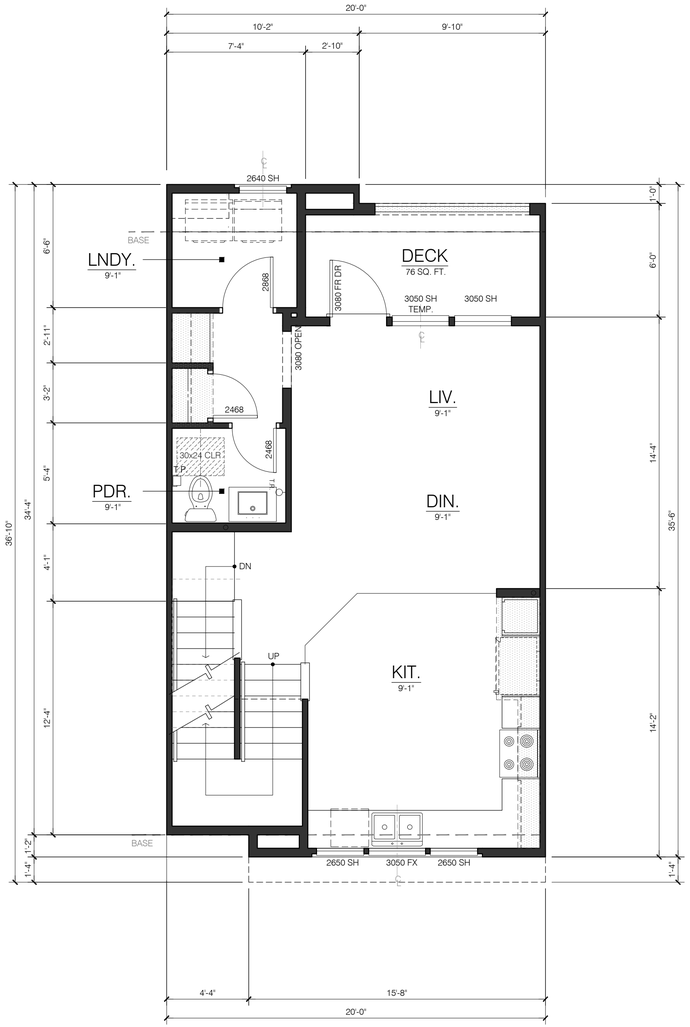


UPPER FLOOR PLAN

PLAN 1B

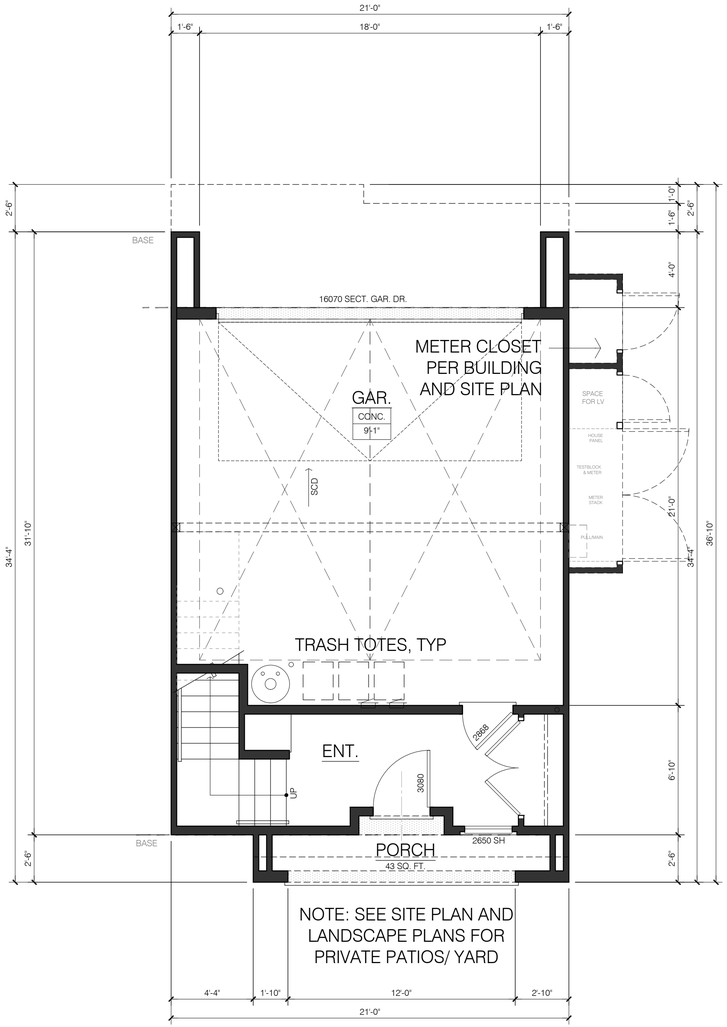
UPPER LIVING: 648 SQ. FT.



MAIN FLOOR PLAN

PLAN 1B - ALTERNATE AT PLAN 1A

MAIN LIVING: 613 SQ. FT.
TOTAL LIVING: 1,409 SQ. FT.
DECK: 76 SQ. FT.



GROUND FLOOR PLAN

PLAN 1B

GROUND LIVING: 148 SQ. FT.
GARAGE: 444 SQ. FT.
PORCH: 43 SQ. FT.

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PLAN 1B

A2.1.2

SCALE: 1/4" = 1'-0"
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PROJECT: 317073

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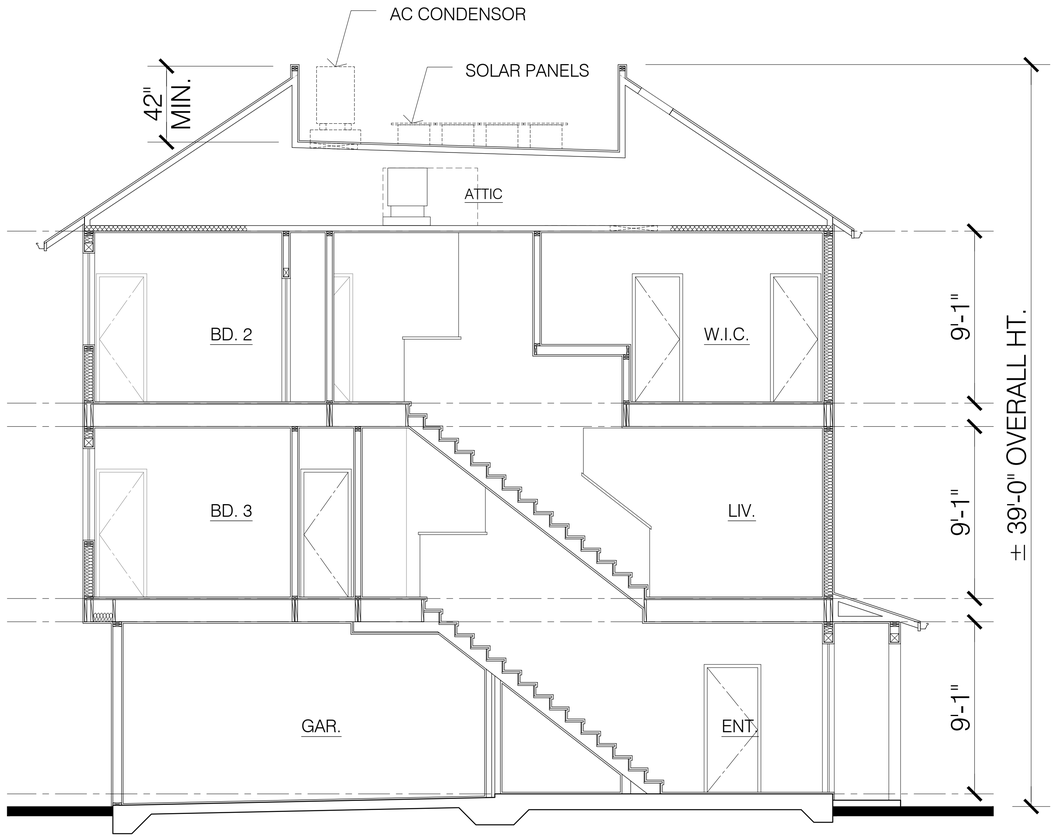

CONCEPT SECTION - PLAN 1

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CONCEPT SECTION

A2.2.1

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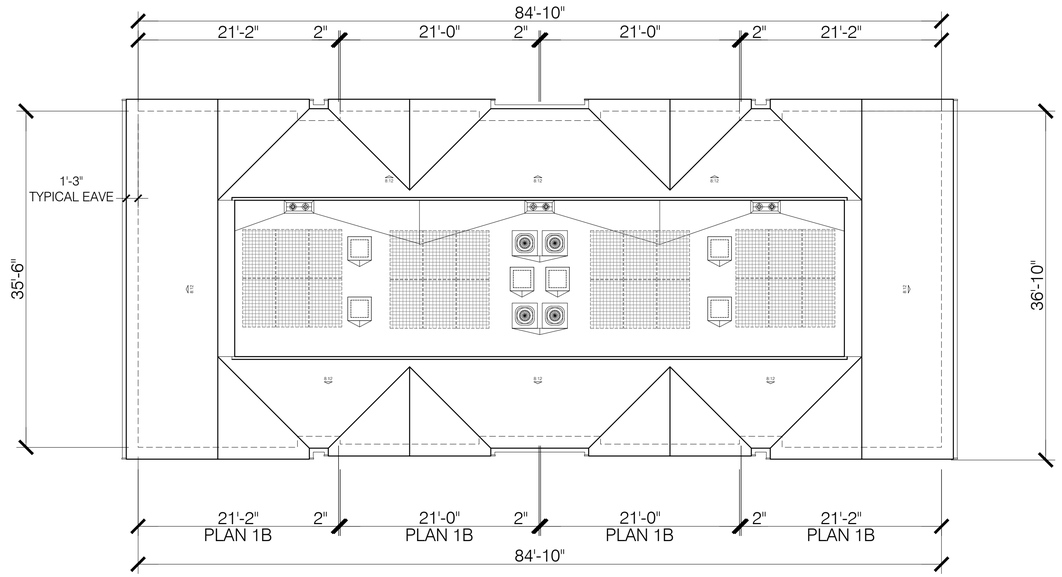
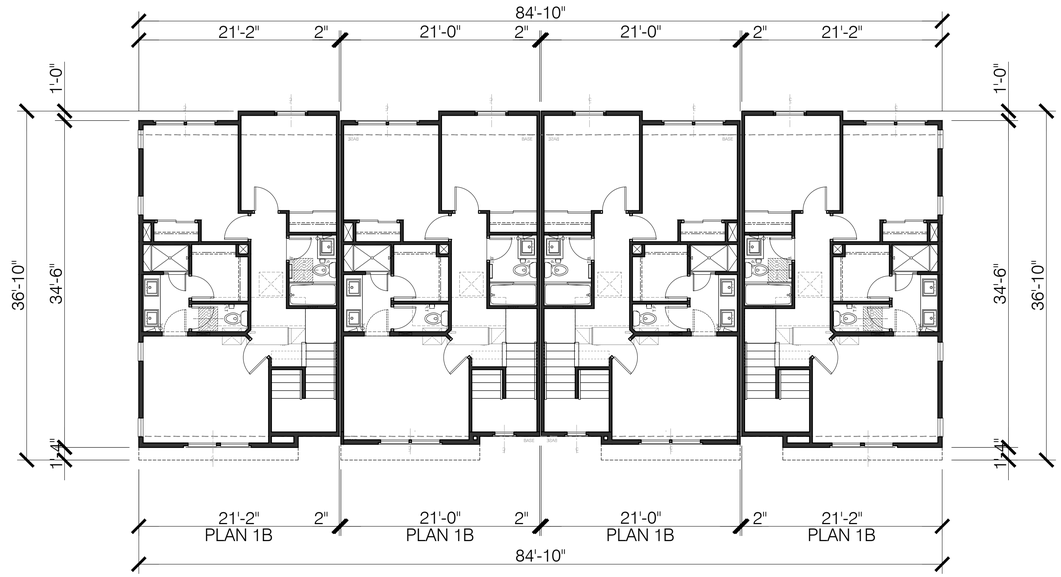


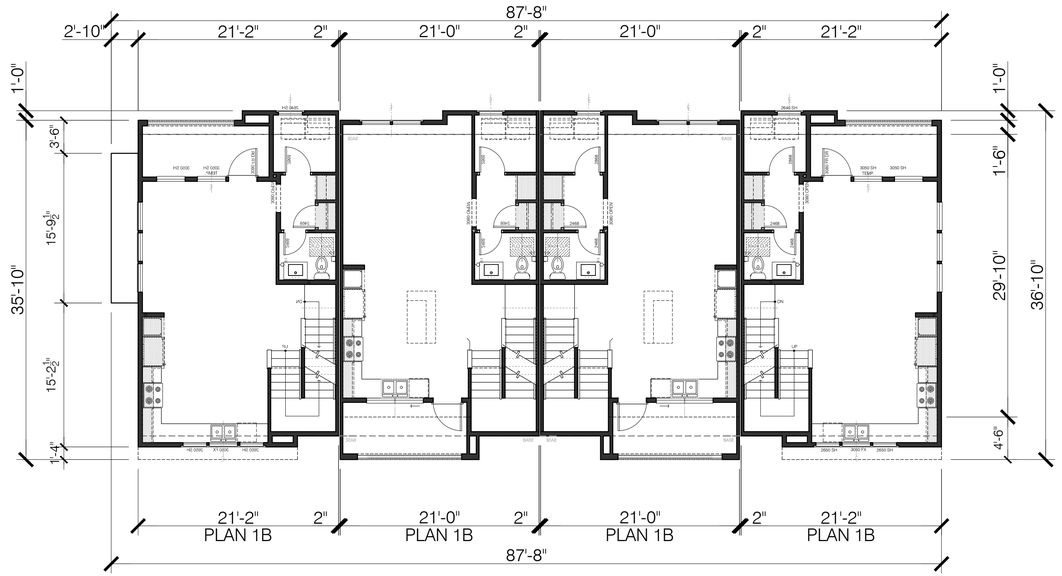
ROOF PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



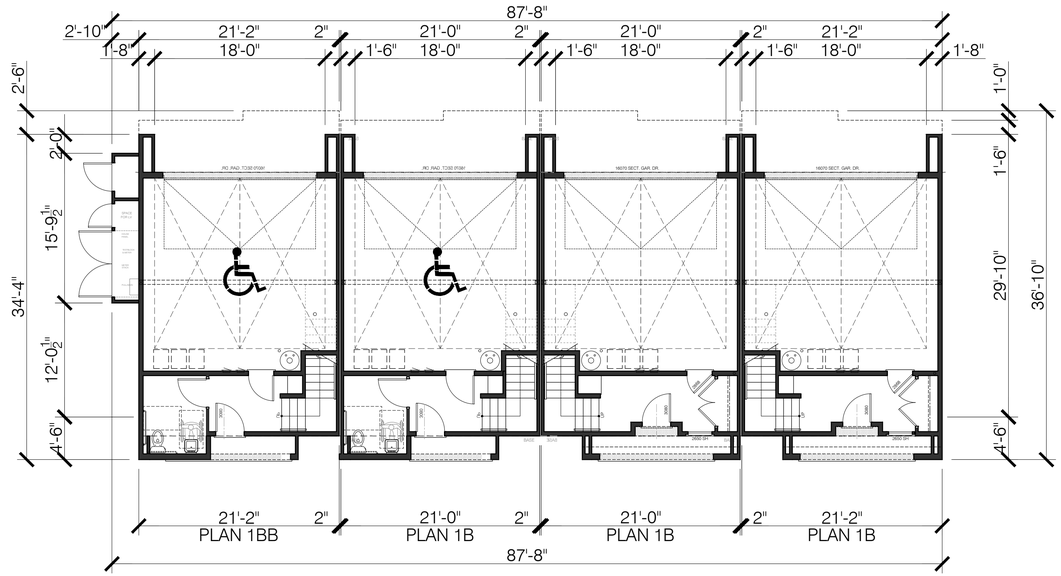
UPPER FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



MAIN FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



GROUND FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)

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BUILDINGS 1 AND 2

A3.1.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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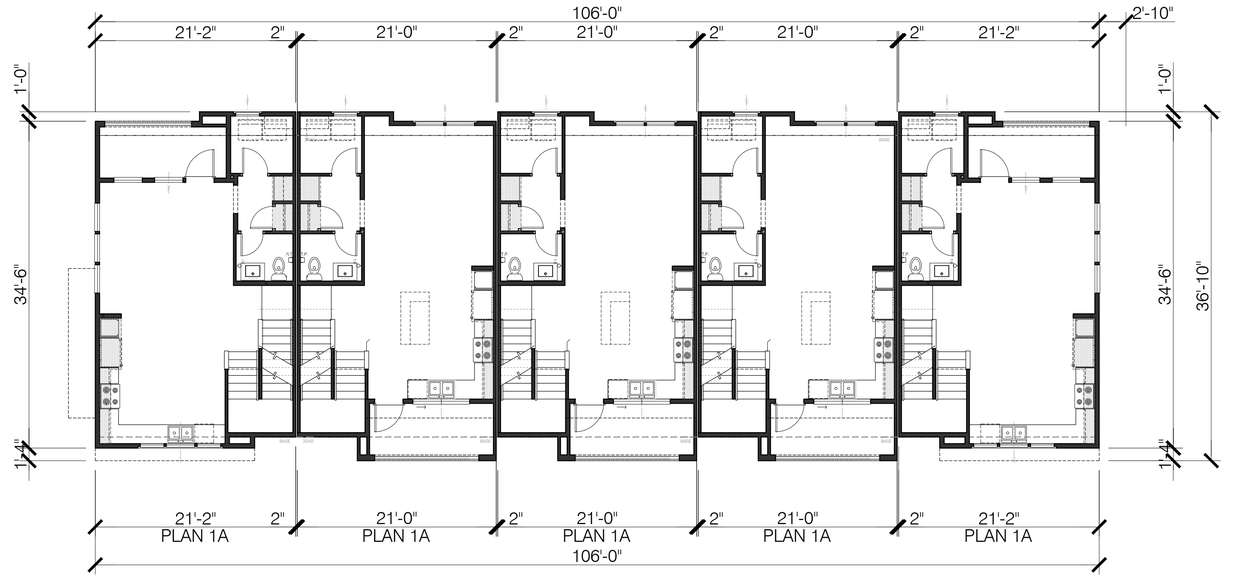
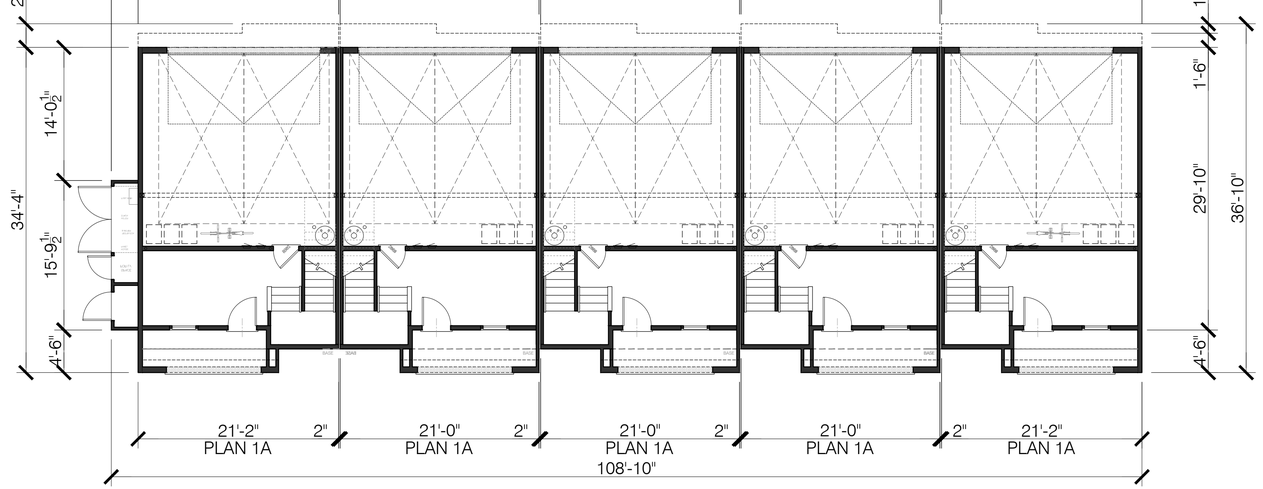


MAIN FLOOR PLAN

5- PLEX BLDG.



GROUND FLOOR PLAN

5- PLEX BLDG.

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BUILDING 3_GROUND FLOOR AND MAIN FLOOR

A3.2.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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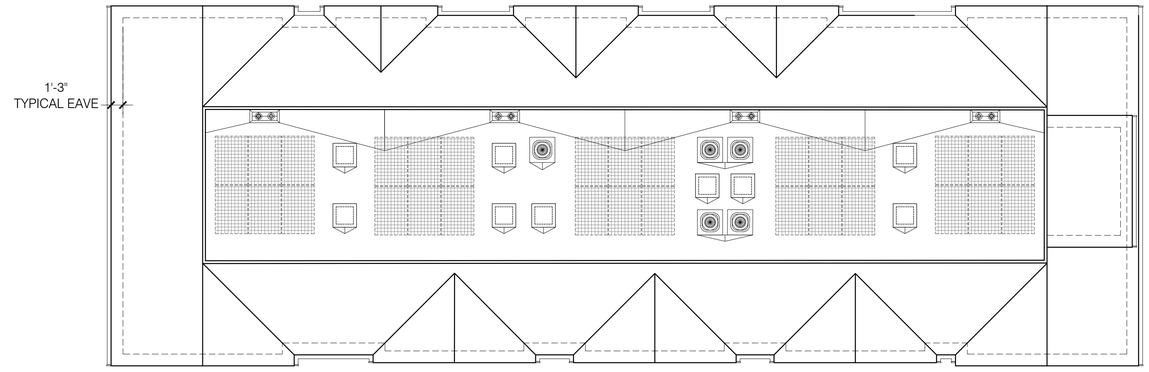
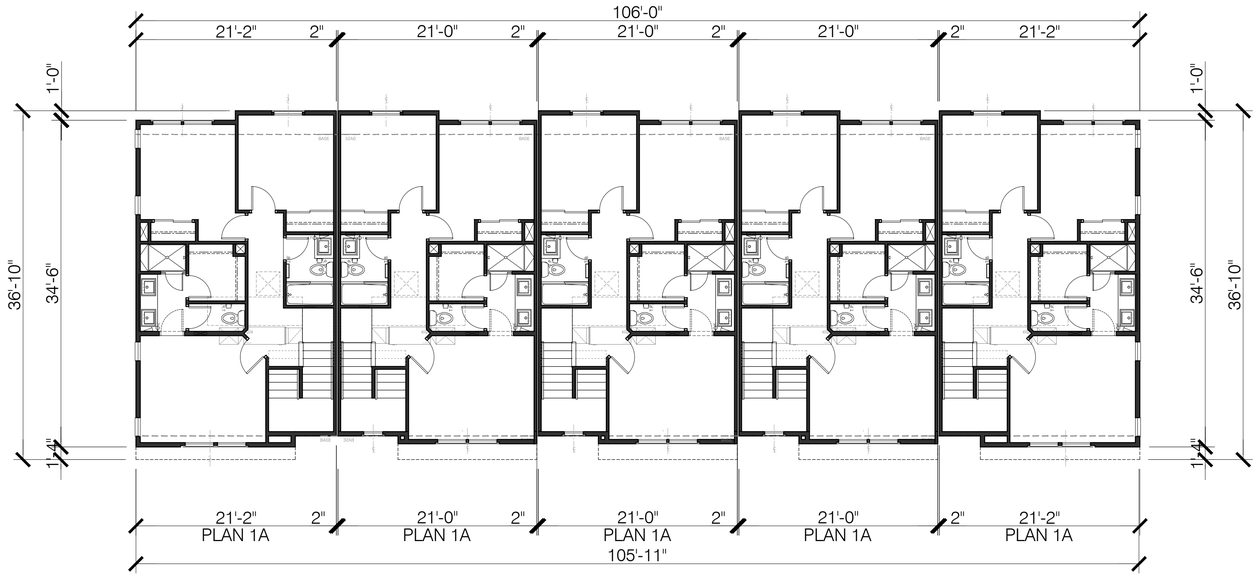


ROOF PLAN

5- PLEX BLDG.



UPPER FLOOR PLAN

5- PLEX BLDG.

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BUILDING 3_UPPER FLOOR AND ROOF PLAN

A3.2.2

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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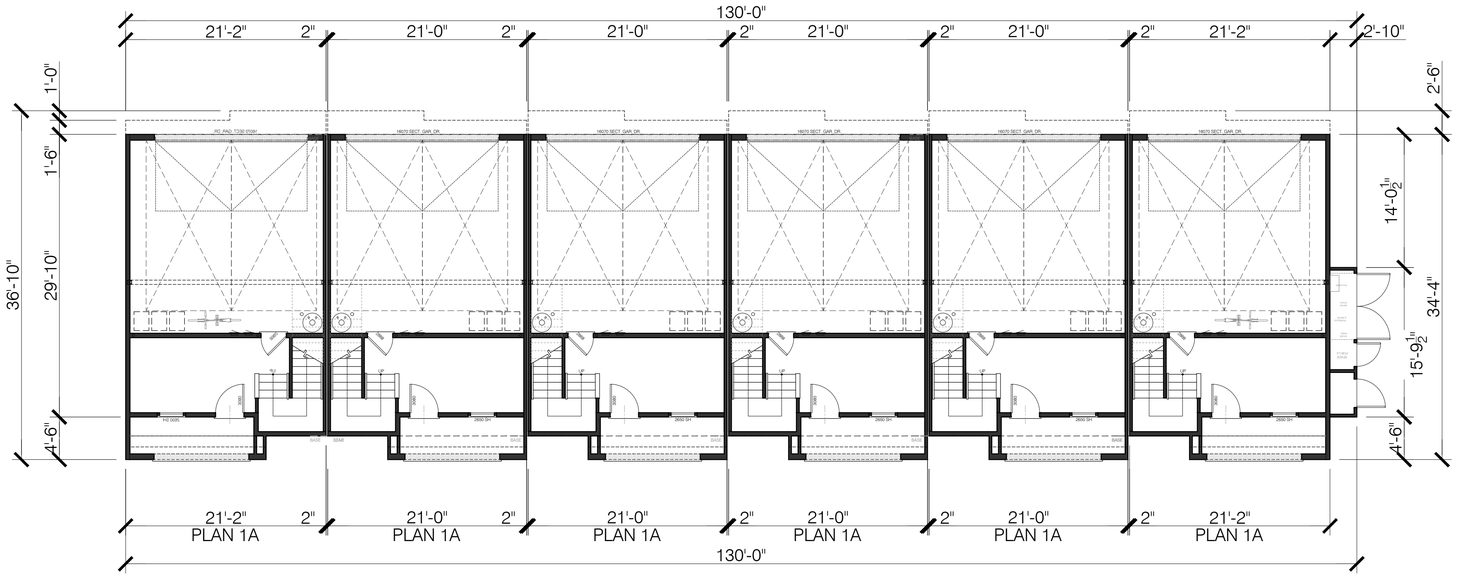
MAIN FLOOR PLAN

6- PLEX BLDG.



GROUND FLOOR PLAN

6- PLEX BLDG.

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BUILDING 4_GROUND AND MAIN FLOOR

A3.3.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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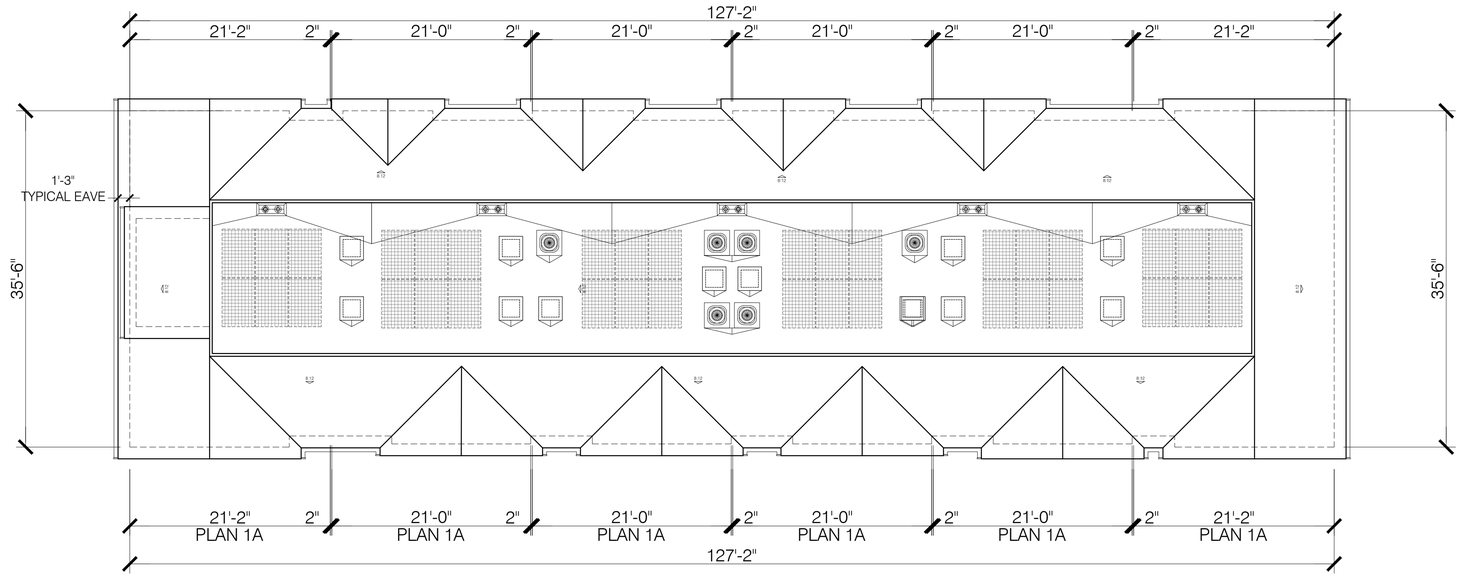

ROOF PLAN

6- PLEX BLDG.

UPPER FLOOR PLAN

6- PLEX BLDG.

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BUILDING 4_UPPER FLOOR AND ROOF PLAN

A3.3.2

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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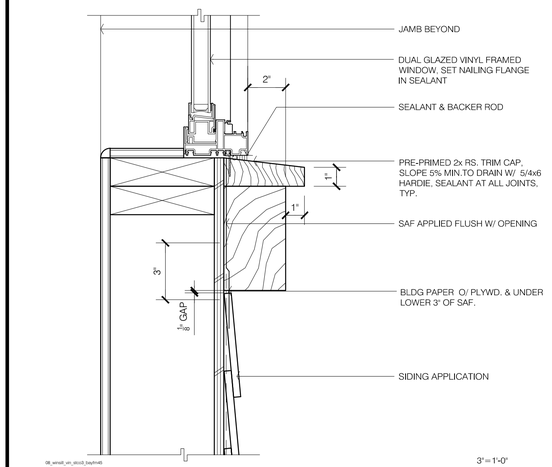
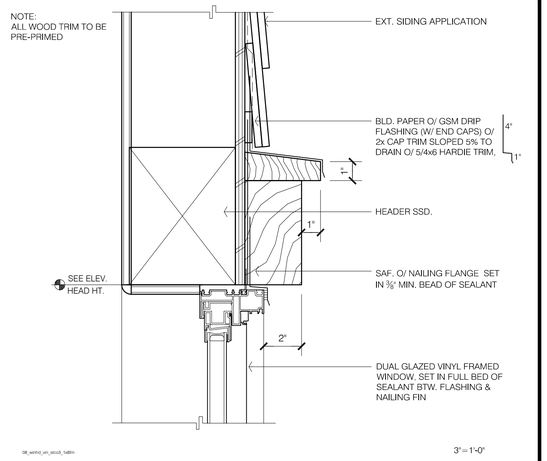
NOT USED 7

NOT USED 5



CONCEPTUAL VIN. WIN SILL AT LAP SIDING (BD & BATTEN SIM.) 3



CONCEPTUALVIN. WIN.HD. 'B'-LAP SIDING (BD & BATTEN SIM.) 1

NOT USED 8

NOT USED 6

NOT USED 4

CONCEPT. VIN. WIN. JAMB AT LAP SIDING (BD & BATTEN SIM.) 2

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CONCEPT DETAILS

A4.1.1

SCALE: AS NOTED
DATE: 1.16.25
PROJECT: 317073

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RIDGEWOOD WEST
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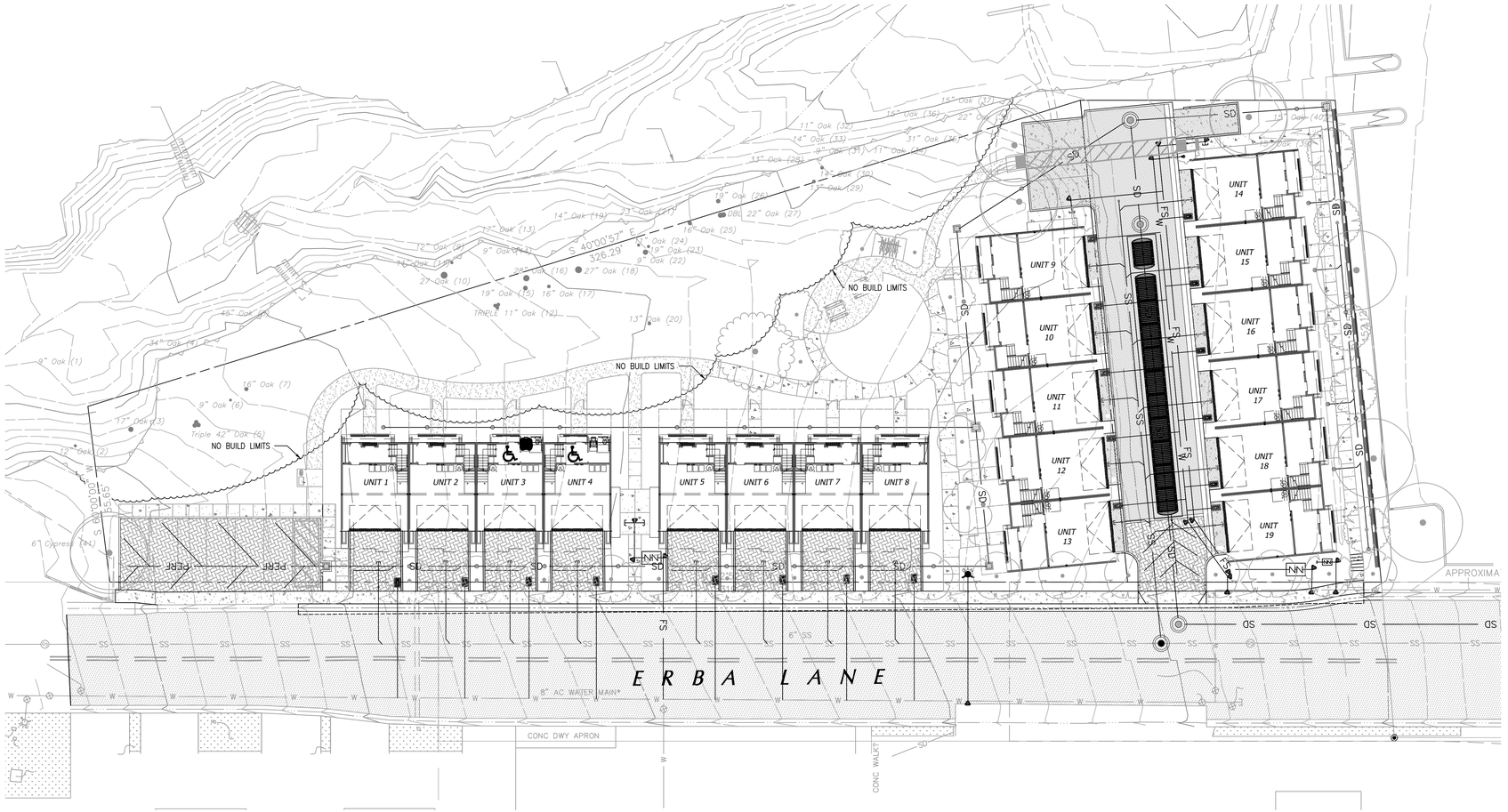
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22



SITE PLAN
SCALE: 1" = 20'

NORTH

SCALE: 1"=20'
0 20 40 60

VICINITY MAP

INDEX OF SHEETS

C0.1 - COVER
C0.2 - TENTATIVE MAP
C1.1 - EXISTING SITE AND DEMOLITION PLAN
C2.1 - IMPROVEMENT PLAN
C2.2 - LINE OF SIGHT
C3.1 - GRADING AND DRAINAGE PLAN
C4.1 - UTILITY PLAN
C5.1 - STORM WATER CONTROL PLAN
C6.1 - EROSION CONTROL PLAN
C7.1 - DETAILS
C7.2 - DETAILS
C7.3 - CITY OF SCOTTS VALLEY DETAILS
C7.4 - SVWD DETAILS
C7.5 - SVWD DETAILS

GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
4. THE WITHIN PLANS ARE COPYRIGHTED AS AN UNPUBLISHED WORK BY C2G/CIVIL CONSULTANTS GROUP, INC. ALL IDEAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF C2G/CIVIL CONSULTANTS GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF C2G/CIVIL CONSULTANTS GROUP, INC. COPYRIGHT 2023 TODD R. CREAMER, D.B.A. AS C2G/CIVIL CONSULTANTS GROUP, INC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
6. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE, STE 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4453

UTILITY/NOTIFICATIONS

GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

COVER

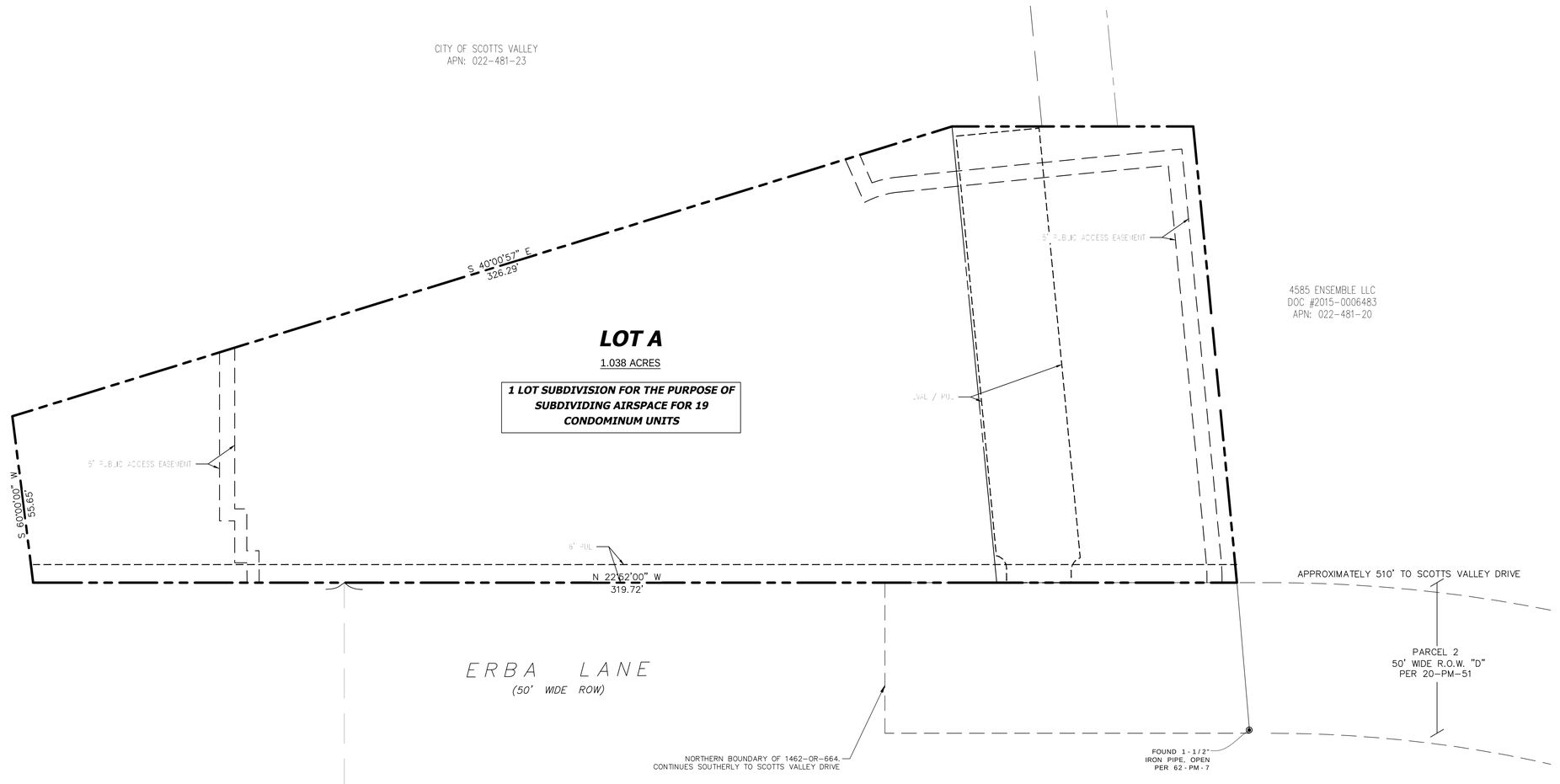
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C0.1
Of	16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 53 - 21Erba Lane\design\CAD\Sheets\2021.01A - C0.1 - C0COV.dwg Layout: C0.1 - C0COV Last Saved: Thu Jan 16, 2025 - 2:29pm Last Plotted: Wed Jan 22, 2025 - 11:28am By: JamesBuenrostro



LEGEND

- PAE
- EVAE / PUE
- BOUNDARY LINE
- LOT LINE

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
EUE	EXCLUSIVE USE EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
CA	COMMON AREA
PSDE	PRIVATE STORM DRAIN EASEMENT

REFERENCE DATA

100 MEASURED DISTANCE
(100)[1] DATA PER 2015-0034997
(100)[2] DATA PER 20-PM-51
(100)[3] DATA PER 62-PM-7

UNIT COUNT

TOTAL OF 19 UNITS

SURVEYOR'S STATEMENT

THE SUBJECT PROJECT SITE WAS SURVEYED (BOTH BOUNDARY AND TOPOGRAPHIC) BY ALPHA LAND SURVEYS, INC.

ZONING

EXISTING

THE EXISTING LOT IS ZONED R-H (HIGH DENSITY RESIDENTIAL)
(SEE SCOTTS VALLEY, CALIFORNIA - CODE OF ORDINANCES CHAPTER 17.24)

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
6,000 SQ. FT.	60 FT.	60 FT.

MAXIMUM LOT DENSITY: 3,000 S.F. / DWELLING UNIT

PROPOSED

THE PROPOSED LOT IS ZONED HIGN DENSITY R-H (NO CHANGE)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERN BOUNDARY OF LOT 1 AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP OF THE RE-SUBDIVISION OF PART OF PARCEL A AS SHOWN ON VOLUME 13 OF PARCEL MAPS AT PAGE 32" FILED IN VOLUME 20 OF PARCEL MAPS AT PAGE 51, SANTA CRUZ COUNTY RECORDS.

NORTH 61°39'50" EAST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS MAP ARE BASED ON THE CITY OF SCOTTS VALLEY BENCHMARK NO.16, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SCOTTS VALLEY DRIVE AND QUIEN SABE ROAD.

ELEVATION = 560.40 (NO DATUM PROVIDED)

NOTE

BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE, RECORDED MAPS AND OTHER APPURTENANT RECORDS AS SHOWN IN THE REFERENCE DOCUMENTS.

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY FIELD WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

EASEMENT NOTES

THE AREA DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) IS FOR EMERGENCY VEHICLE ACCESS.

THE PUBLIC UTILITIES EASEMENT (PUE) IS DEDICATED FOR PUBLIC USE OF UTILITIES, INCLUDING ACCESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WORKS, IMPROVEMENTS AND THEIR APPURTENANCES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES.

NORTH

SCALE: 1"=20'
0 20 40 60

REVISIONS	BY

VESTING TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

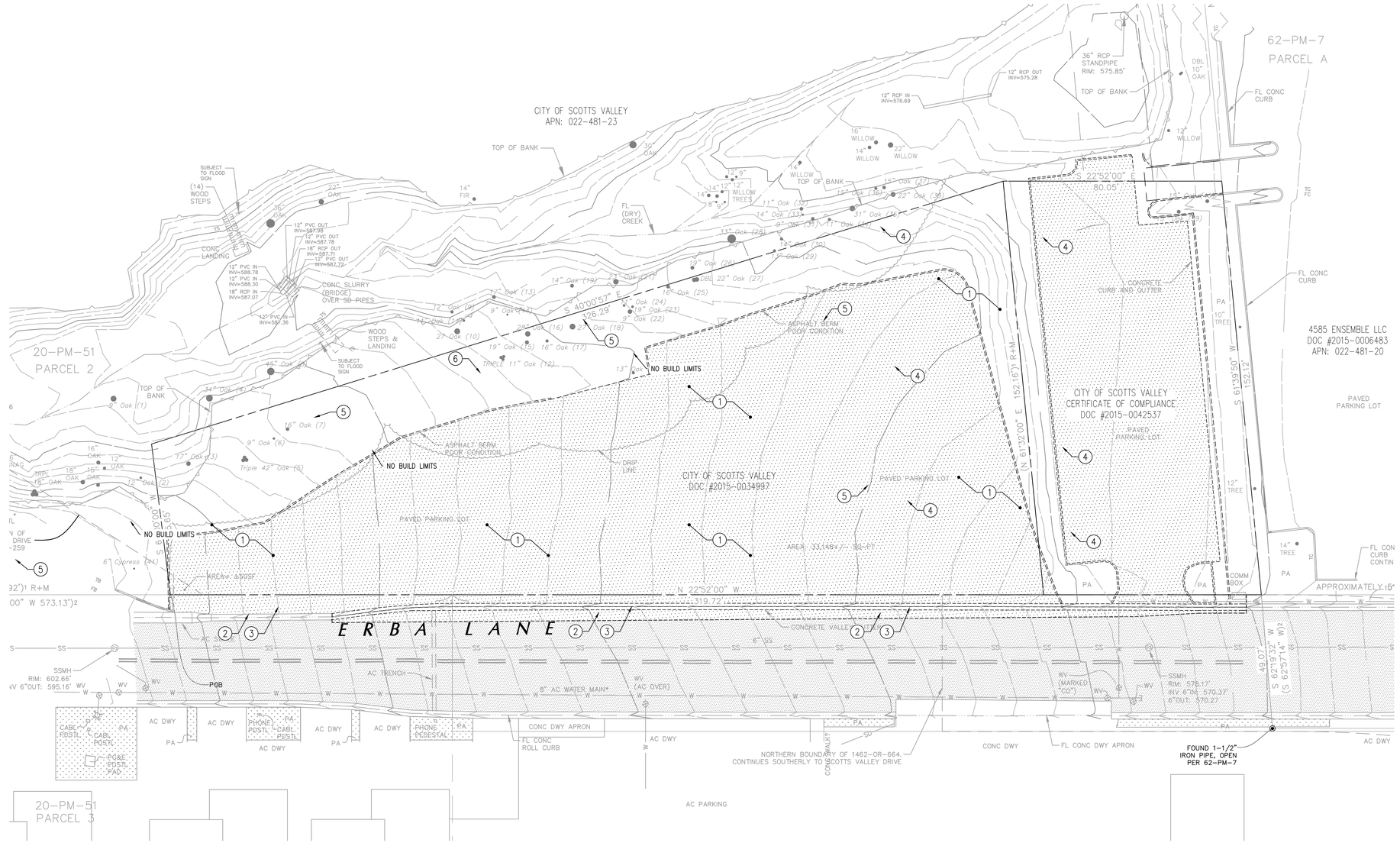
RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C0.2
Of	16 Sheets

Drawing: Z:\Drafted\CAD\2021.01 - City Ventures 3\V - D\Erba Lane\Design\CAD\Sheets\Archive\2025.04.16 - Sheets Before Building Change\2021.01A - C0.2 - TM.dwg Layout: C0.2 - TM Last Saved: Thu May 08, 2025 - 8:02am Last Plotted: Thu May 08, 2025 - 8:04am By: JamieBuxkamp

EXISTING TREE SCHEDULE

Tree ID	Trunk Size		Description	Action
	Circumfrance (inches)	Diameter (inches)		
1	28	9	Coast Live Oak	Remain
2	58	18	Coast Live Oak	Remain
3	54	17	Coast Live Oak	Remain
4	107	34	Coast Live Oak	Remain
5	132	42	Coast Live Oak	Remain
6	29	9	Coast Live Oak	Remain
7	49	16	Coast Live Oak	Remain
8	141	45	Coast Live Oak	Remain
9	38	12	Coast Live Oak	Remain
10	85	27	Coast Live Oak	Remain
11	33	11	Coast Live Oak	Remain
12	33	11	Coast Live Oak	Remain
13	53	17	Coast Live Oak	Remain
14	28	9	Coast Live Oak	Remain
15	61	19	Coast Live Oak	Remain
16	88	28	Coast Live Oak	Remain
17	49	16	Coast Live Oak	Remain
18	86	27	Coast Live Oak	Remain
19	44	14	Coast Live Oak	Remain
20	42	13	Coast Live Oak	Remain
21	72	23	Coast Live Oak	Remain
22	27	9	Coast Live Oak	Remain
23	59	19	Coast Live Oak	Remain
24	34	11	Coast Live Oak	Remain
25	51	16	Coast Live Oak	Remain
26	61	19	Coast Live Oak	Remain
27	68	22	Coast Live Oak	Remain
28	104	33	Coast Live Oak	Remain
29	41	13	Coast Live Oak	Remain
30	45	14	Coast Live Oak	Remain
31	28	9	Coast Live Oak	Remain
32	33	11	Coast Live Oak	Remain
33	44	14	Coast Live Oak	Remain
34	35	11	Coast Live Oak	Remain
35	97	31	Coast Live Oak	Remain
36	47	15	Coast Live Oak	Remain
37	46	15	Coast Live Oak	Remain
38	68	22	Coast Live Oak	Remain
39	48	15	Coast Live Oak	Remain
40	47	15	Coast Live Oak	Remain
41	25	6	Monterey Cypress	Remain



AVERAGE SLOPE CALCULATION *(PER SV HILLSIDE RESIDENTIAL REGULATIONS)*

$$\frac{0.00229}{A} \; I \; L \qquad S = \frac{0.00229}{1.038} \; (1) \; (3{,}600)$$

S = AVERAGE SLOPE

I = CONTOUR INTERVAL IN FEET

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL

A = AREA OF THE PARCEL TO BE SUBDIVIDED (IN ACRES)

S = 8.84%

I = 1 FOOT INTERVAL
L =3,600
A = 1.038 ACRES

DEMOLITION AND SITE PREPARATION NOTES

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

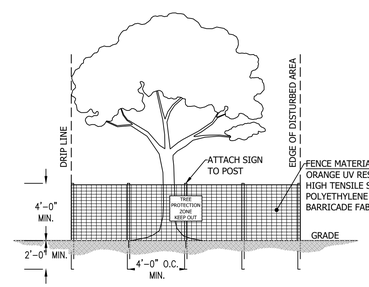
TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.



1 TREE PROTECTION

Scale: NTS

NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING CONSISTENT WITH THE PEER REVIEW OF BIOLOGICAL ACCESSMENT PRODUCED FOR THIS PROJECT
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS PRIOR TO START OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 30 FEET. SIGN MUST BE A MINIMUM OF 2'X2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. SIGN SHALL READ "TREE PROTECTION ZONE, KEEP OUT", IN BOTH ENGLISH AND SPANISH.
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

(X) *SHEET NOTES:*

1. REMOVE ASPHALT SECTION
2. SAWCUT AC PAVEMENT
3. REMOVE ROLLED CURB & GUTTER
4. REMOVE CURB
5. REMOVE AC BERM
6. TREE PROTECTION PER DETAIL AT RIGHT

NORTH

SCALE: 1"=20'

0 20 40 60

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REVISIONS	BY

EXISTING SITE AND DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
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Sheet:	C1.1
Of	16 Sheets

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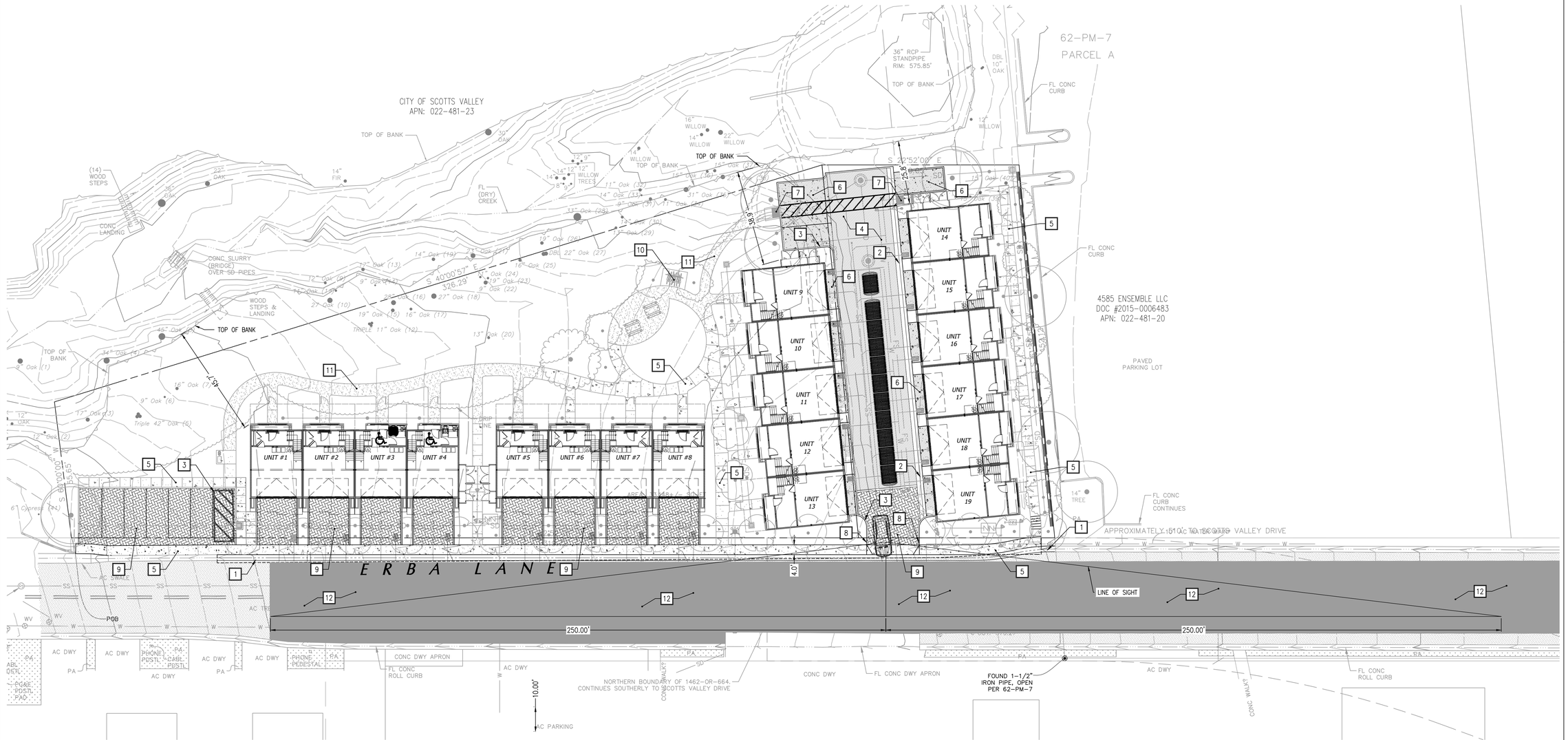

NEW IMPERVIOUS AREAS	
DESCRIPTION	**AREA (SF)**
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MAIN DRIVE - AC PAVEMENT SECTION
- PEDESTRIAN ONLY CONCRETE SECTION
- VEHICULAR CONCRETE SECTION
- EXISTING AC TO REMAIN
- PERVIOUS PAVERS
- DECOMPOSED GRANITE
- EXISTING AC TO BE REMOVED
- GRING AND OVERLAY EXISTING AC

CURBING AND MISC ITEMS LEGEND

- TYPE "A" CURB & GUTTER
- TYPE "B" CURB
- TYPE "C" CURB
- PROPERTY LINE
- RETAINING WALL

IMPROVEMENT NOTES

1. TYPE "A" CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
2. TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
3. TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C7.1
4. ASPHALT CONCRETE SEE DETAIL 4, SHEET C7.1
5. PEDESTRIAN ONLY CONCRETE SECTION - SEE DETAIL 6, SHEET C7.1
6. VEHICULAR CONCRETE SECTION - SEE DETAIL 5, SHEET C7.1
7. TRUNCATED DOMES - SEE DETAIL 7, SHEET C7.1
8. CURB TAPER - SEE DETAIL 2, SHEET C7.1
9. PERVIOUS PAVER SECTION- SEE DETAIL 8, SHEET C7.2
10. CONCRETE PAD FOR BIKE PARKING - SEE LANDSCAPE PLANS
11. DECOMPOSED GRANITE - SEE LANDSCAPE PLANS
12. GRIND AND OVERLAY EXISTING STREET - RESTRIPE ACCORDINGLY

NORTH

SCALE: 1"=20'

0 20 40 60

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REVISIONS	BY

SITE IMPROVEMENTS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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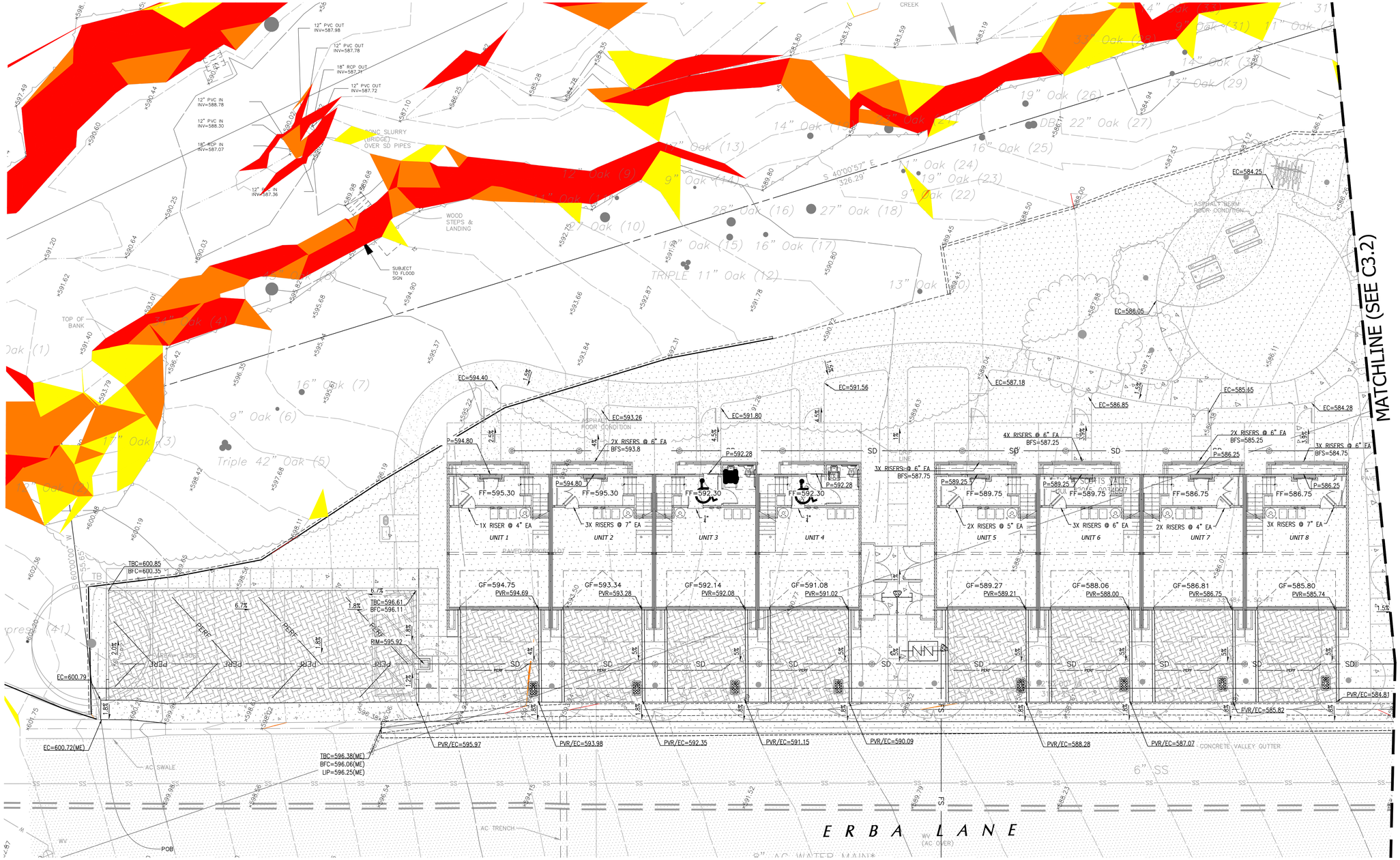

GENERAL GRADING NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
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. ALL BUILDING PADS TO BE COMPACTED TO 95% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557-91.
4. BUILDING PADS 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 SOILS 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 AND SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
8. CONTRACTOR SHALL 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 STANDARD REQUIREMENTS OF THE CITY OF SANTA CRUZ AND THE PROJECT'S CONDITIONS OF APPROVAL.
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 NEW BUILDINGS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BS	BOTTOM OF STAIR
BW	BACK OF WALK
CONC	CONCRETE
DWY	DRIVEWAY
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
FF	FINISH BFCOOR
G	GROUND
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
NG	NATURAL GROUND
P.O.T.	PATH OF TRAVEL
PL	PROPERTY LINE
PVR	PERVIOUS PAVER
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
TG	TOP OF GRATE
TS	TOP OF STAIR
TW	TOP OF WALL
UG	UNDERGROUND

LEGEND

- PERFORATED PIPE
- STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- GRADING CONTOUR
- EXISTING CONTOUR
- RETAINING WALL

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	25.01%	30.00%	2768.48	
2	30.01%	39.99%	4458.27	
3	40.00%	1340.40%	5165.48	

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

GRADING AND DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
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Job: 2021.01A
Sheet: C3.1
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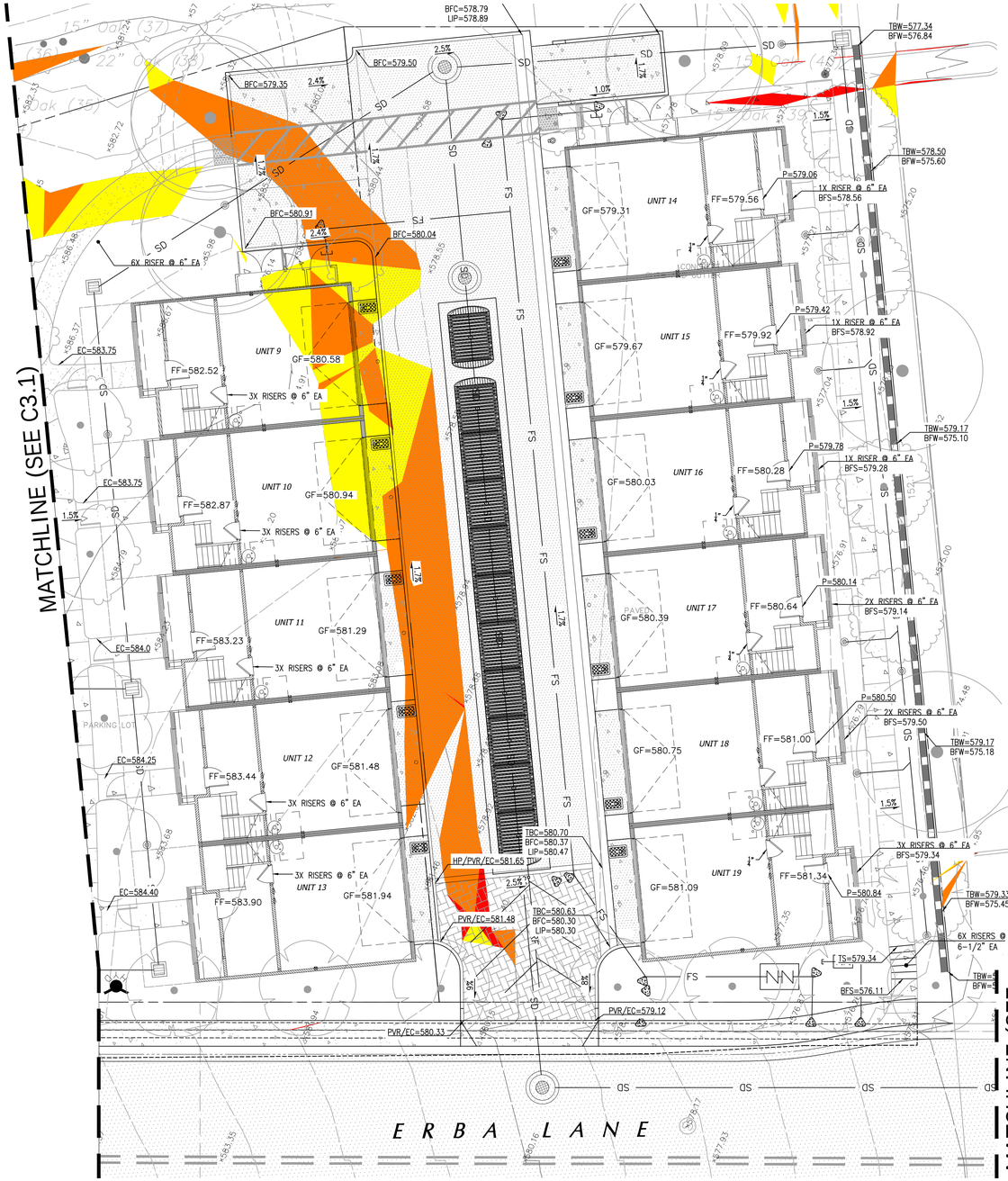

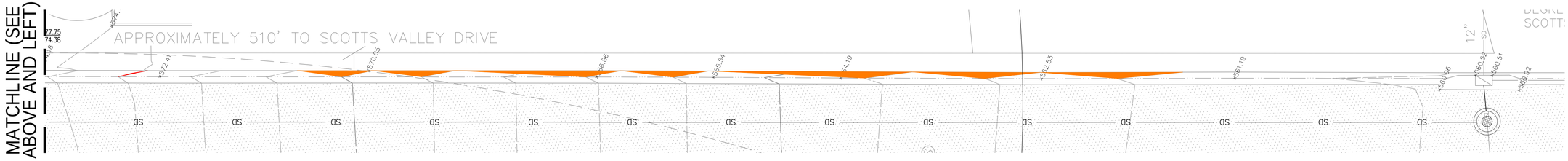

LEGEND

PERF	PERFORATED PIPE
SD	STORM DRAIN PIPE
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
250	GRADING CONTOUR
250	EXISTING CONTOUR
	RETAINING WALL

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	LP	LOW POINT
BLDG	BUILDING	NG	NATURAL GROUND
BFW	BOTTOME FACE OF WALL	P.O.T.	PATH OF TRAVEL
BFS	BOTTOM FACE OF STAIR	PL	PROPERTY LINE
BW	BACK OF WALK	PVR	PERVIOUS PAVER
CONC	CONCRETE	SD	STORM DRAIN
DWY	DRIVEWAY	SDAD	STORM DRAIN AREA DRAIN
EC	EDGE OF CONCRETE	SDDI	STORM DRAIN DROP INLET
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EL	ELEVATION	TBW	TOP BACK OF WALL
FF	FINISH FLOOR	TG	TOP OF GRATE
G	GROUND	TS	TOP OF STAIR
HP	HIGH POINT	UG	UNDERGROUND

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	25.01%	30.00%	2768.48	
2	30.01%	39.99%	4458.27	
3	40.00%	1340.40%	5165.48	

REVISIONS	BY

GRADING AND DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

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ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

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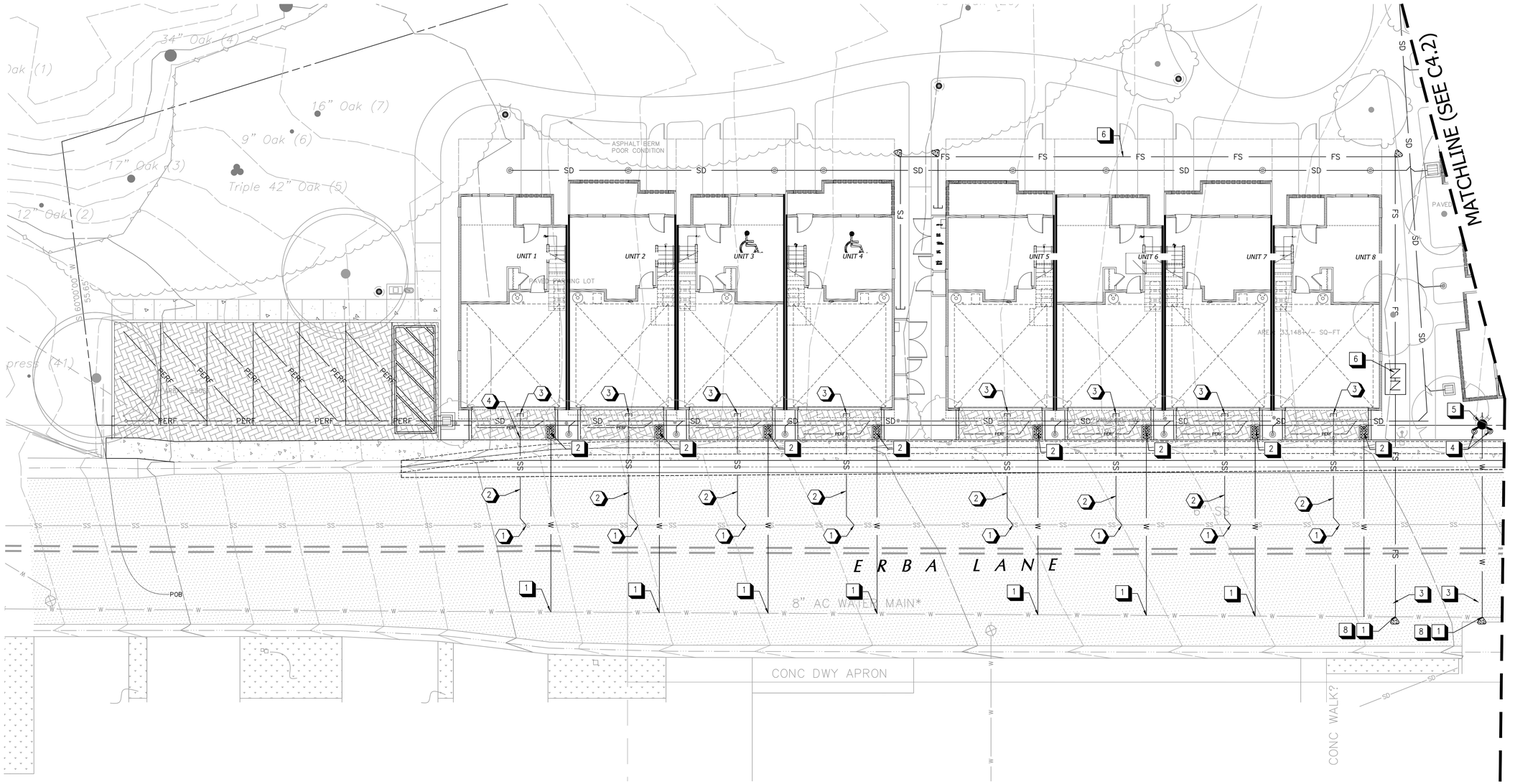

UNDERGROUND UTILITY NOTES

1. STORM DRAIN PIPE SHALL BE PLASTIC PIPE, PER SECTION 64-2, "PLASTIC PIPE" OF CALTRANS STANDARD SPECIFICATIONS. OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN;. ALL DRAINAGE PIPE SHALL BE SHIPPED AND STORED. ALL DRAINAGE PIPE SHALL BE INSTALLED PER THE CALTRANS, SECTION 64-2, "PLASTIC PIPE."
2. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT AND BICYCLE PROOF GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
4. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
5. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT SVWD SPECIFICATIONS.
6. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
7. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

LEGEND

- FIRE HYDRANT
- WATER METER
- STORM DRAIN/SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- SS — SEWER
- THRUST BLOCK

UTILITY PROVIDERS

WATER:	SCOTTS VALLEY WATER DISTRICT
GAS AND ELECTRIC:	PG&E
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

(X) WATER NOTES

1. P.O.C. TO (E) WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL PRIOR TO THE START OF CONSTRUCTION
2. DOMESTIC WATER METER PER SVWD DETAIL 2 SERVICE TAP PER SVWD STANDARD DETAIL, SHEET C7.4
3. GATE VALVE PER SVWD DETAIL, SHEET C7.4
4. BOLLARD, PER SVWD STD. 20, SHEET 7.5
5. FIRE HYDRANT PER DETAIL 10, SHEET C7.5
6. FIRE SERVICE, PER SVWD DETAIL 9, SHEET 7.5
7. BACKFLOW PREVENTOR PER SVWD DETAIL, SHEET C7.5
8. THRUST BLOCK PER SVWD STANDARD DETAIL 19, SHEET C7.5

GENERAL WATER NOTES

ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:

1. SVWD CUSTOMER ON-SITE DESIGN MANUAL
2. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

(X) SANITARY SEWER NOTES

1. POINT OF CONNECTION TO EXISTING SS MAIN. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL 4" SEWER LATERAL @ 2.0% MIN.
3. POINT OF CONNECTION TO BUILDING SEWER LATERAL
4. CLEANOUT PER DETAIL SS-04, SHEET C7.3

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
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STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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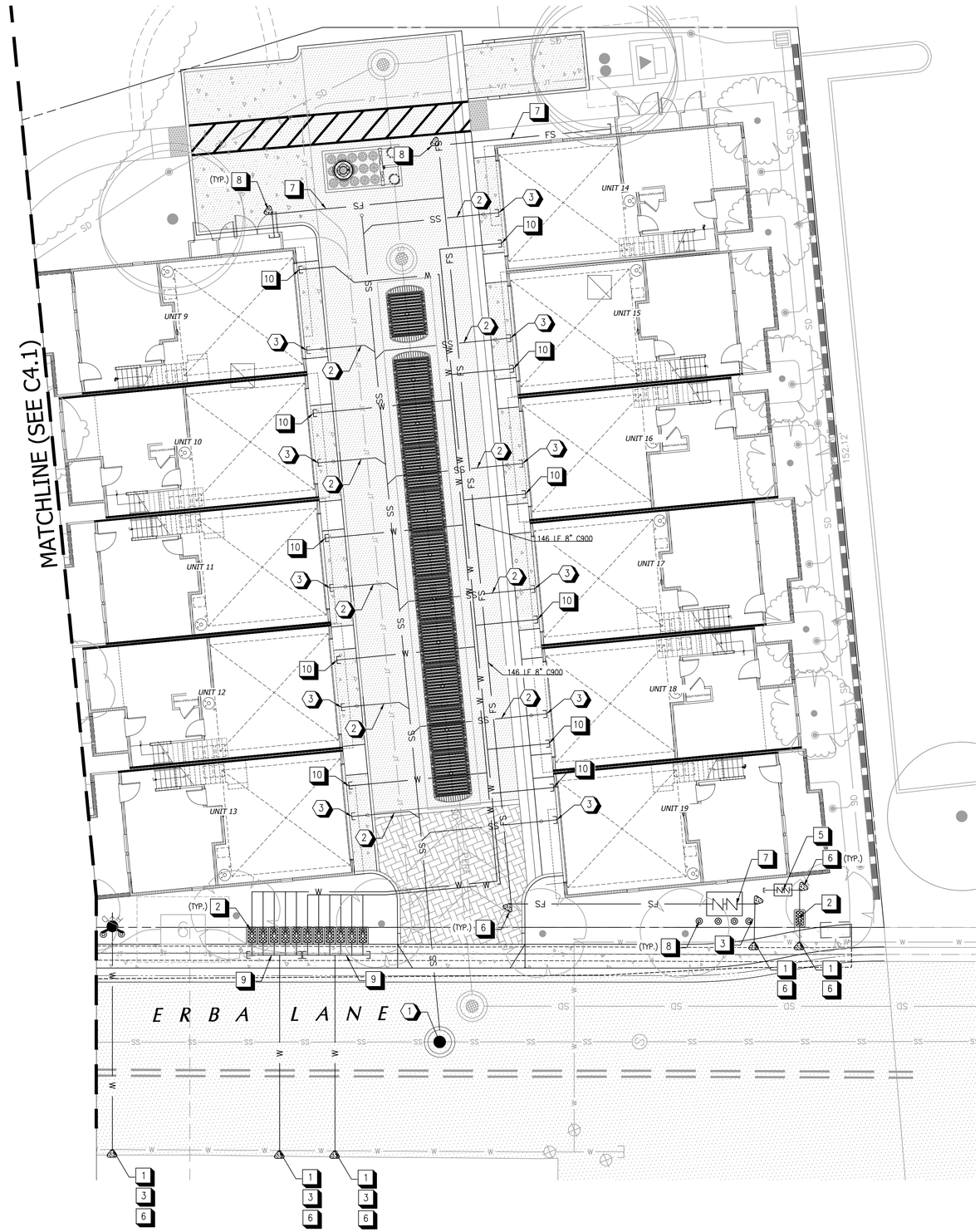

LEGEND

- FIRE HYDRANT
- WATER METER
- STORM DRAIN/SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- SS — SEWER
- FS — FIRE SUPPRESSION
- THRUST BLOCK

(X) WATER NOTES

1. P.O.C. TO (E) WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL PRIOR TO THE START OF CONSTRUCTION
2. DOMESTIC WATER METER PER SVWD DETAIL 2 SERVICE TAP PER SVWD STANDARD DETAIL, SHEET C7.4
3. GATE VALVE PER SVWD DETAIL, SHEET C7.4
4. BACKFLOW PREVENTOR PER SVWD DETAIL, SHEET C7.4
5. IRRIGATION BACKFLOW PREVENTOR
6. THRUST BLOCK PER SVWD STD. 19, SHEET C7.5
7. FIRE SERVICE PER SVWD STD. 9, SHEET C7.5
8. BOLLARD PER SVWD STD. 20, SHEET C7.5
9. 1" BRANCHED SERVICE INSTALLATION PER SVWD STD. 3, SHEET C7.5
10. POINT OF CONNECTION TO RESIDENCE

GENERAL WATER NOTES

ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:

1. SVWD CUSTOMER ON-SITE DESIGN MANUAL
2. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

(X) SANITARY SEWER NOTES

1. POINT OF CONNECTION TO EXISTING SS MAIN. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL 4" SEWER LATERAL @ 2.0% MIN.
3. POINT OF CONNECTION TO BUILDING SEWER LATERAL
4. CLEANOUT PER DETAIL SS-04, SHEET C7.3

UTILITY PROVIDERS

WATER:	SCOTTS VALLEY WATER DISTRICT
GAS AND ELECTRIC:	PG&E
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

UTILITY PLAN

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CIVIL
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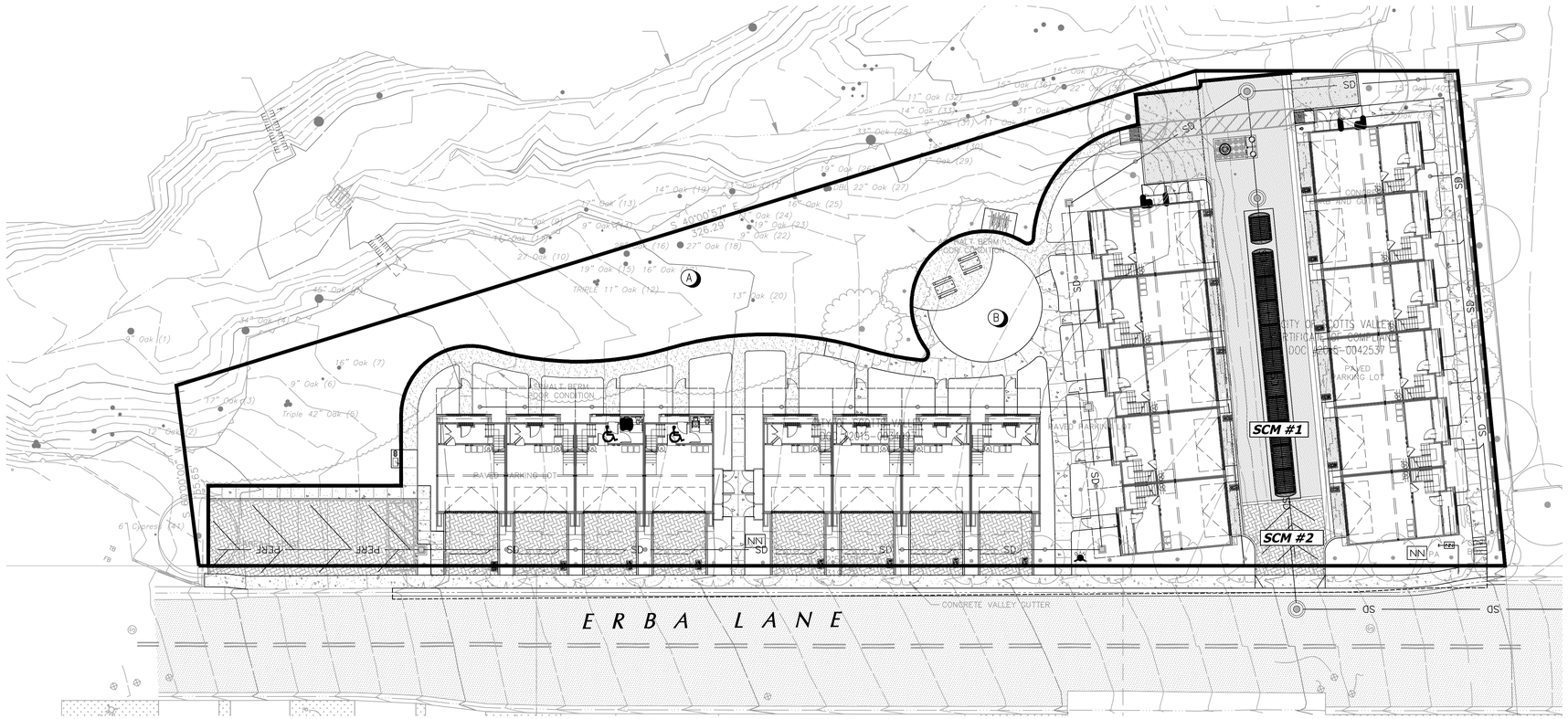


NORTH

SCALE: 1"=20'

0 20 40 60

CONCEPTUAL GENERAL SITE AND STORM DRAINAGE FACILITY MAINTENANCE

PAVEMENTS:

1. COLLECT TRASH AND SWEEP PAVEMENTS REGULARLY TO PREVENT ACCUMULATION OF SOIL, DEBRIS, AND TRASH.

LANDSCAPING:

1. REMOVE DEBRIS AND TRASH REGULARLY.
2. PRUNE OR CUT BACK PLANTS FOR HEALTH AND TO ENSURE STORMWATER IS ABLE TO FLOW INTO INLETS AND THROUGH CURB CUTS.
3. CONTROL WEEDS BY MANUAL METHODS.
4. EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROTECT SOILS FROM EROSION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.

STORM DRAIN INLETS AND PIPES

1. CLEAN STORM DRAIN INLETS AND OTHER CONVEYANCE STRUCTURES BEFORE THE WET SEASON TO REMOVE SEDIMENTS, TRASH AND DEBRIS ACCUMULATED DURING THE SUMMER.
2. CONDUCT INSPECTIONS AND CLEAN AND MAINTAIN STORM DRAIN INLETS AND STORM DRAIN PIPES DURING THE RAINY SEASON ON A FREQUENCY NECESSARY TO MAINTAIN THE SYSTEM IN PROPER WORKING ORDER.

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, DEAD VEGETATION, AND ACCUMULATED SEDIMENT.
2. VISUALLY INSPECT ALL FACILITIES TO DETERMINE IF ANY MAINTENANCE ACTIVITIES ARE REQUIRED IN ORDER TO BE PREPARED FOR THE UPCOMING SEASON.
3. INSPECT DRAINAGE OUTLETS FOR SIGNS OF EROSION OR PLUGGING. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA. ROCK RIP RAP OR A CONCRETE SPLASH PAD MAY BE NEEDED TO AVOID FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
4. INSPECT SOIL SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA, AND COVER THE AREA WITH MULCH OR EROSION CONTROL BLANKET TO PREVENT FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, OR IF THERE IS EVIDENCE OF INSTABILITY, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

ANNUALLY, AT THE END OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT.
2. DETERMINE IF ANY MAINTENANCE, REPAIR, OR REHABILITATION ACTIVITIES SHOULD BE SCHEDULED, SINCE MANY OF THESE ACTIVITIES NEED TO BE PERFORMED DURING THE DRY SEASON.
3. MANUALLY FLUSH ALL IRRIGATION VALVES SERVING SUBSURFACE DRIP IRRIGATION ZONES.

CONCEPTUAL MAINTENANCE SCHEDULE FOR UG CHAMBERS

UNDERGROUND STORAGE CHAMBERS ARE INTENDED TO:

1. STORE STORMWATER ONSITE AND BELOW GRADE.
2. POND WATER BEFORE OVERFLOWING TO A DRAIN INLET.
3. INFILTRATE COMPLETELY FOLLOWING EACH RAIN EVENT.

UNDERGROUND STORAGE CHAMBERS ARE NOT INTENDED TO:

1. ALLOW COLLECTION OF SEDIMENT.
2. BE ACCESSED BY ANYONE OTHER THAN AUTHORIZED PERSONNEL

THE RECOMMENDED ROUTINE MAINTENANCE ACTIVITIES FOR UNDERGROUND STORAGE CHAMBERS ARE:

ON AN AS-NEEDED BASIS:

1. REMOVE ANY SEDIMENT BUILD-UP, FALLEN LEAVES, DEBRIS, AND TRASH.
2. CHECK STORM DRAIN INLET AT OUTLET. REMOVE SEDIMENT BUILD-UP, FALLEN LEAVES, DEBRIS, AND TRASH.

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. OPEN INSPECTION PORT AND LOOK FOR SIGNS OF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH COLLECTION WITHIN THE UG CHAMBERS. IF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, REMOVE BY MEANS OF A VACUUM TRUCK. IF SIGNIFICANT SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. ORIFICE SHALL BE INSPECTED AND ANY BLOCKAGE OF ANY KIND (I.E. SEDIMENT, TRASH, ETC.) SHALL BE REMOVED
3. PRE-TREATMENT / CONTAMINANT SCREENING INLET SHALL BE INSPECTED AND ALL TRASH, LEAVES, DEBRIS AND/OR SEDIMENT SHALL BE REMOVED
4. INSPECT CHANNEL ADJACENT TO DRIVEWAY OUT TO COX ROAD. ALL TRASH AND DEBRIS SHALL BE REMOVED.

ANNUALLY, AT THE END OF THE RAINY SEASON:

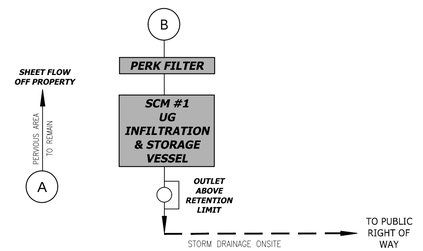
1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT IN THE PRE-TREATMENT / CONTAMINANT SCREENING INLET.
2. 1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT FOUND OTHER INLETS
3. DO NOT INSTALL ANY MATERIAL INTO THE UNDERGROUND STORM CHAMBER VOID SPACE.

MAJOR FACILITY CHANGES OR RENOVATION:

CONTACT THE PROJECT CIVIL ENGINEER (C2G / CIVIL CONSULTANTS GROUP, INC.), OR OTHER QUALIFIED ENGINEER OR LANDSCAPE ARCHITECT, IN THE EVENT THAT MAJOR WORK IS CONTEMPLATED IN OR ADJACENT TO THE FACILITY. MAJOR WORK INCLUDES:

- REPLACING FILTER-FABRIC ABOVE THE ROCK EMBEDMENT.
- MODIFYING THE ENGINEERED ELEMENTS OF THE FACILITY, INCLUDING DRAIN INLETS, PIPES, SUBSURFACE DRAINS, WATER BARRIERS, AND STRUCTURAL ELEMENTS.
- IMPROVEMENTS IN AREAS WHICH DRAIN TO THE FACILITY; ESPECIALLY IMPROVEMENTS WHICH WOULD INCREASE THE AREA OF IMPERVIOUS SURFACE WHICH DRAINS TO THE FACILITY.

		A	B	TOTAL
PROPOSED	TOTAL AREA	10,367	34,877	45,244
	IMPERVIOUS AREA	0	26,345	26,345
	ROOF	0	14,067	14,067
	AC	0	3,635	3,635
	CONCRETE	0	5,766	5,766
	PAVERS	0	2,877	2,877
	EQUIV. IMPERVIOUS AREA	0	23,900	23,900
	*PAVERS ASSUMED 60% IMPERVIOUS			
	LANDSCAPE/NATURAL AREAS	10,367	8,531	18,898
	RUNOFF COEFICIENT	0.25	0.68	0.58
	TIME OF CONCENTRATION	10	10	10
	RAINFALL INTENSITY (10YR)	2.4	2.4	2.4
	RUNOFF RATE (CFS)	0.143	1.303	1.445
	(25 YR)	0.171	1.563	1.735
	(50 YR)	0.193	1.759	1.951
	(100 YR)	0.214	1.954	2.168



1 ONSITE DRAINAGE DIAGRAM

Scale: NTS

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 26,345 EISA = 23,900

PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- MINIMIZE IMPERVIOUS SURFACES

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF GROUNDWATER INFILTRATION.
- IMPLEMENTATION OF PERVIOUS PAVERS

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION ADDRESSED BY UNDERGROUND STORAGE BELOW CHAMBER RELEASE STRUCTURE.

PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY DECREASING ONSITE IMPERVIOUS AREA BY APPROXIMATELY 6,000 SQUARE FEET. DECREASING THE IMPERVIOUS AREA REDUCES THE ONSITE RUNOFF TO BE LESS THAN PRE-DEVELOPMENT RATES.

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

STORM WATER CONTROL PLAN

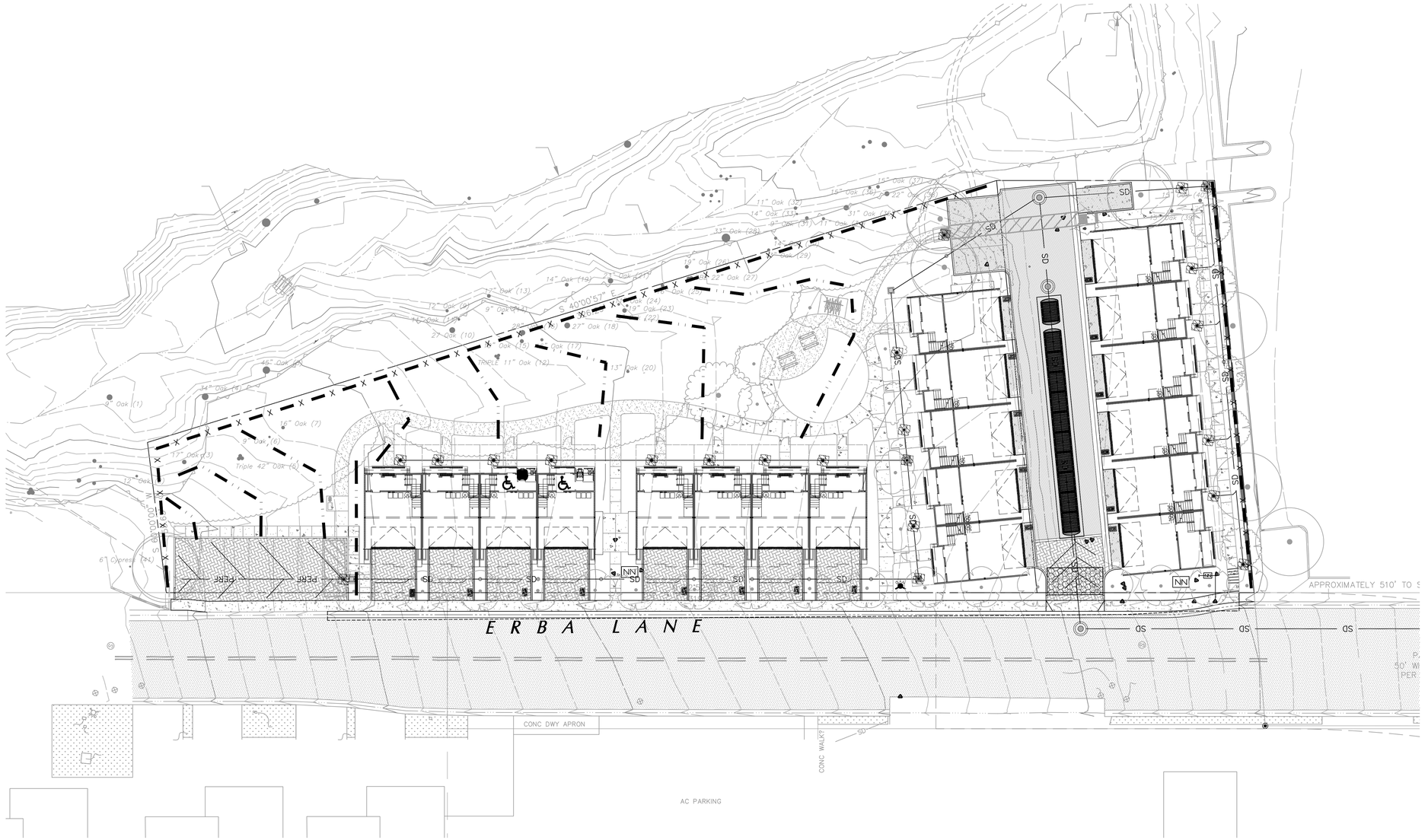
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C5.1
Of	16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 35' - 37\Erba Lane\Design\CAD\Sheets\2021.01A - C5.1 - SWCP.dwg Layout: C5.1 - SWCP Last Saved: Thu Apr 03, 2025 - 8:05am Last Plotted: Tue Apr 29, 2025 - 4:29pm By: JamesBurton



LEGEND

- SILT FENCE (4 / C6.2)
- INLET SEDIMENT BARRIER
- FIBER ROLL (3 / C6.2)
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (1 / C6.2)
- SEDIMENT CATCHER (2 / C6.2) (SAND BAGS)

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MATERIALS & EQUIPMENT STORAGE AREA
- SANITARY FACILITY
- C — CONCRETE/ WASTE WASHOUT

NOTE: SEE SHEET C6.2 FOR BMP NOTES AND DETAILS

EROSION CONTROL NOTES

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH CALTRANS CONSTRUCTION SITE BEST MANAGEMENT PRACTICE (BMP) MANUAL, DATED MARCH 2024 EROSION & SEDIMENT CONTROL BMPS, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT. MAKE NEEDED REPAIRS IMMEDIATELY.

CHECK THE SIDEWALK AND STREET DAILY DURING DEMOLITION AND CONSTRUCTION FOR SOIL DRAG-OUT, AND SWEEP IF NEEDED. ROUTINELY MAINTAIN THE CONSTRUCTION ENTRANCE/EXIT TO ENSURE IT REMAINS EFFECTIVE AT PREVENTING DRAG-OUT.

STORE OPEN BAGS OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE KEPT COVERED OR CLOSED, AND DURING THE RAINY SEASON KEPT WITHIN SECONDARY CONTAINMENT.

DUMPSTER LIDS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.

SOIL & MATERIAL STOCKPILES: SOIL AND MATERIALS STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN-ON, WHEN NOT IN USE, BY BMPS SUCH AS SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES AND COVERED WITH SHEETING OR TARPS. SOIL STOCKPILES SHOULD BE STORED ON A FLAT AREA.

DURING THE RAINY SEASON, ENSURE THAT SEDIMENT CONTROL MEASURES ARE IN PLACE AND EFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE.

PERVIOUS PAVERS OR PAVEMENT: PROTECT PERVIOUS PAVERS OR PAVEMENT, ONCE INSTALLED, SO THAT ANY REMAINING CONSTRUCTION ACTIVITIES WILL NOT DAMAGE OR CLOG THE PAVERS/PAVEMENT.

CONSTRUCTION ENTRANCE/EXIT: INSTALL THE STABILIZED CONSTRUCTION ENTRANCE/EXIT AT THE PROJECT'S COMMENCEMENT.

PORTA-POTTIES: DO NOT LOCATE PORTA-POTTIES ADJACENT TO WATERCOURSES OR STORM DRAIN INLETS.

NORTH

SCALE: 1"=20'

0 20 40 60

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
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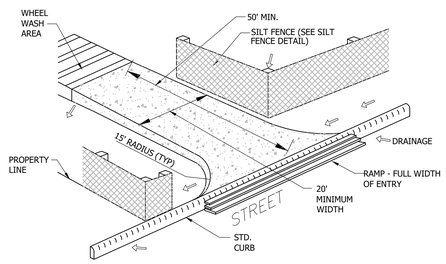
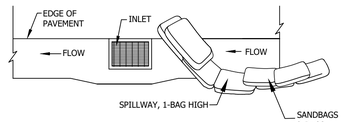


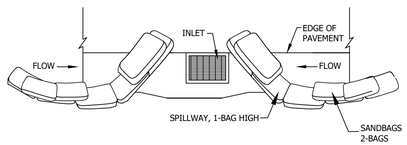
1 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS



TYPICAL PROTECTION FOR INLET ON GRADE

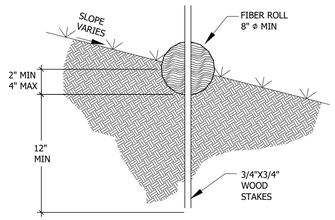
NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



TYPICAL PROTECTION FOR INLET ON SUMP

2 INLET PROTECTION DETAIL

Scale: NTS



CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4 :1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.

- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

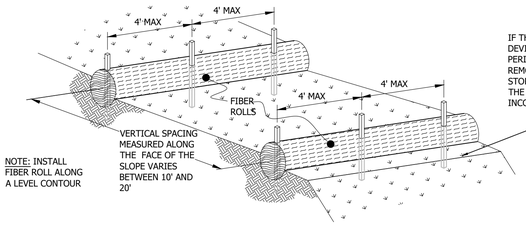
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.

- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.

- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.

- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.



NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

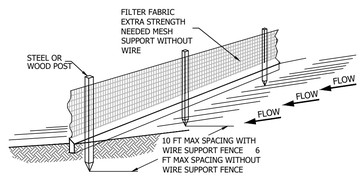
IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

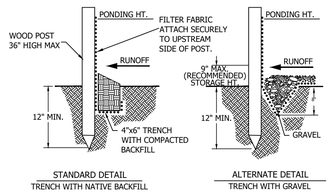
3 FIBER ROLLS

Scale: NTS

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

4 SILT FENCE

Scale: NTS

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.

1. IDENTIFY ALL STORM DRAINS. DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
5. MINIMIZE CUTS AND FILLS.
6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
7. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF CAPITOLA.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

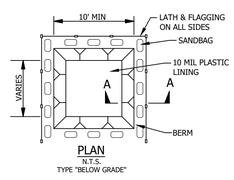
1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.

EROSION CONTROL NOTE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).



PLAN
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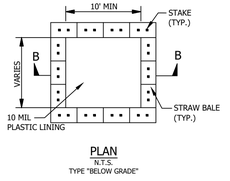
TYPE "BELOW GRADE"



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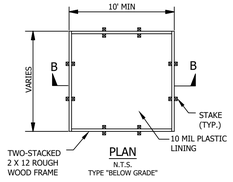

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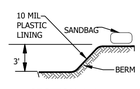

SECTION A-A
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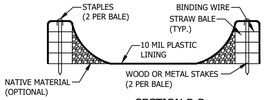

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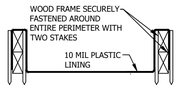

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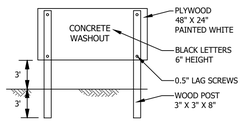
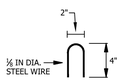


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

5 CONCRETE WASHOUT

Scale: NTS

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

EROSION CONTROL DETAILS

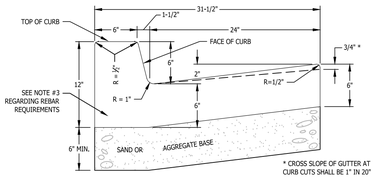
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
444 Scotts Valley Drive, Suite 6
Scotts Valley, CA 95066
831.438.4420

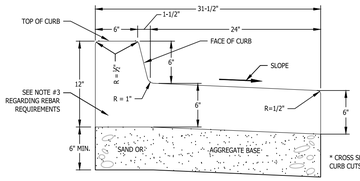
RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C6.2
Of	16 Sheets

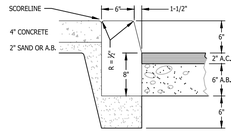
Drawing: Z:\Shared\CAD\2021.01 - City Ventures 33' - 2\Erba Lane\Design\CAD\Sheets\2021.01A - C6.2 - EDP DETAILS.dwg Layout: C6.2 - EC DETAILS Last Saved: Wed Jan 24, 2024 - 9:08am Last Plotted: Wed Jan 22, 2025 - 11:28am By: JamesBuenong



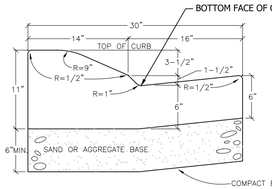
TYPE A CURB AND GUTTER (CATCH)



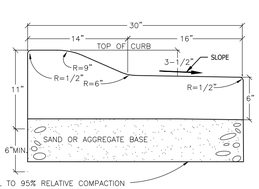
TYPE A CURB AND GUTTER (SPILL)



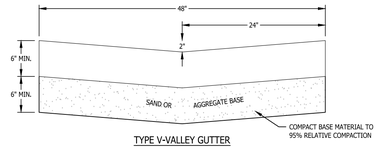
TYPE C CURB



TYPE B CURB AND GUTTER (CATCH)



TYPE B CURB AND GUTTER (SPILL)

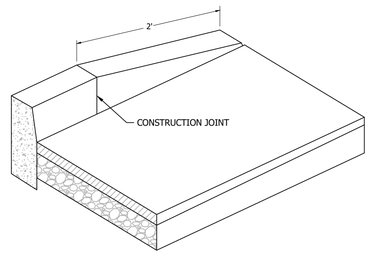


TYPE V-VALLEY GUTTER

1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20' INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

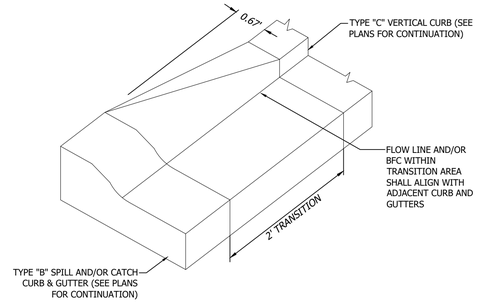
1 CONCRETE CURBS & GUTTERS

Scale: NTS



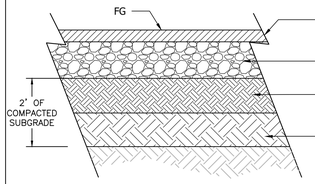
2 CURB TAPER DETAIL

Scale: NTS

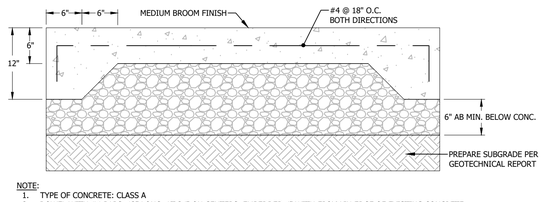


3 CURB TRANSITION

Scale: NTS



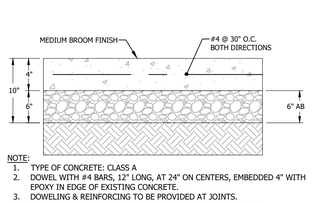
4 PAVEMENT SECTION



NOTE:
1. TYPE OF CONCRETE: CLASS A
2. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
3. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.
4. SEE DETAIL 6, SHEET C6.2 FOR CONCRETE JOINT REQUIREMENTS

5 VEHICULAR CONCRETE SECTION

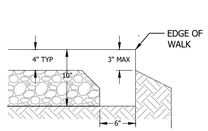
Scale: NTS



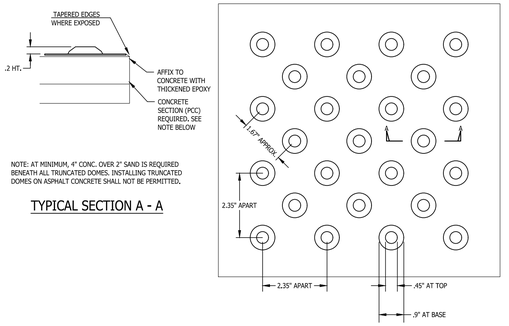
NOTE:
1. TYPE OF CONCRETE: CLASS A
2. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
3. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.
4. SEE DETAIL 6, SHEET C6.2 FOR CONCRETE JOINT REQUIREMENTS
5. PREPARE SUBGRADE PER GEOTECHNICAL REPORT

6 PEDESTRIAN ONLY CONCRETE SECTION

Scale: NTS



THICKENED EDGE @ SWALE



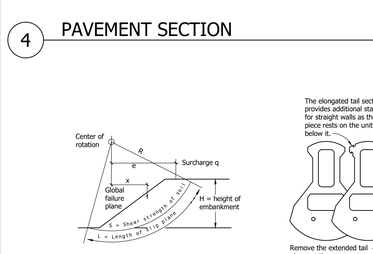
NOTE: AT MINIMUM, 4" CONC. OVER 2" SAND IS REQUIRED BENEATH ALL TRUNCATED DOMES. INSTALLING TRUNCATED DOMES ON ASPHALT CONCRETE SHALL NOT BE PERMITTED.

TYPICAL SECTION A - A

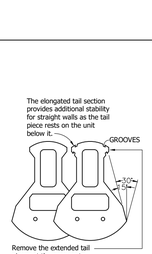
TYPICAL PLAN

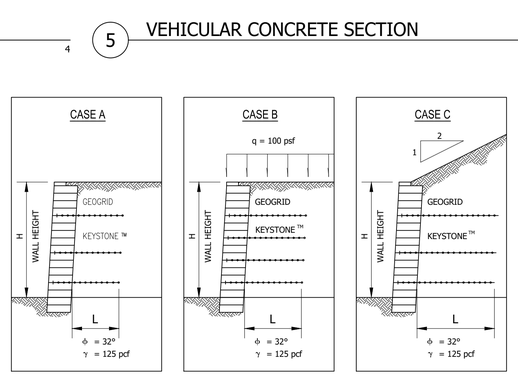
7 TRUNCATED DOMES, OFF-SET PATTERN

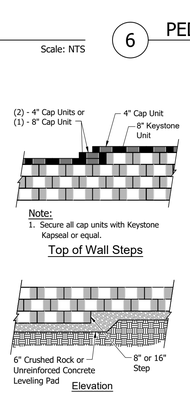
Scale: NTS



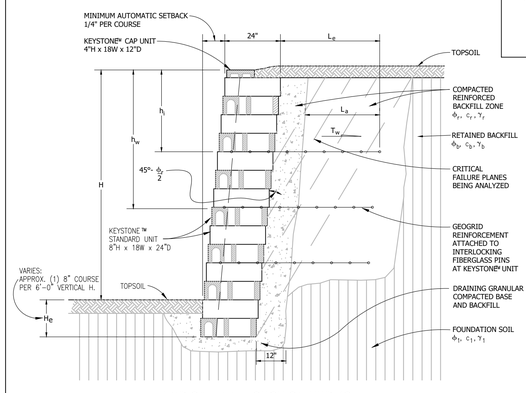
Slope stability analysis diagram







Note:
1. Secure all cap units with Keystone Kapseal or equal.

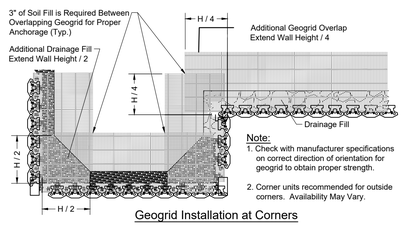


TYPICAL WALL SECTION TERMS

BASIC GEOGRID PLACEMENT CHART *

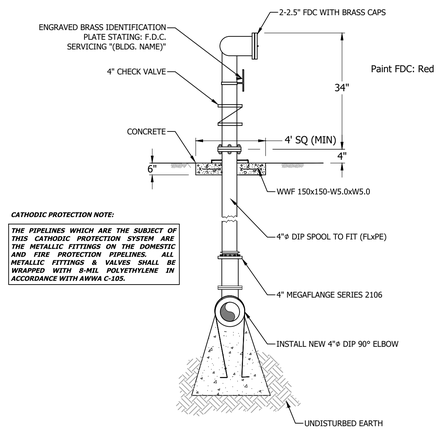
WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	5
4	A		–						
4	B		–						
4	C		1	2.5	1.5				
5	A		–						
5	B		1	2.5	2				
5	C		2	3.7	1.3	3.3			
6	A		1	2.5	2.7				
6	B		2	2.5	1.3	3.3			
6	C		3	4.3	.7	2	4		

DISTANCE ABOVE BASE IN FEET



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



CATHODIC PROTECTION NOTE:

THE PIPELINES WHICH ARE THE SUBJECT OF THIS CATHODIC PROTECTION SYSTEM ARE THE METALLIC FITTINGS ON THE DOMESTIC AND FIRE PROTECTION PIPELINES. ALL METALLIC FITTINGS & VALVES SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C-105.

8 KEYSTONE BLOCK RETAINING WALL

Scale: NTS

9 FIRE DEPTARTMENT CONNECTION (FDC)

Scale: NTS

REVISIONS	BY

DETAILS

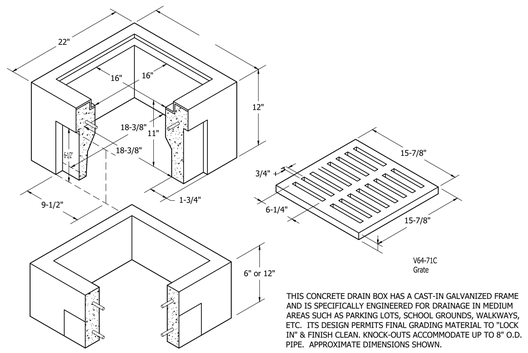
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4440 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	NONE
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C7.1
Of	16 Sheets

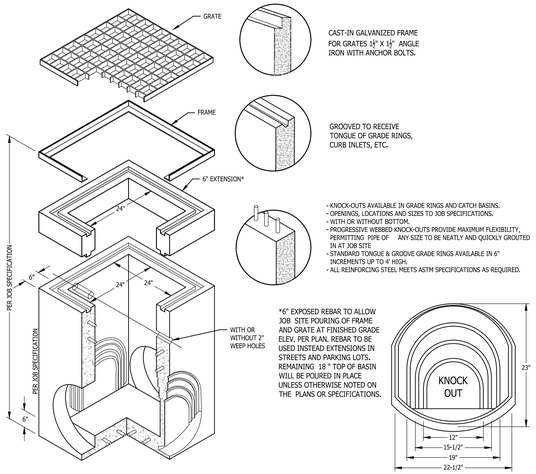
Drawing: Z:\Shared\Civil\2021.01 - City Ventures SV - 0\Erba Lane\Design\Civil\Sheets\2021.01A - C7.1 - DETAILS.dwg Layout: C7.1 - DETAILS Last Saved: Tue Sep 24, 2024 - 3:16pm Last Plotted: Wed Jan 22, 2025 - 11:29am By: JamalBushong



THIS CONCRETE DRAIN BOX HAS A CAST-IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PERMITS FINAL GRADING MATERIAL TO "LOCK IN" & FINISH CLEAN. KNOCK-OUTS ACCOMMODATE UP TO 8" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN.

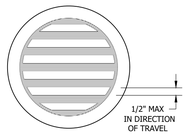
4 V64 CHRISTY BOX

Scale: NTS



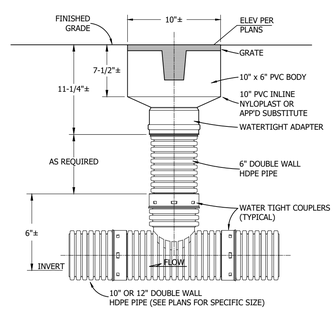
2 U23 CHRISTY BOX DROP INLET (2' X 2')

Scale: NTS



GRATES

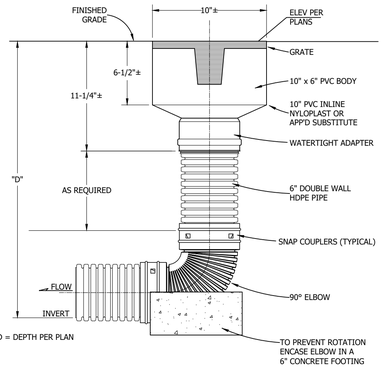
NOTE:
ALL GRATES IN SIDEWALKS OR OTHER CONCRETE SURFACES SHALL BE STANDARD, LIGHT-DUTY BRONZE WITH LOCKING BAR (ADA APPROVED. ALL OTHER GRATESSHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.



3 10" DIAMETER INLINE AREA DRAIN

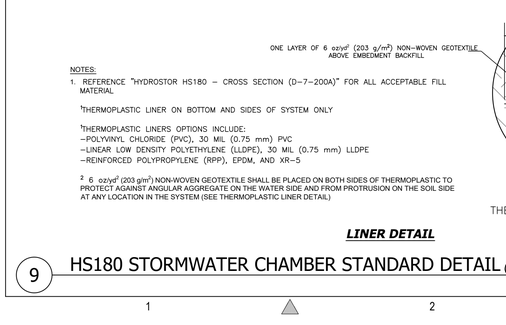
Scale: NTS

GRATES



4 10" DIAMETER TERMINAL AREA DRAIN

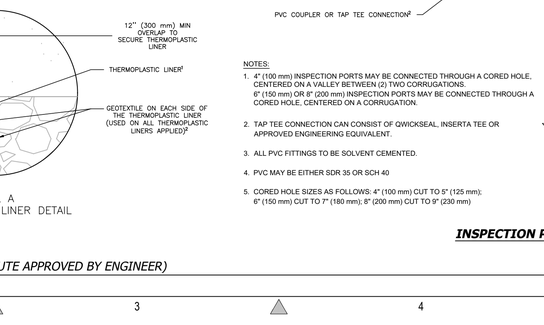
Scale: NTS



NOTES:
1. TRENCH WIDTH DETERMINED BY PIPE DIAMETER.
2. SAW CUT ALL HARD SCAPE AREAS.

5 STANDARD UTILITY TRENCH

Scale: NTS



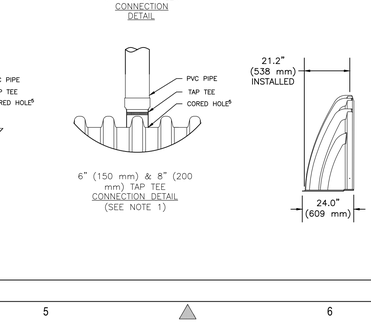
DETAIL NOTES

1. MAX WATER ELEVATION (BIO-RET ELEVATION)
2. INSTALL 6" PERFORATED PIPE WITH PERFORATIONS FACING DOWN, CONNECT TO OVERFLOW STRUCTURE. PERF PIPE TO CONNECT TO OVERFLOW SYSTEM.
3. 75% SAND (ASTM C-33) & 25% PEAT MIX
4. 3/4" CLEAN DRAIN ROCK WRAPPED IN MIRIFFI FILTER FABRIC (OR SUBSTITUTE APPROVED BY ENGINEER) W/ 2' MIN. OVERLAP.
5. INSTALL 6" SOLID PIPE (INVERT ELEVATION VARIES)
6. INSTALL OVERFLOW INLET (BYPASS FOR LARGER STORM EVENTS)
7. MODIFIED TYPE A CURB AND GUTTER PER DETAIL 1, SHEET C4.2

GENERAL NOTE:
1. PROVIDE CLEANOUTS AT ENDS OF PERF PIPE

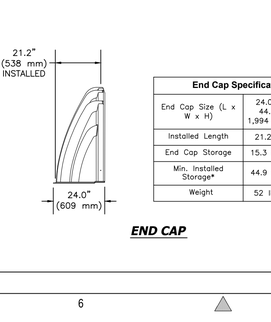
6 BIOFILTRATION SECTION

Scale: NTS



7 SEWER/STORM CLEAN OUT DETAIL

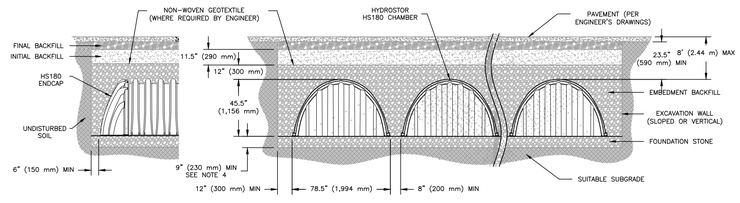
Scale: NTS



NOTE: SURFACE INFILTRATION SHALL BE CONDUCTED TO CONFIRM MINIMUM ALLOWABLE INFILTRATION RATE IS BEING ACHIEVE. APPROVED TEST METHODS ARE:
1. ASTM C1701 AND C1781
2. 2ND NATURE'S BMP RAM FIELD PROTOCOLS.

8 PERVIOUS PAVEMENT SECTION

Scale: NTS



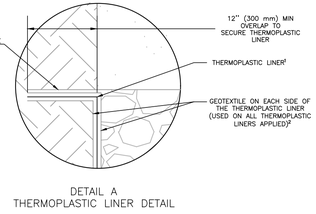
STANDARD CHAMBER SECTION

NOTES:
1. REFERENCE "HYDROSTOR HS180 – CROSS SECTION (D-7-200A)" FOR ALL ACCEPTABLE FILL MATERIAL

[1]THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY

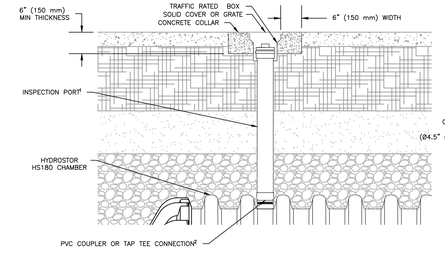
[1]THERMOPLASTIC LINERS OPTIONS INCLUDE:
–POLYVINYL CHLORIDE (PVC), 30 MIL (0.75 mm) PVC
–LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL (0.75 mm) LLDPE
–REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR–5

[2] 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAIL)

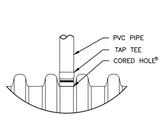


DETAIL A
THERMOPLASTIC LINER DETAIL

LINER DETAIL



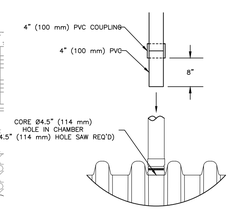
NOTES:
1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)



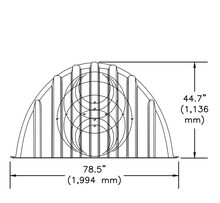
4" (100 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

6" (150 mm) & 8" (200 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

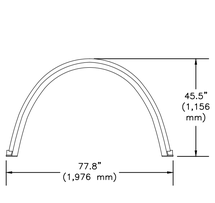
INSPECTION PORT



4" PVC COUPLER CONNECTION DETAIL

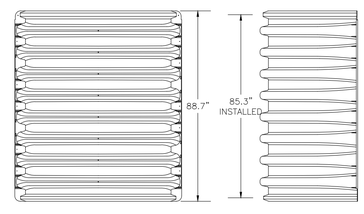


Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19
Approx. Weight / Pallet	2,600 lbs (1,179 kg)



End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)

END CAP



CHAMBER

9 HS180 STORMWATER CHAMBER STANDARD DETAIL *(OR SUBSTITUTE APPROVED BY ENGINEER)*

Scale: NTS

REVISIONS	BY

DETAILS

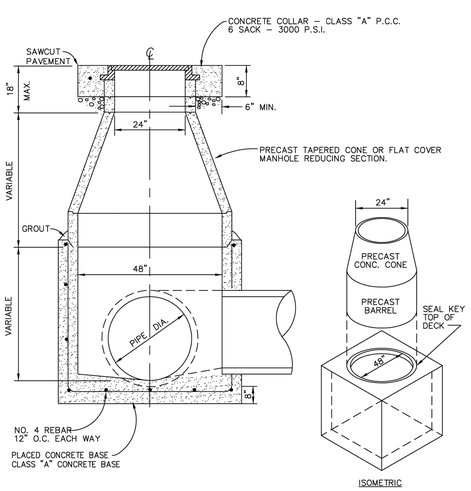
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

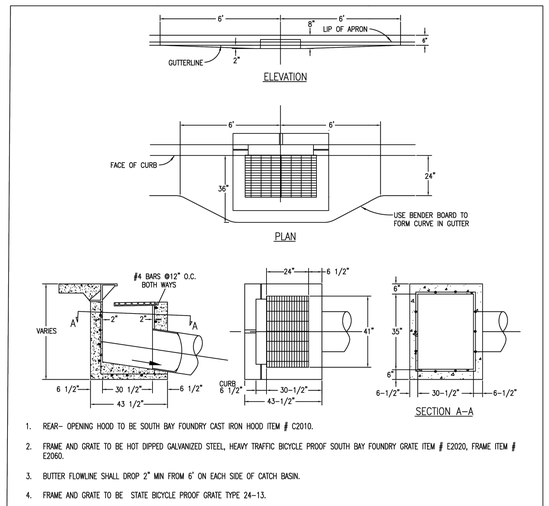
Start Date: 10.03.2024
Scale: NONE
Drawn: JB/DD
Job: 2021.01A
Sheet: C7.2
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 – City Ventures SV – DV\Erba Lane\Design\CAD\Sheets\2021.01A – C7.2 – DETAILS.dwg Layout: C7.2 – DETAILS Last Saved: Wed Feb 14, 2024 – 12:57pm Last Plotted: Wed Jan 22, 2025 – 11:29am By: JamieBuitrong



1. ALL JOINTS BETWEEN PRECAST SECTIONS SHALL BE SEALED, INSIDE AND OUTSIDE.
2. INTERIOR OF MANHOLE SHALL HAVE A SMOOTH TROWELED SURFACE,
3. PIPES LARGER THAN 48" REQUIRE SPECIAL DESIGN.

CITY OF SCOTTS VALLEY STANDARD DETAIL STORM DRAIN MANHOLE	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-06 SCALE: NONE DATE: 12/06/17



1. REAR– OPENING HOOD TO BE SOUTH BAY FOUNDRY CAST IRON HOOD ITEM # C2010.
2. FRAME AND GRATE TO BE HOT DIPPED GALVANIZED STEEL, HEAVY TRAFFIC BICYCLE PROOF SOUTH BAY FOUNDRY GRATE ITEM # E2020, FRAME ITEM # E2060.
3. BUTTER FLOWLINE SHALL DROP 2" MIN FROM 6' ON EACH SIDE OF CATCH BASIN.
4. FRAME AND GRATE TO BE STATE BICYCLE PROOF GRATE TYPE 24-13.
5. CONCRETE SHALL BE CLASS "A", 6 SACK MIN.
6. UNLESS SPECIFICALLY SHOWN ON THE IMPROVEMENT PLANS, ALL DROP INLETS SHALL BE CAST IN PLACE. WHERE THE USE OF PRECAST CONCRETE STRUCTURES IS SPECIFIED OR ALLOWED BY THE IMPROVEMENT PLANS OR BY THE CITY ENGINEER, THE PRECAST PORTION SHALL TERMINATE NOT LESS THAN 1-FOOT BELOW THE GUTTER FLOWLINE AND THE REMAINING PORTION OF THE DROP INLET STRUCTURE SHALL BE CAST IN PLACE. UNDER NO CIRCUMSTANCES SHALL MONOLITHIC PRECAST STRUCTURES BE USED.
7. THE UPPER 1-FOOT OF THE DROP INLET STRUCTURE (MEASURED DOWN FROM THE GUTTER FLOWLINE) SHALL BE FORMED AND POURED CONCURRENT WITH OR SUBSEQUENT TO THE INSTALLATION OF ADJACENT PORTIONS OF CURB AND GUTTER.

CITY OF SCOTTS VALLEY STANDARD DETAIL DROP INLET WITH APRON	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-03 SCALE: NONE DATE: 12/06/17

REVISIONS	BY

CITY OF SCOTTS VALLEY DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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4444 Scotts Valley Drive / Suite 6
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RIDGEWOOD WEST
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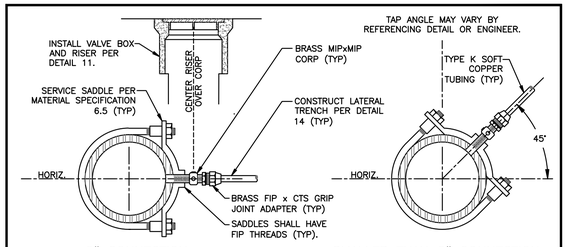
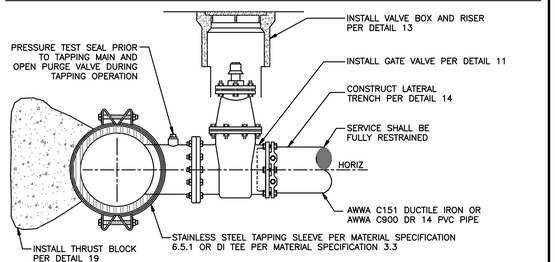
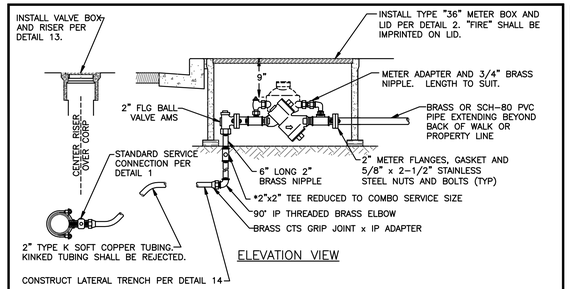
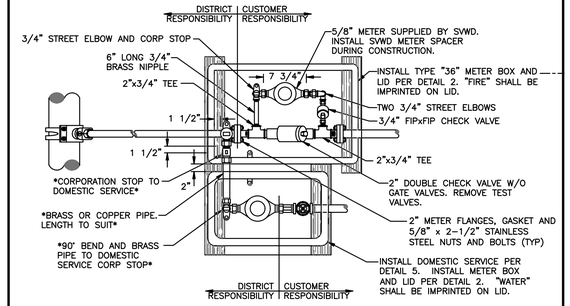




NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

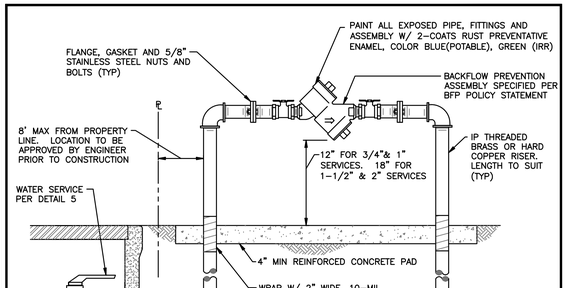
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

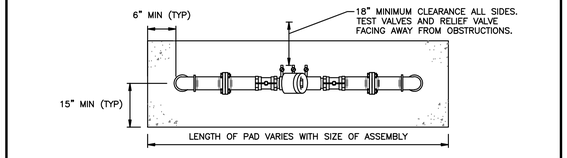




NOTES
* REQUIRED ONLY FOR COMBO SERVICE INSTALLATIONS.
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS.
4. CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT PER DETAIL 2.

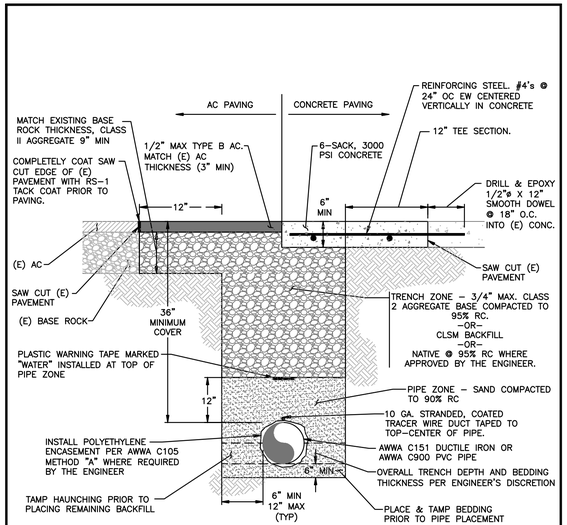
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 4
COMBINATION 2-INCH FIRE AND DOMESTIC SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011





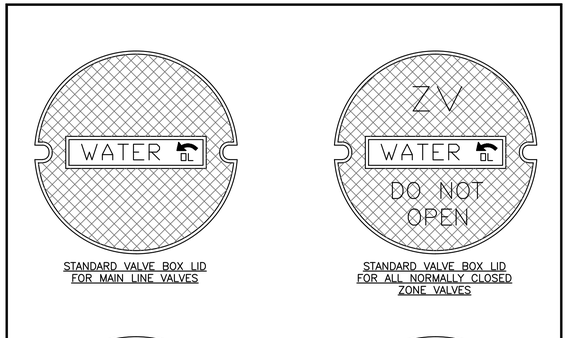
NOTES
1. APPROVED BACKFLOW ASSEMBLY SHALL BE INSTALLED SUCH THAT IT IS READILY ACCESSIBLE FOR REPAIR AND INSPECTION.
2. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.
4. ALL ABOVE GROUND PIPE, FITTINGS AND ASSEMBLY SHOULD BE PAINTED WITH TWO COATS OF ENAMEL.
5. AN ENCLOSURE OR CAGE MAY BE INSTALLED AT THE OPTION OF THE PROPERTY OWNER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 8
2-INCH AND SMALLER BACKFLOW PREVENTION ASSEMBLY INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



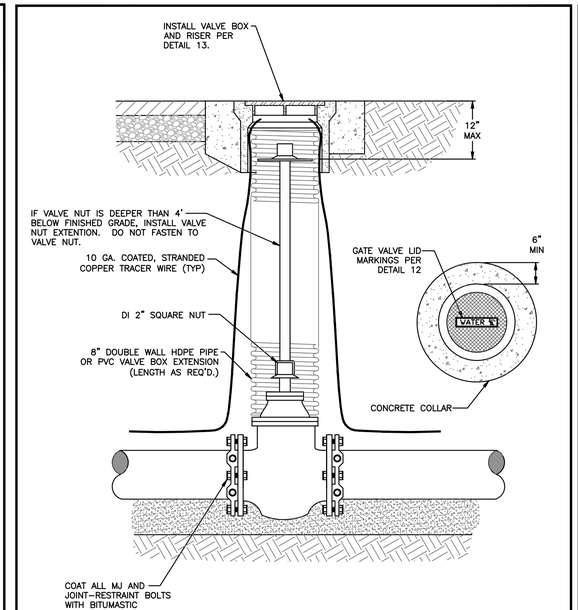
NOTES
1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER MAIN INSTALLATION CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. REFER TO SVWD TECHNICAL SPECIFICATIONS FOR COMPACTION TESTING REQUIREMENTS.
4. FOR SERVICE LATERALS, REFER TO DETAIL 14.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 15
STANDARD WATER MAIN TRENCH
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



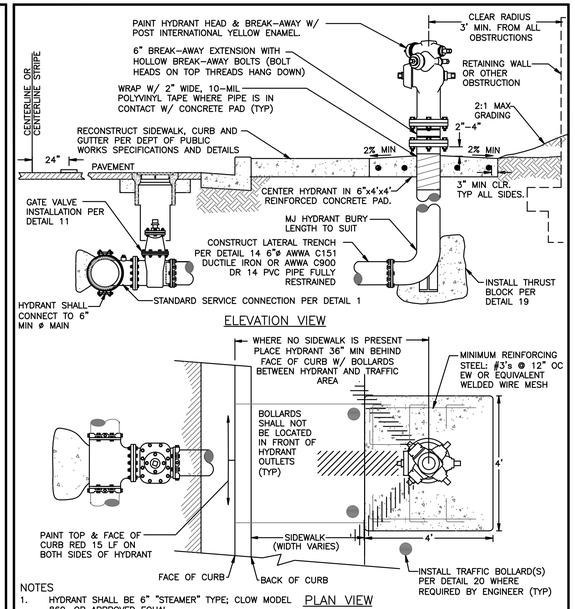
LABELING OPTIONS	LABEL	LID COLOR
BUTTERFLY VALVE	BFV	BLUE
BLOW OFF VALVE	BO	BLUE
TEST STATION	TS	BLUE
ZONE VALVE	ZV	BLUE
FIRE SERVICE	FS	BLUE
FIRE HYDRANT	FH	YELLOW
RAW WATER	RAW	TAN

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 12
VALVE BOX LID MARKINGS
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



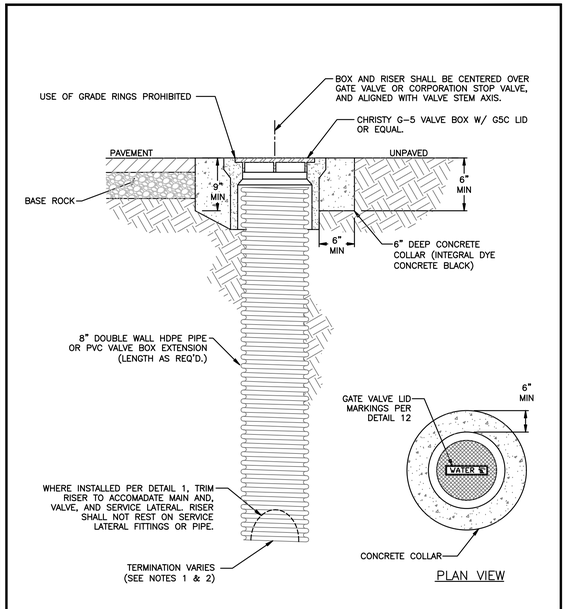
NOTES
1. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. RISER TERMINATION FOR GATE VALVE INSTALLATION SHALL OCCUR AT VALVE FLANGE (SEE DETAIL 11).
2. RISER TERMINATION FOR SERVICE CONNECTION (2" & SMALLER) SHALL OCCUR 1" BELOW CORP STOP.
3. VALVE BOX LID SHALL BE OILED PRIOR TO PAVING OR CLEANING TO ENSURE THAT LID MARKINGS ARE LEGIBLE.
4. INSTALL VALVE BOX LID FLUSH WITH FINAL PAVING OR GROUND SURFACE.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 13
VALVE BOX INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DISTRICT

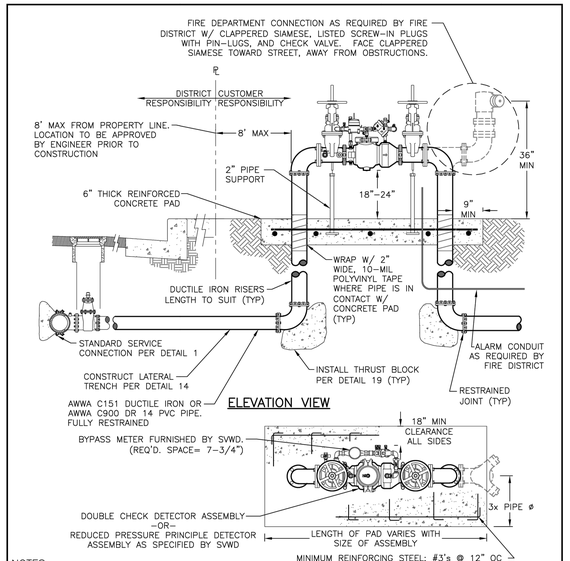
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

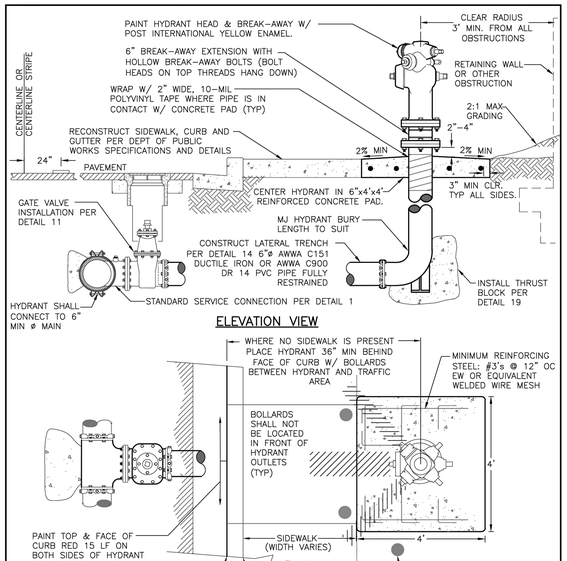
Start Date: 10.03.2024
Scale: NONE
Drawn: JB/DD
Job: 2021.01A
Sheet: C7.4
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures SV - D\Erba Lane\Design\CAD\Sheets\2021.01A - C7.4 - SVWD DETAILS.dwg Layout: C7.4 - SVWD DETAILS Last Saved: Wed Feb 14, 2024 - 2:50pm By: JamieB
Last Plotted: Wed Jan 22, 2025 - 11:29am By: JamieB



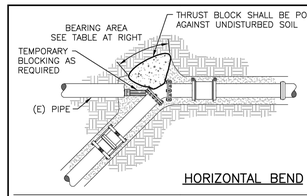
NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

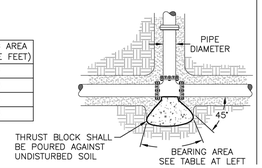
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

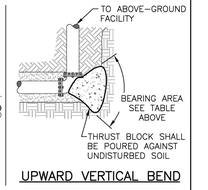


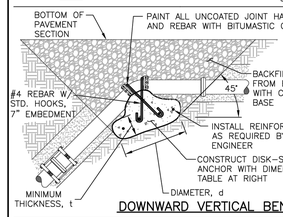
THRUST BLOCK BEARING AREA (SQUARE FEET)

PIPE DIAMETER	FITTING DEFLECTION 11 1/4	22 1/2	45°	90°
4"	1	1	2	2
6"	1	1	2	4
8"	1	2	4	7
10"	2	3	6	11

PIPE DIAMETER	BEARING AREA (SQUARE FEET)
4"	2
6"	3
8"	5
10"	8







MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

PIPE DIAMETER	d / t	FITTING DEFLECTION 22 1/2	45°
6"		2 / 0.5	3 / 0.5
8"		3 / 0.5	4 / 0.8
10"		3 / 0.5	5.5 / 2

NOTES
1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED, SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DETAILS

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: NONE
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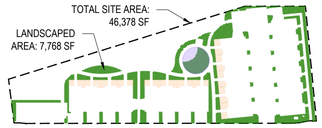
Job: 2021.01A
Sheet: C7.5
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 5Y - DT\Erba Lane\Design\CAD\Sheets\2021.01A - C7.5 - SVWD DETAILS.dwg Layout: C7.5 - SVWD DETAILS Last Saved: Tue Sep 24, 2024 - 3:16pm Last Plotted: Wed Jun 22, 2025 - 11:28am By: JamalBushong

PRELIMINARY PLANTING NOTES

1. PLANTING SPECIES WITH A "HIGH" RATING IN THE CALIFORNIA INVASIVE PLAN COUNCIL'S CAL-IPC INVENTORY OF INVASIVE PLANTS IS PROHIBITED.
2. GROUNDCOVER MUST BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND MUST BE SPACED TO ACHIEVE FULL COVERAGE OF THE GROUNDCOVER AREA WITHIN ONE YEAR.
3. A MAXIMUM OF 50 PERCENT OF THE REQUIRED LANDSCAPE AREA MAY CONSIST OF MULCH, BARK CHIP, CRUSHED ROCK, PEBBLES, STONE, OR SIMILAR NON-PLANT MATERIALS.
4. LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.
5. PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.
6. TREES MUST BE A MINIMUM 15-GALLON SIZE.
7. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.
8. ALL TREES SHALL COMPLY WITH NON-COMPACTED SOIL AND SEPARATION STANDARDS IN CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS (ODS) VIII.B.4.E TABLE 3.
9. MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY SHALL BE PROVIDED AS FOLLOWS:
   - 9.1. 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS.
   - 9.2. 12 FEET FOR PARKING LOTS.
   - 9.3. 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
10. LANDSCAPING MUST BE INSTALLED PRIOR TO RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.

TOTAL LANDSCAPED AREA



PER SVMC §17.20.040(I)
LANDSCAPED AREA REQUIRED = 46,378 SF X 10% = 4,638 SF
LANDSCAPED AREA PROVIDED = 7,768 SF > 4,638 SF
NOTE: ALL LANDSCAPED AREA WILL BE PERMANENTLY MAINTAINED.

PER ODS VI.B.1. PRIVATE OPEN SPACE: 1,943 SF

PER ODS VI.B.2. COMMON OPEN SPACE: 962 SF

PROJECT NARRATIVE

Landscape at Ridgewood West Townhomes provides a rhythmic and natural tree canopy, serving as buffer and screen to the adjacent residences, while grounding the architecture with evergreen planting. Pedestrian circulation, as well as amenity areas, are removed from the street and directly face the preserved riparian canopy. Pockets of naturalized planting abut the preserved open space, while existing natural surface trails under the existing canopy are retained. Residents have full use of private front yard areas, buffered by open rail wood fencing. Passive uses, including picnic tables set in decomposed granite, and a meadow of native and no-mow fescue, provide welcome opportunities to enjoy the view.

TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	ACE PAL	ACER PALMATUM / JAPANESE MAPLE WUCOLS (M)	15 GAL.	2
	ARB STR	ARBUTUS UNEDO / STRAWBERRY TREE WUCOLS (L)	15 GAL.	6
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L)	15 GAL.	17
	PIT EUG	PITTOSPORUM EUGENIOIDES / LEMONWOOD WUCOLS (UNK)	15 GAL.	2
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (VL)	24" BOX	1
	TRI ELE	TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM WUCOLS (M)	24" BOX	5
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM WUCOLS (L)	24" BOX	4
		EXISTING TREE TO REMAIN		3

TOTAL NUMBER OF TREES (EXCL. EXISTING): 37
24" BOX TREES REQUIRED: 37 TREES X 25% = 10 TREES
24" BOX TREES PROPOSED: 10 TREES

SHRUB & GROUNDCOVER LEGEND

LARGE EVERGREEN SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. (LOW TO MEDIUM WATER USE). SEE SHEET L1.4 FOR PLANT LIST

MID-GROUND SHRUBS
SMALL MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. SEE SHEET L1.4 FOR PLANT LIST

SHRUBS & GROUNDCOVER
SEE SHEET L1.5-1.6 FOR PLANT LIST

NATIVE GRASSLAND / RESTORATION MIX
NON-IRRIGATED

TURF & NO MOW FESCUE

SEE SHEET L1.4-1.6 FOR PLANT SPECIES AND IMAGES

N

0' 20' 40'
1" = 20'

23076

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

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TARRAR UTILITY CONSULTANTS

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

CONCEPTUAL LANDSCAPE PLAN

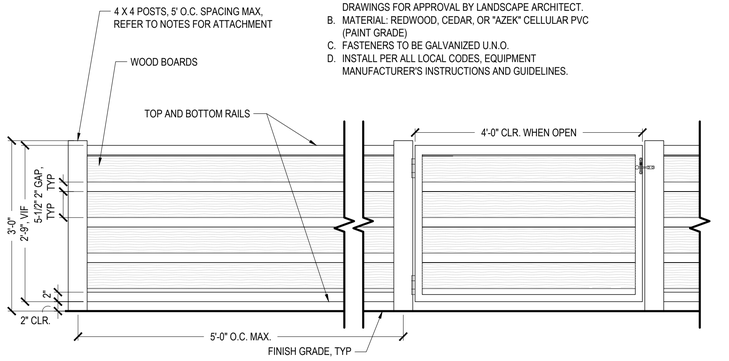
L1.1

SCALE: 1" = 20'-0"
DATE: 4.30.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

NOTES:

A. ILLUSTRATION FOR DESIGN INTENT ONLY. FENCING CONTRACTOR TO SUBMIT ALL HARDWARE AND SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
B. MATERIAL: REDWOOD, CEDAR, OR "AZEK" CELLULAR PVC (PAINT GRADE)
C. FASTENERS TO BE GALVANIZED U.N.O.
D. INSTALL PER ALL LOCAL CODES, EQUIPMENT MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.

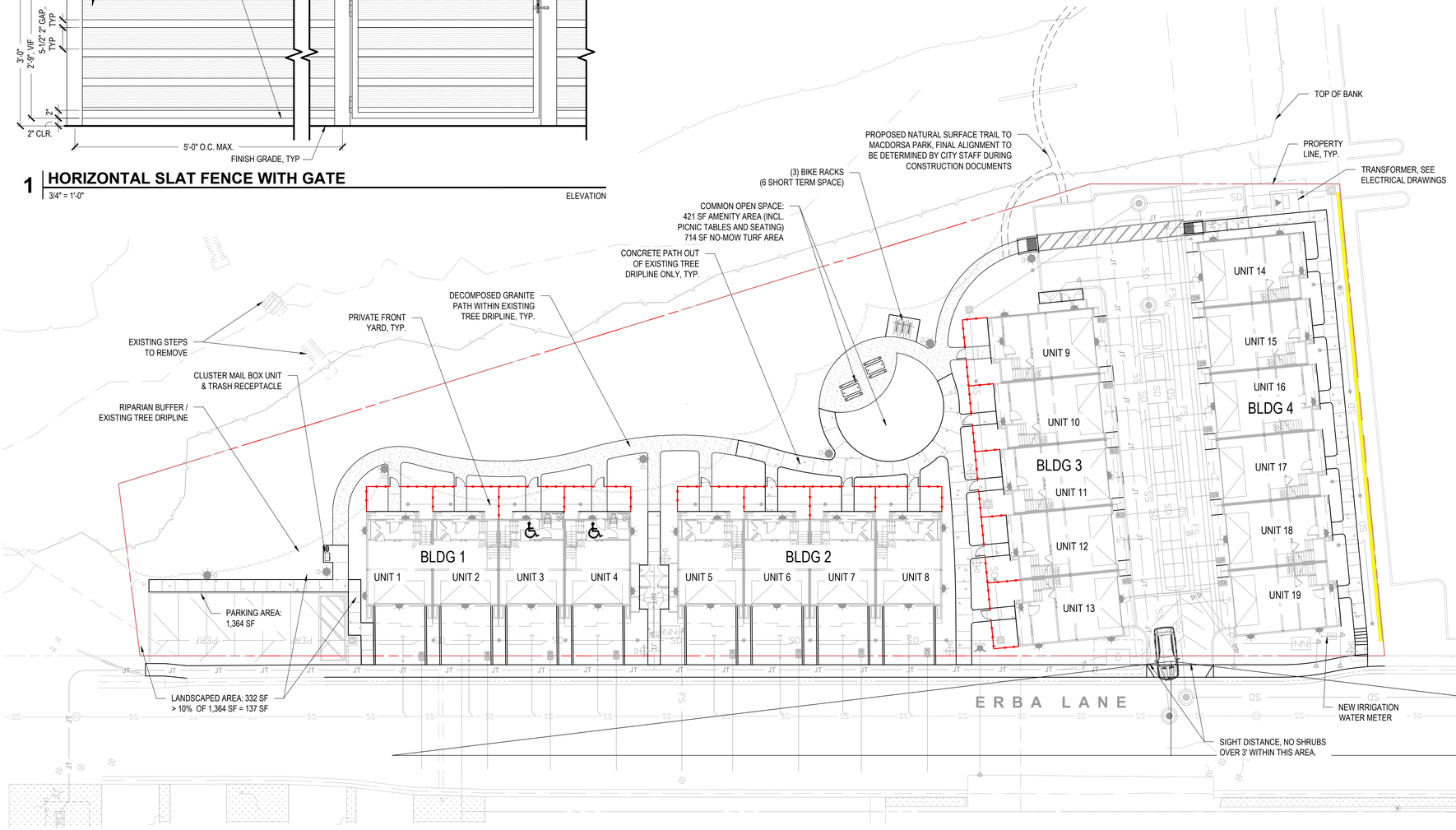


1 HORIZONTAL SLAT FENCE WITH GATE

3/4" = 1'-0" ELEVATION

TOTAL SITE AREA: 46,378 SF

LANDSCAPED AREA: 7,401 SF



PRIVATE YARD FENCE AND GATE (OR EQUAL)
HEIGHT: 3'-0" PER SVMC 17.46.110
TOTAL LENGTH: ±372 LINEAR FEET

STUCCO RETAINING WALL (OR EQUAL)
HEIGHT: SEE CIVIL DRAWINGS
TOTAL LENGTH: ±145 LINEAR FEET

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

N

0' 20' 40'
1" = 20'

23076

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www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

CONCEPTUAL FENCE & WALL PLAN

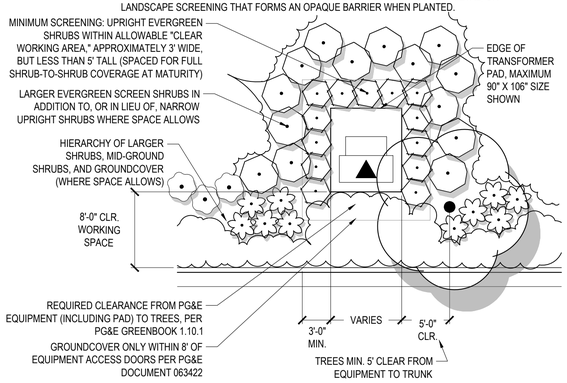
L1.2

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

NOTES

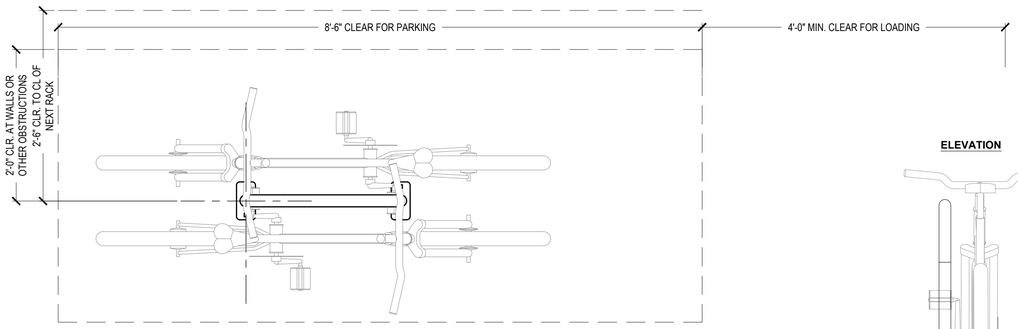
A. TRANSFORMER SHOWN; OTHER EQUIPMENT SIMILAR
B. EQUIPMENT SHALL BE SCREENED OR PAINTED WITH A BLACK, BRONZE, OR MALAGA GREEN (I.E., RAL 6012, ALSO KNOWN AS BLACK GREEN) COLOR.
C. SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED
D. SCREENING SHALL BE MADE OF A PRIMARY EXTERIOR FINISH MATERIAL USED ON OTHER PORTIONS OF THE BUILDING, ARCHITECTURAL GRADE WOOD OR MASONRY, METAL, OR LANDSCAPE SCREENING THAT FORMS AN OPAQUE BARRIER WHEN PLANTED.



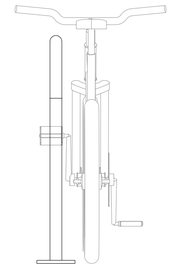
1 TYPICAL TRANSFORMER SCREENING

1/8" = 1'-0" PLAN

PLAN



ELEVATION



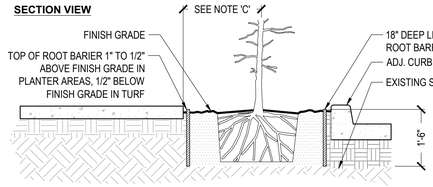
NOTES

A. "RADIUS" BIKE RACK AS MANUFACTURED BY GROUND CONTROL SYSTEMS, CONTACT: 800.630.7225.
B. SURFACE MOUNT USING 'WAK' WEDGE ANCHOR KIT BY MFR.
C. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. QUANTITY SIZE, COLOR, AND OTHER OPTIONS AS SPECIFIED ON PLANS.

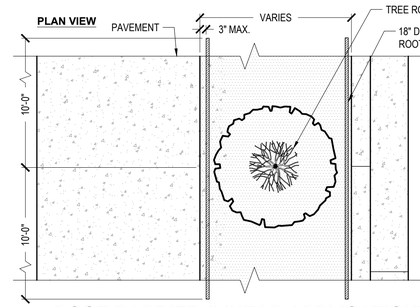
2 BICYCLE RACK(S)

1" = 1'-0" AS NOTED

SECTION VIEW



PLAN VIEW



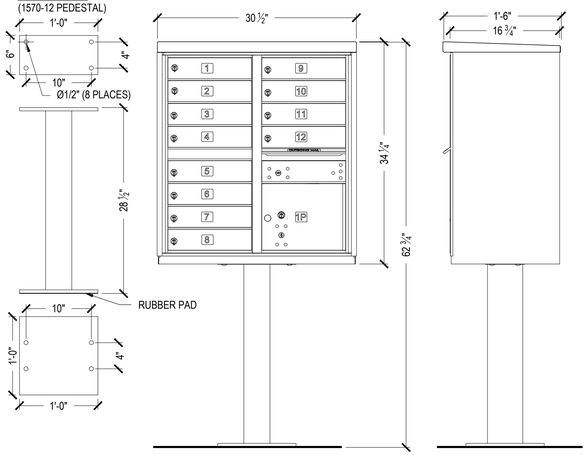
NOTES

A. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (IF PROVIDED).
B. "SURROUND" APPLICATION PROHIBITED.
C. INSTALL ROOT BARRIERS PER LOCAL JURISDICTION REQUIREMENTS, AND ALL TREES 5'-0" OR LESS FROM HARDSCAPE.

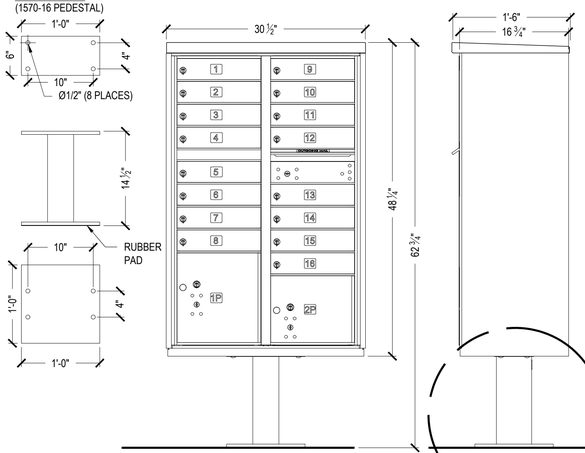
3 ROOT BARRIER (LINEAR APPLICATION)

NO SCALE AS NOTED

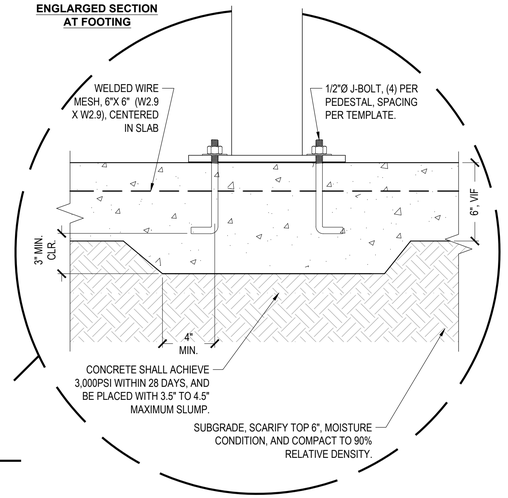
ELEVATIONS
(1570-12 PEDESTAL)



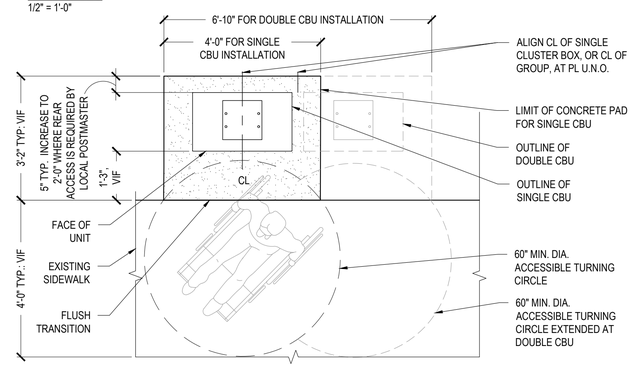
ELEVATIONS
(1570-16 PEDESTAL)



ENGLARGED SECTION AT FOOTING



PLAN AT CBU
1/2" = 1'-0"



NOTES

A. INSTALL CBU'S PLUMB AND LEVEL.
B. CONCRETE PAD SHOWN SHALL BE INSTALLED AT 2% MAX. SLOPE IN ANY DIRECTION. CONTRACTOR SHALL EXAMINE SITE CONDITIONS AND IF REQUIRED, REPORT ANY OBSTRUCTIONS OR ADDITIONAL WORK, INCLUDING REQUIRED RETAINING CONDITIONS, TO BUILDER PRIOR TO SUBMITTING A BID.
C. VERIFY USPS APPROVED NUMBER, QUANTITY AND LOCATION OF CBU'S PRIOR TO INSTALLATION.
D. APPROVED MANUFACTURER/UNIT: CUSTOM HOME ACCESSORIES MODEL #1570-XX (XX= 8, 12, OR 16 UNIT MODELS), COLOR: DARK BRONZE.
E. MAILBOXES MUST NOT INTERFERE WITH REQUIRED VISIBILITY CLEARANCES.
F. WHERE ACCESSIBLE UNITS OCCUR, ACCESSIBLE MAILBOX SLOTS SHALL FALL WITHIN ACCESSIBLE REACH AREA.

3 CLUSTER MAILBOX UNIT (CBU) INSTALLATION

1" = 1'-0" OR AS NOTED AS NOTED

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CONCEPTUAL CONSTRUCTION DETAILS

L1.3

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	CATEGORY
Pistacia chinensis `Red Push` / Red Push Pistache	L	24" Box.	CANOPY TREES
Ulmus parvifolia / Chinese Elm	L	24" Box.	
Quercus agrifolia / Coast Live Oak	VL	15 Gal.	EVERGREEN BUFFER
Quercus ilex / Holly Oak	L	15 Gal.	
Lagerstroemia indica X Fauriei 'Natchez' / Natchez Crape Myrtle	L	15 Gal.	ACCENT TREES
Tristania laurina 'Elegant' / Elegant Water Gum	M	24" Box	
Acer palmatum / Japanese Maple	M	15 Gal.	TREES FOR RESIDENTIAL SPACE
Arbutus unedo / Strawberry tree	L	15 Gal.	
Pittosporum eugenioides / Lemonwood	UNK	15 Gal.	
Arbutus unedo 'Compacta' / Compact Strawberry Tree	L	5 Gal.	LARGE EVERGREEN SHRUBS
Arctostaphylos densiflora `Howard Mcminn` / Howard Mcminn Manzanita	L	5 Gal.	
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	L	5 Gal.	
Feijoa sellowiana / Pineapple Guava	M	5 Gal.	
Heteromeles arbutifolia / Toyon	L	5 Gal.	
Laurus nobilis 'Saratoga' / Saratoga Sweet Bay	L	5 Gal.	
Ligustrum japonicum 'Texanum' / Texas Japanese Privet	M	5 Gal.	LARGE EVERGREEN SHRUBS
Olea europaea `Little Ollie` / Little Ollie Olive	VL	5 Gal.	
Photinia X Fraseri / Photinia	M	5 Gal.	
Pittosporum tobira `Variegata` / Variegated Mock Orange	L	5 Gal.	
Podocarpus macrophyllus `Maki` / Maki Yew Podocarpus	M	5 Gal.	
Prunus caroliniana `Bright `N Tight` Tm / Bright `N Tight Carolina Laurel	L	5 Gal.	
Prunus laurocerasus `Compacta` / Compact English Laurel	M	5 Gal.	
Rhamnus californica `Eve Case` / California Coffeeberry	L	5 Gal.	
Rhaphiolepis X 'Montic' / Majestic Beauty Indian Hawthorn	L	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Viburnum tinus 'Compactum' / Compact Laurustinus	M	5 Gal.	
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	L	5 Gal.	
Xylosma congestum 'Compacta' / Compact Xylosma	L	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	FOUNDATION SHRUBS
Dianella revoluta 'Little Rev' / Little Rev Flax Lily	M	5 Gal.	
Rhaphiolepis indica 'Pink Dancer' / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorne	L	5 Gal.	
Rosmarinus officinalis 'Collingwood ingram' / Rosemary	L	5 Gal.	
Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	M	5 Gal.	

Pistacia c. `Red Push` / Red Push Pistache

Ulmus parvifolia / Chinese Elm

Quercus agrifolia / Coast Live Oak

Quercus ilex / Holly Oak

Lagerstroemia i. X F. 'Natchez' / Crape Myrtle

Tristania laurina 'Elegant' / Elegant Water Gum

Pittosporum eugenioides / Lemonwood

Arctostaphylos d. `Howard Mcminn` / Manzanita

Dodonaea v. 'Purpurea' / Purple Hopseed Bush

Feijoa sellowiana / Pineapple Guava

Heteromeles arbutifolia / Toyon

Ligustrum j. `Texanum` / Texas Japanese Privet

Olea europaea `Little Ollie` / Little Ollie Olive

Photinia X Fraseri / Photinia

Pittosporum t. `Variegata` / Var. Mock Orange

Podocarpus m. `Maki` / Maki Yew Podocarpus

Prunus l. `Compacta` / Compact English Laurel

Rhamnus c. `Eve Case` / California Coffeeberry

Rhaph. X 'Montic' / Majestic Beauty Hawthorn

Teucrium f. `Azureum` / Azure Bush Germander

Viburnum t. 'Compactum' / Compact Laurustinus

Westringia f. 'Morning Light' / Coast Rosemary

Xylosma c. 'Compacta' / Compact Xylosma

Callistemon v. 'Better John' / Bottlebrush

Dianella revoluta 'Little Rev' / Little Rev Flax Lily

Rhaphiolepis i. `Pink Dancer` / Hawthorne

Rhaphiolepis u. 'Minor' / Dwarf Yeddo Hawthorne

Rosmarinus o. 'Collingwood ingram' / Rosemary

Spiraea x b. 'Anthony Waterer' / Anthony Waterer Spiraea

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - TREES & SHRUBS

L1.4

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Acacia redolens `Low Boy` / Low Boy Bank Catclaw	VL	5 Gal.	
Arctostaphylos spp. / Manzanita	M	5 Gal.	
Artemisia californica / California Sagebrush	L	5 Gal.	
Berberis nevinii / Nevin's Barberry	L	5 Gal.	
Berberis pinnata / California Barberry	L	5 Gal.	
Carex divulsa / European Grey Sedge	L	5 Gal.	
Ceanothus spp. / California Lilac	L	5 Gal.	
Cistus spp. / Rockrose	L	5 Gal.	
Dendromecon rigida / Bush Poppy	VL	5 Gal.	NATURAL ORNAMENTAL UNDERSTORY PLANTING
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Eschscholzia californica / California Poppy	VL	5 Gal.	
Festuca idahoensis / Idaho Fescue	VL	5 Gal.	
Lavandula spp. / Lavender	L	5 Gal.	
Lupinus albifrons / Bush Lupine	VL	5 Gal.	
Rhamnus californica / California Coffeeberry	L	5 Gal.	
Rhamnus ilicifolia / Hollyleaf Redberry	L	5 Gal.	
Rosa californica / California Wild Rose	L	5 Gal.	
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Abelia X grandiflora 'Canyon Creek' / Canyon Creek Glossy Abelia	M	5 Gal.	
Achillea millefolium / Common Yarrow	L	5 Gal.	
Agapanthus africanus 'Blue' / Blue African Lily	M	5 Gal.	
Anigozanthos spp. / Kangaroo Paw	L	5 Gal.	
Bulbine frutescens / Bulbine	L	5 Gal.	
Buxus spp. / Boxwood	M	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	
Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia	M	5 Gal.	
Carpenteria californica / Bush Anemone	M	5 Gal.	
Ceanothus maritimus 'Valley Violet' / Valley Violet Maritime Ceanothus	L	5 Gal.	SHRUBS & GROUNDCOVERS
Cistus spp. / Rockrose	L	5 Gal.	
Coleonema pulchrum 'Dwarf Pink' / Dwarf Pink Breath Of Heaven	M	5 Gal.	
Dianella spp. / Flax Lily	M	5 Gal.	
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Erigeron glaucus 'Wr' / Wayne Roderick Seaside Daisy	L	5 Gal.	
Escallonia X 'Compacta' / Compact Escallonia	M	5 Gal.	
Grevillea X 'Noellii' / Noel Grevillea	L	5 Gal.	
Hemerocallis X 'Stella De Oro' / Stella De Oro Daylily	M	5 Gal.	
Hesperaloe parviflora 'Perpa' / Brakelights Red Yucca	L	5 Gal.	

Acacia r. `Low Boy` / Low Boy Bank Catclaw

Artemisia californica / California Sagebrush

Berberis nevinii / Nevin's Barberry

Berberis pinnata / California Barberry

Carex divulsa / European Grey Sedge

Ceanothus spp. / California Lilac

Cistus spp. / Rockrose

Dendromecon rigida / Bush Poppy

Dietes iridioides / Fortnight Lily

Eschscholzia californica / California Poppy

Festuca idahoensis / Idaho Fescue

Lavandula spp. / Lavender

Lupinus albifrons / Bush Lupine

Myrica californica / Pacific Wax Myrtle

Rhamnus californica / California Coffeeberry

Rhamnus ilicifolia / Hollyleaf Redberry

Rosa californica / California Wild Rose

Rosmarinus o. 'Huntington Carpet' / Rosemary

Salvia spp. / Sage

Abelia x g. 'Canyon Creek' / Glossy Abelia

Achillea millefolium / Common Yarrow

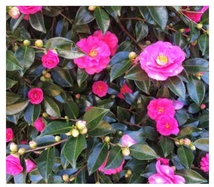
Agapanthus africanus 'Blue' / Blue African Lily

Anigozanthos spp. / Kangaroo Paw

Bulbine frutescens / Bulbine

Buxus spp. / Boxwood

Callistemon v. 'Better John' / Bottlebrush


Camellia s. `Shishi Gashira` / Camellia

Carpenteria californica / Bush Anemone

Ceanothus m. 'Valley Violet' / Ceanothus

Coleonema p. 'Dwarf Pink' / Breath Of Heaven

Dianella spp. / Flax Lily

Erigeron g. 'Wr' / Wayne Roderick Seaside Daisy

Escallonia X 'Compacta' / Compact Escallonia

Grevillea X 'Noellii' / Noel Grevillea

Hemerocallis X 'Stella De Oro' / Daylily

Hesperaloe p. 'Perpa' / Brakelights Red Yucca

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS

L1.5

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	M	5 Gal.	
Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	L	5 Gal.	
Lavandula dentata spp. / Lavender	L	5 Gal.	
Leucadendron X 'Safari Sunset' / Safari Sunset Conebush	L	5 Gal.	
Liriope muscari 'Big Blue' / Big Blue Lilyturf	M	5 Gal.	
Loropetalum chinense rubrum `Fire Dance` / Purple Leaf Fringe Flower	L	5 Gal.	
Pelargonium spp. / Geranium	L	5 Gal.	
Philadelphus lewisii / Wild Mockorange	M	5 Gal.	
Phormium spp. / New Zealand Flax	L	5 Gal.	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	L	5 Gal.	
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	M	5 Gal.	
Punica granatum 'Nana' / Dwarf Pomegranate	L	5 Gal.	SHRUBS & GROUNDCOVERS
Rhaphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	L	5 Gal.	
Rhaphiolepis indica `Pink Dancer` / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	L	5 Gal.	
Rosa floribunda / Floribunda Rose	M	5 Gal.	
Rosmarinus officinalis `Collingwood Ingram` / Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Santolina chamaecyparissus / Lavender Cotton	L	5 Gal.	
Spiraea X Bumalda `Anthony Waterer` / Anthony Waterer Spiraea	M	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Westringia fruticosa spp. / Coast Rosemary	L	5 Gal.	
Zauschneria californica 'Catalina' / Catalina California Fuchsia	L	5 Gal.	
Native - No-Mow Sod / Native - No-Mow Sod Mix	H	Sod	NATIVE GRASSLAND / RESTORATION MIX (NON-IRRIGATED)
Turf Sod / Drought Tolerant Fescue Blend	H	Sod	SODDED TURF AND NO-MOW FESCUE
Actinidia spp. / Kiwi	M	5 Gal.	
Clematis ligusticifolia / Western White Clematis	M	5 Gal.	
Clytostoma callistegioides / Violet Trumpet Vine	M	5 Gal.	
Ficus pumila / Creeping Fig	M	5 Gal.	
Hardenbergia violacea / Lilac Vine	M	5 Gal.	
Jasminum polyanthum / Pink Jasmine	M	5 Gal.	VINES
Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	M	5 Gal.	
Parthenocissus tricuspidata 'Veitchii' / Boston Ivy	L	5 Gal.	
Rosa X 'Cecile Brunner' / Cecile Brunner Climbing Rose	M	5 Gal.	
Trachelospermum jasminoides / Chinese Star Jasmine	M	5 Gal.	
Vitis vinifera / Grape	L	5 Gal.	
Wisteria floribunda / Japanese Wisteria	M	5 Gal.	

Ilex crenata 'Sky Pencil' / Japanese Holly

Ilex vomitoria 'Nana' / Dwarf Yaupon Holly

Lavandula dentata spp. / Lavender

Leucadendron X 'Safari Sunset' / Conebush

Liriope muscari 'Big Blue' / Big Blue Lilyturf

Loropetalum r. `Fire Dance` / Fringe Flower

Pelargonium spp. / Geranium

Philadelphus lewisii / Wild Mockorange

Phormium spp. / New Zealand Flax

Pittosporum t. 'Wheeler's Dwarf' / Pittosporum

Prunus l. 'Otto Luyken' / English Laurel

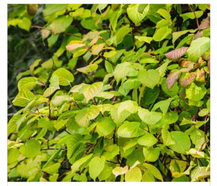
Punica granatum 'Nana' / Dwarf Pomegranate

Rhaphiolepis i. 'Jack Evans' / Indian Hawthorn

Rhaphiolepis i. `Pink Dancer` / Hawthorne

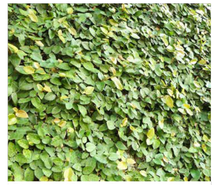
Rosa floribunda / Floribunda Rose

Zauschneria c.'Catalina' / California Fuchsia


Actinidia spp. / Kiwi

Clematis ligusticifolia / Western White Clematis

Clytostoma callistegioides / Violet Trumpet Vine


Ficus pumila / Creeping Fig

Hardenbergia violacea / Lilac Vine

Jasminum polyanthum / Pink Jasmine

Lonicera j. 'Halliana' / Honeysuckle Vine

Parthenocissus t. 'Veitchii' / Boston Ivy

Rosa X 'Cecile Brunner' / Climbing Rose

Trachelospermum j. / Chinese Star Jasmine

Vitis vinifera / Grape

Wisteria floribunda / Japanese Wisteria

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS (CONT.)

L1.6

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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CLUSTER BOX UNIT (OR EQUAL)

METAL BICYCLE RACK (OR EQUAL)

METAL WASTE RECEPTACLE (OR EQUAL)

CONCEPTUAL CONCRETE PAVING WITH DECORATIVE SCORE PATTERN

DECOMPOSED GRANITE

NO MOW GRASSES

NATURAL SURFACE TRAIL

PICNIC TABLE (OR EQUAL)

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

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CONCEPTUAL FURNISHING & MATERIAL PALETTE

L1.7

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

ANNUAL WATER USE CALCULATIONS

Project Name:	Erba Lane	**Date:**	1/21/2025
23076	CITY VENTURES TOWNHOMES ANNUAL WATER USE	**POC:**	A

Location of ET_O Data: De Laveaga — 40.77 in/year

Hydrozone #1 — Area (H_A): 7,052 sqft (0.16 acres) — Descrip.: ***Shrubs and Groundcover (M/L)***

Species factor (k_s):	0.5 Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) = 0.500
Density factor (k_d):	1 Average	
Microclimate factor (k_{mc}):	1 Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) = 20.39 in/year
Irrigation Efficiency (IE):	0.88 Drip	Total Water Applied (TWA) / year = (ET_L / IE) = 23.16 in/year
		Gallons per year (GPW) = (TWA x H_A x 0.62) = 101,282 gal/year

Hydrozone #2 — Area (H_A): 713 sqft (0.02 acres) — Descrip.: ***No-mow fescue***

Species factor (k_s):	0.5 Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) = 0.500
Density factor (k_d):	1 Average	
Microclimate factor (k_{mc}):	1 Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) = 20.39 in/year
Irrigation Efficiency (IE):	0.8 Rotors	Total Water Applied (TWA) / year = (ET_L / IE) = 25.48 in/year
		Gallons per year (GPW) = (TWA x H_A x 0.62) = 11,264 gal/year

ET_O by month

CIMIS104Feb23-Jan24	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ET_O/Mo.	1.38	2.14	2.88	4.81	4.07	4.50	5.85	4.70	3.49	3.46	2.16	1.33

Water Use by Month (gallons)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hydrozone #1	3,428	5,316	7,155	11,949	10,111	11,179	14,533	11,676	8,670	8,595	5,366	3,304
Hydrozone #2	381	591	796	1,329	1,124	1,243	1,616	1,299	964	956	597	367
Hydrozone #3	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**3,810**	**5,908**	**7,950**	**13,278**	**11,235**	**12,422**	**16,149**	**12,974**	**9,634**	**9,551**	**5,963**	**3,671**

Yearly Total (gal.): 112,546

Notes:

1) ET_O and Historical Average Precipitation from CIMIS weather stations
2) Calculation does not address plant establishment period (typically 125-150% of normal use). Additional potable water use allowable within first year per LEED WEc1.2.
3) Refer to "A guide to estimating irrigation water needs of landscape plantings in California" by the UC Cooperative Extension, 2000ed. for further information on the calculations used in this worksheet.
4) Refer to WUCOLS 2000ed. and local 'best practice' for information on determining water requirements for landscape plants.
5) Historical average precipitation not included in calculation
6) Trees included within other landscape hydrozones

MAWA CALCULATIONS

Water Efficient Landscape Worksheet — **Project:** 23076
Erba Lane - City Ventures Townhomes — **Date:** 1/21/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, shrubs & groundcover	0.35	DripEmtr	0.81	0.43	7,052	3,047	78,018
No-mow fescue	0.5	Rotor	0.75	0.67	713	475	12,170
				Totals	7,765	3,522	
Special Landscape Areas							
				1.00		-	-
				Totals	-	-	

Nearest Data Location: De Laveaga
Reference Eto: 40.8 — Estimated Total Water Use (ETWU)[1]: **90,188**
Reference ETAF: 0.55 — Maximum Allowed Water Allowance (MAWA)[2]: **107,953**

ETAF Calculations/Regular Landscape

Total ETAF x Area	3,522
Total Area (sf)	7,765
Average ETAF	0.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

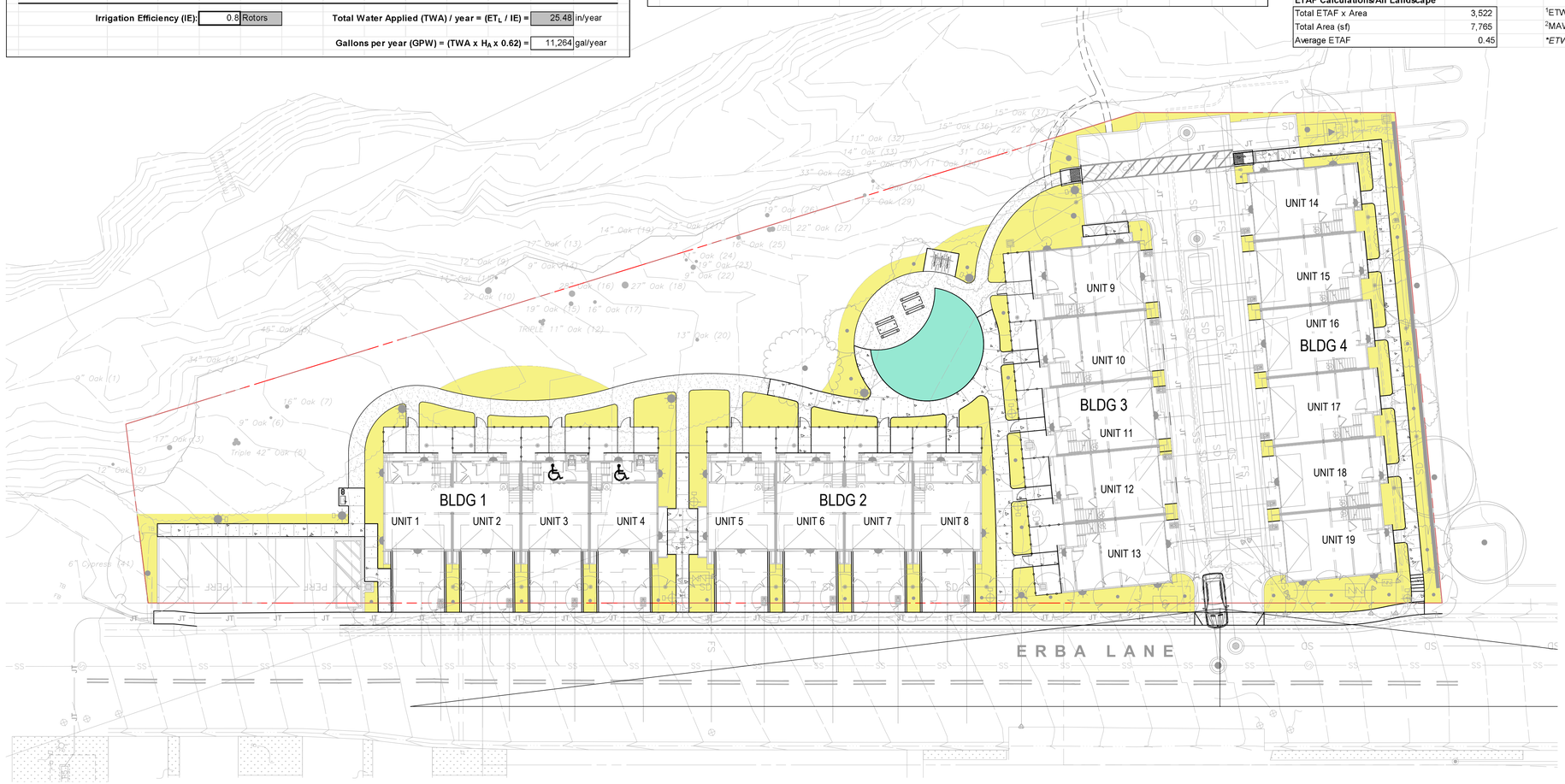
Total ETAF x Area	3,522
Total Area (sf)	7,765
Average ETAF	0.45

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) {(ETAF x LA) + ((1-ETAF) x SLA)}
**ETWU must be less than or equal to MAWA*

NOTES:
1. FINAL LANDSCAPE DESIGNS MUST BE IN COMPLIANCE WITH THE SCOTTS VALLEY WATER DISTRICT RECYCLED WATER STANDARD SPECIFICATIONS.
2. ALL APPLICABLE DEVELOPMENT SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AS REQUIRED BY CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT (GOVERNMENT CODE SECTION 65591 ET SEQ.).
3. THE FOLLOWING LANDSCAPE PROJECTS MUST COMPLY WITH THE WELO REQUIREMENTS:
   3.1. TOTAL COMBINED LANDSCAPED AREA OF 2,500 SQUARE FEET OR MORE INSTALLED BY A PUBLIC AGENCY OR COMMERCIAL DEVELOPER.
4. IF CONFLICTS OCCUR BETWEEN THE GOVERNMENT CODE OR WELO AND CITY OF SCOTTS VALLEY COMMENTS, THE MORE RESTRICTIVE WILL CONTROL.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED — 01/22/25 DATE



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	DRIPLINE HUNTER PLD-06-18. INLINE PRESSURE COMPENSATING POLYETHELENE DRIP TUBING SPACED AT 18" O.C., BURIED 4" MIN., WITH 0.6 GPH EMITTERS AND BUILT-IN CHECK VALVE (UP TO 5' OF HEAD). OFFSET EMITTERS FOR TRIANGULAR PATTERN. PLD-LOC FITTINGS REQUIRED.	7,052 S.F.	0.43 in/h	30	32
	OVERHEAD, GRASSES, ROTARY NOZZLES ROTARY NOZZLES (HUNTER MP SERIES) ON PRO-SERIES POP-UP BODIES, AND 6" FOR NO-MOW GRASSES, WITH INTEGRAL PRESSURE REGULATION AND CHECK VALVES.	712.9 S.F.	0.43 in/h	30	3

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR (1"). CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH,
- DRIP OR MICROSPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHELENE SUPPLY LINE.
- SEPARATE IRRIGATION FOR TREES AS REQURIED.

N — 0' 20' 40' — 1" = 20'

23076

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CONCEPTUAL IRRIGATION PLAN

L1.8

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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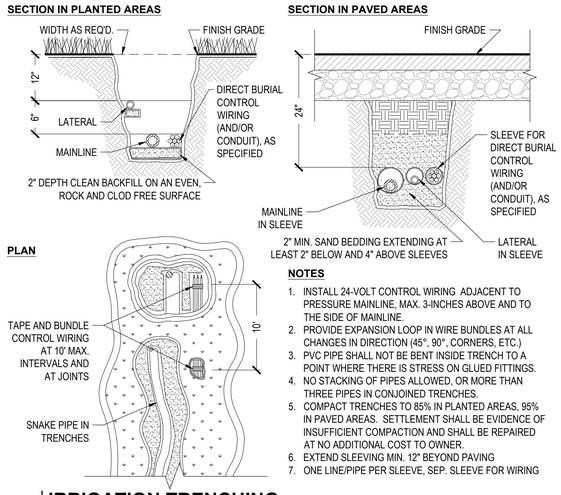
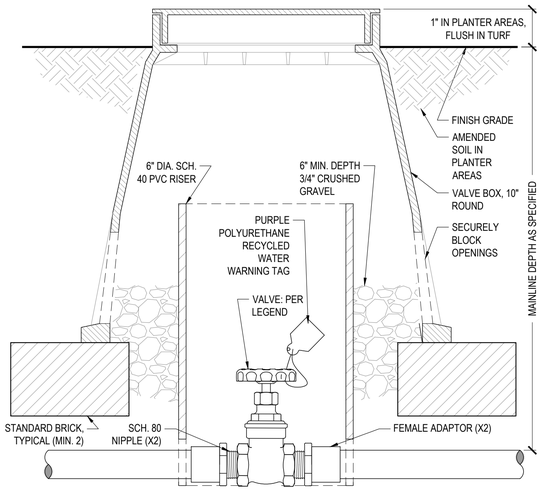


NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL CHANGES IN DIRECTION (45°, 90°, CORNERS, ETC.)
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING
7. ONE LINE/PIPE PER SLEEVE, SEP. SLEEVE FOR WIRING

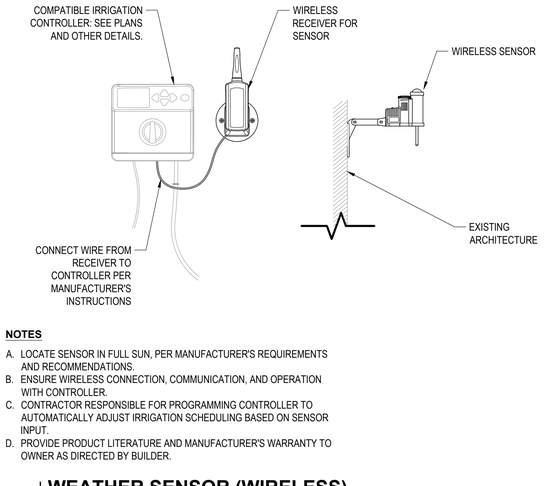
1 IRRIGATION TRENCHING

NO SCALE — AS NOTED



2 SHUTOFF VALVE: THREADED END

NO SCALE

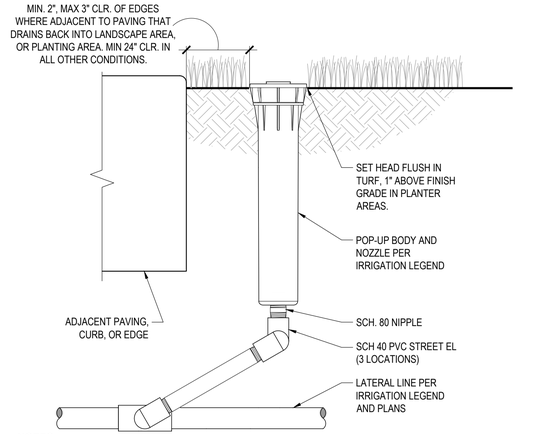


NOTES

A. LOCATE SENSOR IN FULL SUN, PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
B. ENSURE WIRELESS CONNECTION, COMMUNICATION, AND OPERATION WITH CONTROLLER.
C. CONTRACTOR RESPONSIBLE FOR PROGRAMMING CONTROLLER TO AUTOMATICALLY ADJUST IRRIGATION SCHEDULING BASED ON SENSOR INPUT.
D. PROVIDE PRODUCT LITERATURE AND MANUFACTURER'S WARRANTY TO OWNER AS DIRECTED BY BUILDER.

3 WEATHER SENSOR (WIRELESS)

NO SCALE — AS NOTED

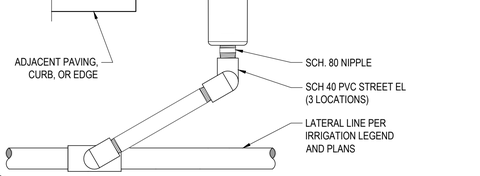


NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

4 POP-UP HEAD

NO SCALE

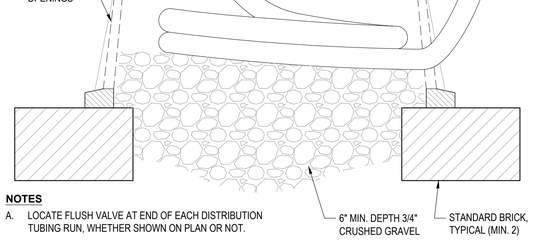


NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

5 DRIP SYSTEM INDICATOR

NO SCALE

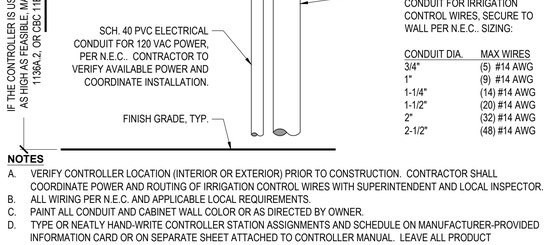


NOTES

A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

6 DRIPLINE: FLUSH VALVE

NO SCALE



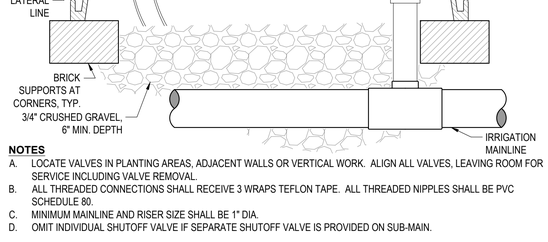
CONDUIT DIA.	MAX WIRES
3/4"	(5) #14 AWG
1"	(9) #14 AWG
1-1/4"	(14) #14 AWG
1-1/2"	(20) #14 AWG
2"	(32) #14 AWG
2-1/2"	(48) #14 AWG

NOTES

A. VERIFY CONTROLLER LOCATION (INTERIOR OR EXTERIOR) PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
B. ALL WIRING PER N.E.C. AND APPLICABLE LOCAL REQUIREMENTS.
C. PAINT ALL CONDUIT AND CABINET WALL COLOR OR AS DIRECTED BY OWNER.
D. TYPE OR NEATLY HAND-WRITE CONTROLLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER.

7 IRRIGATION CONTROLLER: EXTERIOR WALL MOUNT

NO SCALE — ELEVATION



NOTES

A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING VALVE REMOVAL.
B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED NIPPLES SHALL BE PVC SCHEDULE 80.
C. MINIMUM MAINLINE AND RISER SIZE SHALL BE 1" DIA.
D. OMIT INDIVIDUAL SHUTOFF VALVE IF SEPARATE SHUTOFF VALVE IS PROVIDED ON SUB-MAIN.

8 REMOTE CONTROL VALVE

NO SCALE

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CONCEPTUAL IRRIGATION DETAILS

L1.9

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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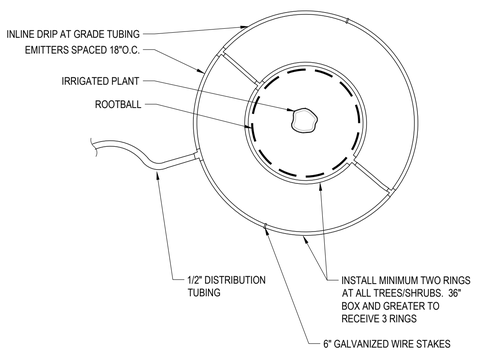
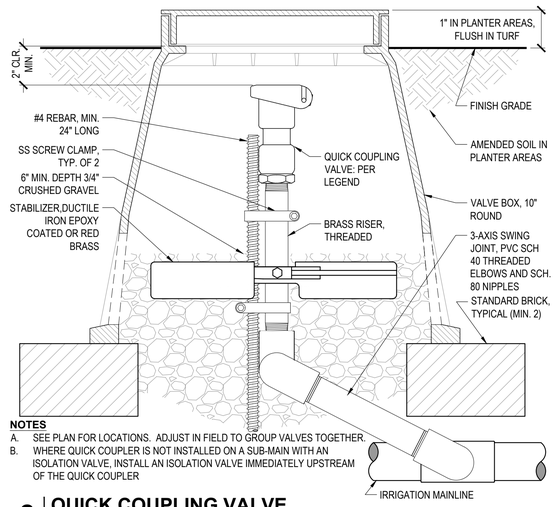


NOTES

A. DETAIL APPLIES WHEN SEPARATE TREE/SHRUB VALVES ARE REQUIRED.
B. PLACE TIE DOWN STAKES AT MAXIMUM ON CENTER SPACING OF THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

1 INLINE DRIP AT SHRUBS

NO SCALE

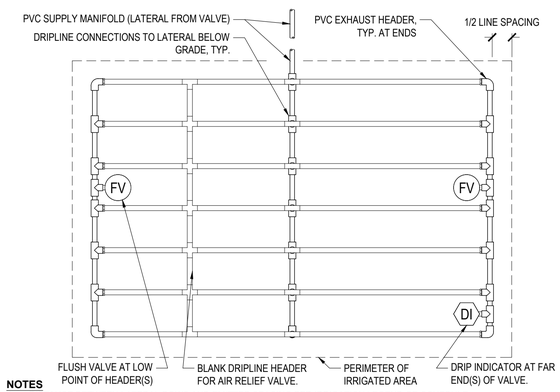


NOTES

A. SEE PLAN FOR LOCATIONS. ADJUST IN FIELD TO GROUP VALVES TOGETHER.
B. WHERE QUICK COUPLER IS NOT INSTALLED ON A SUB-MAIN WITH AN ISOLATION VALVE, INSTALL AN ISOLATION VALVE IMMEDIATELY UPSTREAM OF THE QUICK COUPLER

2 QUICK COUPLING VALVE

NO SCALE — SECTION

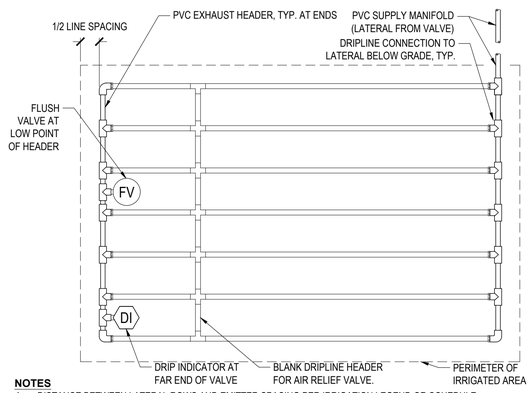


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

3 SUBSURFACE DRIPLINE: CENTER FEED

NO SCALE



NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT(S). VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

4 SUBSURFACE DRIPLINE: END FEED

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL, INCLUDING ALL ATTACHED LINES, SHOULD NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

5 SUBSURFACE DRIPLINE: IRREGULAR EDGES

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

6 SUBSURFACE DRIPLINE: IRREGULAR ENDS

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED 1.5X GREATER THAN REGULAR SPACING.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH. AIR RELIEF VALVE TO BE INSTALLED AT EACH LOCALIZED HIGH POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL AIR RELIEF VALVES AS REQUIRED TO AVOID TRAPPED AIR POCKETS.
C. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCER(S) AT THE REMOTE CONTROL VALVE IF REQUIRED.
D. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

7 SUBSURFACE DRIPLINE: SLOPED LAYOUT

NO SCALE

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CONCEPTUAL IRRIGATION DETAILS

L1.10

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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STERNBERG CHATEAU POST TOP
NOT TO SCALE

VBR ClassicStyle LED Bollard
Urban Luminaire

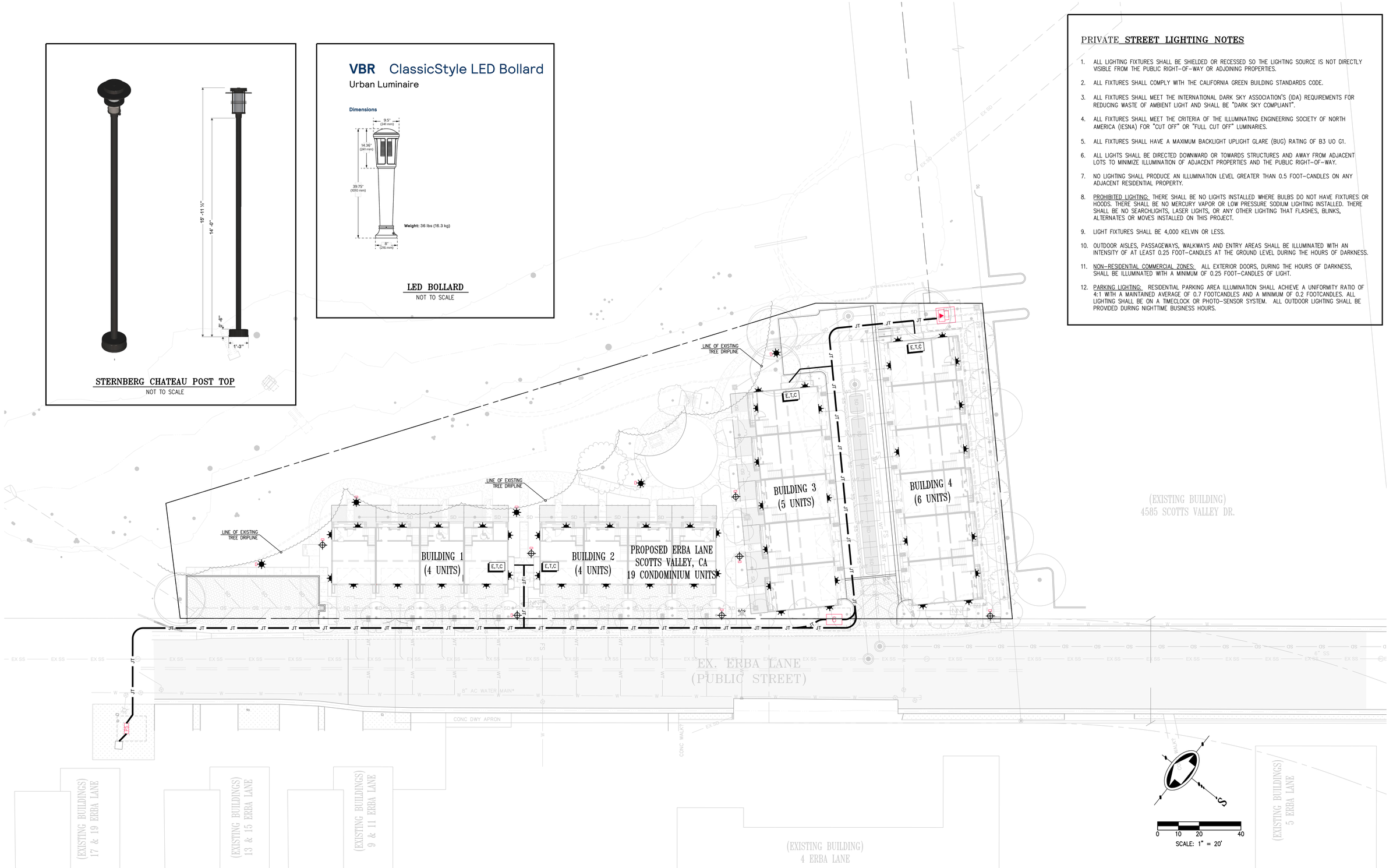
Dimensions

Weight: 36 lbs (16.3 kg)

LED BOLLARD
NOT TO SCALE

PRIVATE STREET LIGHTING NOTES

1. ALL LIGHTING FIXTURES SHALL BE SHIELDED OR RECESSED SO THE LIGHTING SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.
2. ALL FIXTURES SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
3. ALL FIXTURES SHALL MEET THE INTERNATIONAL DARK SKY ASSOCIATION'S (IDA) REQUIREMENTS FOR REDUCING WASTE OF AMBIENT LIGHT AND SHALL BE "DARK SKY COMPLIANT".
4. ALL FIXTURES SHALL MEET THE CRITERIA OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FOR "CUT OFF" OR "FULL CUT OFF" LUMINARIES.
5. ALL FIXTURES SHALL HAVE A MAXIMUM BACKLIGHT UPLIGHT GLARE (BUG) RATING OF B3 U0 G1.
6. ALL LIGHTS SHALL BE DIRECTED DOWNWARD OR TOWARDS STRUCTURES AND AWAY FROM ADJACENT LOTS TO MINIMIZE ILLUMINATION OF ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
7. NO LIGHTING SHALL PRODUCE AN ILLUMINATION LEVEL GREATER THAN 0.5 FOOT-CANDLES ON ANY ADJACENT RESIDENTIAL PROPERTY.
8. PROHIBITED LIGHTING: THERE SHALL BE NO LIGHTS INSTALLED WHERE BULBS DO NOT HAVE FIXTURES OR HOODS. THERE SHALL BE NO MERCURY VAPOR OR LOW PRESSURE SODIUM LIGHTING INSTALLED. THERE SHALL BE NO SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES OR MOVES INSTALLED ON THIS PROJECT.
9. LIGHT FIXTURES SHALL BE 4,000 KELVIN OR LESS.
10. OUTDOOR AISLES, PASSAGEWAYS, WALKWAYS AND ENTRY AREAS SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS.
11. NON-RESIDENTIAL COMMERCIAL ZONES: ALL EXTERIOR DOORS, DURING THE HOURS OF DARKNESS, SHALL BE ILLUMINATED WITH A MINIMUM OF 0.25 FOOT-CANDLES OF LIGHT.
12. PARKING LIGHTING: RESIDENTIAL PARKING AREA ILLUMINATION SHALL ACHIEVE A UNIFORMITY RATIO OF 4:1 WITH A MAINTAINED AVERAGE OF 0.7 FOOTCANDLES AND A MINIMUM OF 0.2 FOOTCANDLES. ALL LIGHTING SHALL BE ON A TIMECLOCK OR PHOTO-SENSOR SYSTEM. ALL OUTDOOR LIGHTING SHALL BE PROVIDED DURING NIGHTTIME BUSINESS HOURS.



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- Due Diligence

CONCEPTUAL JOINT TRENCH & SITE LIGHTINIG PLAN

CITY VENTURES
ERBA LANE
SCOTTS VALLEY CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: January 2024 | DATE LAST WORKED ON: 3/20/2025
SCALE: 1" = 20' | DRAWN: AR | CHECKED: KT
JOB NO.: 223169

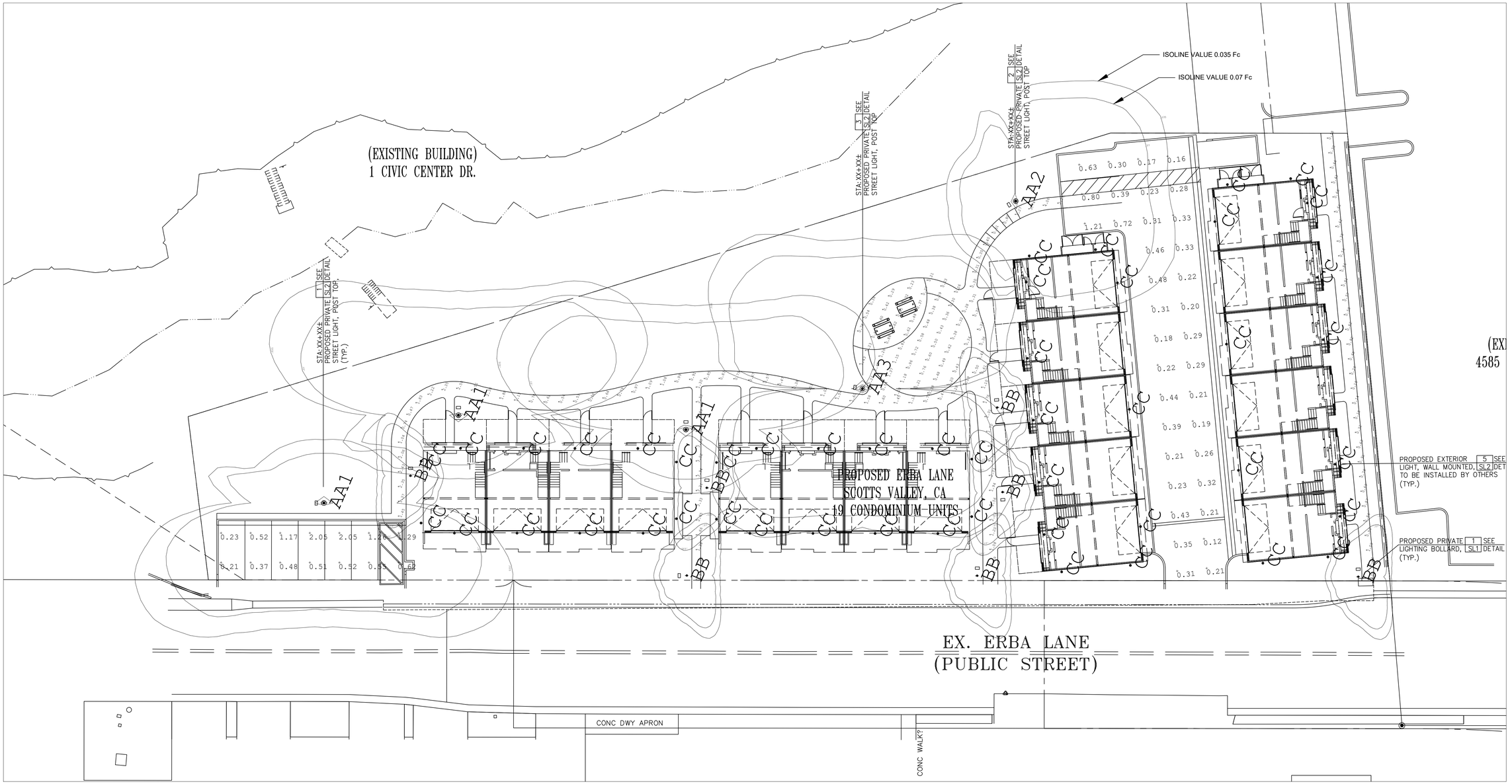
PRELIMINARY
NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH LADA C 59346 Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT1 SHEETS



SCALE: 1" = 16'-0"

PLAN VIEW

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	3	AA1	Single	STERNBERG PT-1740LED-1L40T3-MDL04-CA-HSS - 14' M.H.	0.900	2305	25.8	77.4	1740LED-1L-40-T3-MDL04-CA-HSS.ies
	1	AA2	Single	STERNBERG PT-1740LED-1L40T4-MDL04-CA-HSS - 14' M.H.	0.900	2349	25.9	25.9	1740LED-1L-40-T4-MDL04-CA-HSS.ies
	1	AA3	Single	STERNBERG PT-1740LED-1L40T5-MDL04-CA - 14' M.H.	0.900	3119	25.9	25.9	1740LED-1L-40-T5-MDL04-CA.ies
	7	BB	Single	LUMEC VBR-15L100NW-G1-3	0.900	401	7	49	vbr-15l100nw-g1-3_-crt1508171449-007-009a-.ies
	48	CC	Single	WALL SCONCE BY OTHERS - 7'/8' M.H.	0.900	866	8.2	393.6	12076.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE ALLEY	Illuminance	Fc	0.34	1.21	0.12	2.83	10.08
OPEN PICNIC AREA	Illuminance	Fc	0.58	1.45	0.20	2.90	7.25
WEST PARKING	Illuminance	Fc	0.85	2.05	0.21	4.05	9.76

D-5.88(0.69/7)

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Irvine, CA: 2222 North Grove Industrial Drive, Fresno, CA 93727, 559-455-3444
Rancho Mirage, CA: 69-710 Dinah Shore Drive, Rancho Mirage, CA 92270, 760-324-3500
Rno, NV: 9670 Double Diamond Pkwy, Reno, NV 89521, 775-849-9770
Oxnard, CA: 1717 Partridge Lane, Oxnard, CA 93030, 310-535-3000
Orange, CA: 1912 Dell Paso Rd, Sacramento, CA 95835, 916-359-0345
Designer: Bill Washington, 650-964-7000

INSTANTANEOUS DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND MEASURED IN ACCORDANCE WITH IESNA LM-50 AND LM-79 USING ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES/IDA standards and good practice. Actual performance of any manufacturer's luminaires may vary due to variation in electrical voltage, tolerances in calculation methods, testing procedures, component performance, manufacturing tolerances, field measurement techniques, installation variables, lamp and luminaire depreciation, reflective surfaces, furniture and architectural elements significantly affect the performance of a lighting system. Associated Lighting Representatives, Inc. assumes no responsibility for any differences between measured values and calculated values.

Lighting Analysts
AGi32 - VERSION 21.0
AGi (C) 2025 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

REPORT FOR:
TARRAR ULTILITY CONSULTANTS, INC.

SALES REPRESENTATIVE
KRISTIN JEFFRIES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
ERBA LN.
SCOTTS VALLEY, CA

DRAWING NO. / INPUT FILE
23526REV-R1.DWG/.A32

REV	SHEET	DATE	SCALE
1	1 OF 1	03-24-2025	1" = 16'-0"

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Building It Forward

Ridgewood West (Erba Lane) – State Density Bonus Law (SDBL) Request

Project Units, Total: 19 DU
Project Units, BMR: 2 low income, 1 moderate income

Density Bonus Calculation:

A.	Site Size (Acres):	1.039
B.	Allowed Zoning Density (Units / Acre):	15
C.	Allowed Site Density (A. * B.)	16
	Deed Restricted Unit Count / Percentage	
	Low Income	2 / 12.5%
	Moderate Income	1 / 6.25%
D.	Density Bonus (%) when providing 12.5% Low-Income Units	24.5%
E.	Site Density Allowed with 24.5% Density Bonus (C. * (1 + D.))	19

1) Bonus Density: 24.5% increase
2) Waivers (Please see description for waivers below)

REQUESTED WAIVERS:
a. Garage Minimum Size (SVMC 17.44.030(B))
b. Building Height (SVMC 17.20.040(E))
c. Front Setbacks (SVMC 17.10.040(C)(1))
d. Parking Placement (SVMC 17.44.030(J))
e. Upper Story Setbacks (ODS IV.B.2)
f. Perimeter Parking Lot Landscaping (ODS III.B.6)
g. Number of Driveways (ODS.III.B.4.)
h. Parking Screening (ODS III.B.1.b. (3))
i. Rear Setbacks (SVMC 17.10.040(C)(3))
j. Side Setbacks (SVMC 17.10.040(C)(2))
k. Open Space Requirement (ODS.VI.B.1.a)
l. Balcony Design Standards (ODS.VI.B.1.b.2)
m. Patio Design Standards (ODS.VI.B.1.b.3)

3) Concession: None (the project reserves the right to request its allowed concession).
4) Parking: None (the project reserves the right to request its allowed parking ratio).

CITY VENTURES
Building It Forward

Ridgewood West - Description of Requested Waivers

The Ridgewood West project is requesting these waivers to objective design standards that would physically prevent the project from being built, while still respecting the broader goals of the General Plan. The site presents a few unique challenges, like its proximity to the riparian area and unique shape, that make strict adherence to some of the standards difficult. These waivers would allow the project to use land efficiently and deliver the density allowed under SDBL. While flexibility is requested in some areas, we still intend to meet the core vision of the community and ensure a high-quality design.

Site Planning Waivers (C, D, I, J, K, H)

These waivers address site-specific challenges and optimize the land's residential development potential. **The Front Setbacks (C), Rear Setbacks (I), and Side Setbacks (J)** waivers help maximize buildable space around the riparian area. The **Parking Placement (D) and Parking Screening (H)** waiver ensures parking is efficiently located, prioritizing space for housing. The **Open Space Requirement (K)** waiver reduces open space allocation, providing more land for residential units. Additionally, the proximity to the riparian area offers a natural, green living experience by proximity.

Vertical Constraints Waivers (B, E)

The **Building Height (B)** waiver allows us to add a third floor, maximizing vertical space and increasing the number of units without expanding the project's footprint, while still blending with the neighborhood aesthetic. The **Upper Story Setbacks (E)** waiver allows more usable space on upper floors, increasing marketable square footage.

Miscellaneous Waivers (A, L, M, F, G)

The **Garage Minimum Size (A)** waiver allows for slightly smaller garages while still providing enough room for two cars. The **Balcony Design Standards (L) and Patio Design Standards (M)** waivers offer flexibility in the size of outdoor spaces, ensuring they remain functional and site-plan efficient. The **Perimeter Parking Lot Landscaping (F)** waiver reduces the area allocated to landscaping, allowing more space for housing while keeping the site visually appealing. The **Number of Driveways (G)** waiver is being requested to allow multiple driveways on Erba Lane.

City of Scotts Valley

Ridgewood West CEQA Addendum

June 2025

Wiseman Planning Services

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Note: All figures are inserted at the end of the document.

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None.

Appendix

Appendix A: Bay Village Planned Development Negative Declaration and Initial Study (Kimley-Horn & Associates, May 2021)

Introduction

Ridgewood West is a development project (the Project) proposed by City Ventures (Project Applicant) to construct 19 three-story townhome-style condominium residential units. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages. The Project will also include eight guest parking spaces.

The City of Scotts Valley has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) and has prepared this Addendum to the previously submitted Bay Village Planned Development project (described below).

Statutory Authority and Requirements

This environmental document has been prepared in conformance with *CEQA* (*California Public Resources Code* [*PRC*] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [*CCR*], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Scotts Valley.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Scotts Valley (City) is identified as the Lead Agency for the Project. This document has been prepared in accordance with CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project).

In determining whether an Addendum is the appropriate document to analyze modifications to the Project, CEQA Guidelines Section 15164 states:

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
b) An addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.
c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.
d) The decision-making body shall consider the addendum with the final EIR or adopted Negative Declaration prior to making a decision on the Project.

e) A brief explanation of the decision not to prepare a subsequent EIR or Negative Declaration pursuant to Section 15162 should be included in an addendum to an EIR or Negative Declaration, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Since the Bay Village Planned Development Mitigated Negative Declaration and Initial Study has been adopted (June 16, 2021), the environmental impacts of subsequent activities proposed under the Bay Village Project must be examined in light of the impact analysis in the certified Mitigated Negative Declaration to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are new significant effects or other grounds that require preparation of a subsequent Negative Declaration in support of further agency action on the Project. Under these guidelines, a subsequent Negative Declaration shall be prepared if any of the following criteria are met:

a) When an EIR has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
   1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects;
   2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects; or
   3) New information of substantial importance, which was not known and count not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
      A. The Project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
      B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or Negative Declaration;
      C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
      D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or Negative Declaration would substantially reduce

one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in the environmental analysis contained herein in the Addendum, none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

The environmental documentation (supported by the Initial Study, below), which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the Project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

Purpose of an Initial Study

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the Project;
5. Document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the Project; and
8. Assist in the preparation of an EIR or Negative Declaration, if required, by focusing the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

   CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

   - A description of the Project, including the location of the Project
   - Identification of the environmental setting
   - Identification of environmental effects by use of a checklist, matrix, or other

method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries

- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the Project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

9. With regards to the context of an Addendum, the Initial Study serves as the basis for substantial evidence that none of the elements of CEQA Guidelines Section 15162 requiring a subsequent EIR or Negative Declaration are triggered.

Responsible and Trustee Agencies

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

"Responsible Agency" means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term "responsible agency" includes all public agencies other than the Lead Agency, which have discretionary approval power over the Project. (Section 15381)

"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this Project, the City of Scotts Valley is the Lead Agency and has the sole responsibility of processing and approving the Project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the Project, or require consultation with the City of Scotts Valley.

Incorporation By Reference

Pertinent documents relating to this Initial Study have been cited in accordance with CEQA Guidelines Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this Initial Study. Information contained within these documents

has been utilized for this Initial Study. These documents are available for review at the City of Scotts Valley Community Development Department, and online.

Bay Village Planned Development Mitigated Negative Declaration and Initial Study

An application for the Bay Village Project was submitted and reviewed by the City in 2021. The Bay Village Project proposed to construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. The Project site's two existing lots were proposed to be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The Project included nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit was proposed to include a two-car garage and a 20-foot deep driveway.

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be less than significant with mitigation.

Fronting Erba Lane, the Bay Village Project included a five-foot sidewalk and six-foot landscaped planting strip and construction of a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10).

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

A Mitigated Negative Declaration and supporting Initial Study was adopted by the Scotts Valley City Council on June 16, 2021 and is incorporated by reference and can be found in Appendix A. The application was subsequently withdrawn and the Project was not constructed.

Initial Study

Background & Project Description

Project Title

Ridgewood West

Lead Agency Name and Address

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

Contact Person and Phone Number

Susie Pineda
Contract Planner
spineda@m-group.us

Project Location

As shown in Figure 1 Regional Location, and Figure 2 Project Vicinity, the Project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

City Ventures

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

Existing Project Area Conditions

West of the Project site is MacDorsa Park and the Scotts Valley City Hall. To the south is an electronics company office building and large parking lot. To the east across Erba Lane is a fire station (Scott Vally Fire District) and residential townhomes. To the north is an open lot and Ridgecrest Lane. Along the easterly boundary of the Project site is an existing oak riparian woodland habitat.

The total Project area is 1.04 acres (45,244 sf). The westerly side of the Project Site consists of an existing rolled curb that collect stormwater from Erba Lane, as well as the on-site asphalt parking area.

The northern three-quarters of the site is raised higher than the southern paved area, and an approximately 5-10 foot hill between the paved areas. The Project site elevation ranges from approximately 581-620 feet in sea level.

Site Plan and Building

As shown in Figure 3 Site Plan, the proposed the Project would construct 19 three-story townhome-style condominium residential units in four separate buildings. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages with driveways for two additional parking spaces. The Project will also include 10 guest parking spaces. A color rendering of a typical building is shown in Figure 4 Color Rendering. Typical building elevations are shown in Figure 5 Front Elevation and Figure 6 Rear Elevation.

Building design represent contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details.

The Project site's two existing parcels that would be subdivided into a one lot subdivision for the purpose of subdividing airspace for the 19 condominium units.

State Density Bonus

The current zoning is Residential High Density has a maximum allowed base density of 15 dwelling units per acre. With a Project site of 1.04 acres, 16 units are allowed. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Bonus Density. Gov Code Section 65915(f) allows for a 23% Density Bonus when 12% of base units are dedicated to low income households. Per SB 330, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (per Govt. Code Section 65915(b)(1) and incentives or concessions (per Govt. Code Section 65915(d)(1) pursuant to SDBL. The Project Applicant has applied for various development standards waivers related to site and building design, parking, and open space as described in the Project plans (Sheet PI 1.3, dated January 16, 2025).

Riparian Woodland Protection

To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy), as shown in Figure 7 Site Improvements (Sheet C2.1, dated 10/3/24).

A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone.

Site Improvements

Fronting Erba Lane, the Project includes a five-foot sidewalk, parking aprons, and landscaping. A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access.

Grading for the Project would require a cut of 1,770 cubic yards of soil, and fill of 925 cubic yards, for a net export of 845 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the Project site.

The total new impervious area of 26,345 sf would replace the existing impervious area with an equivalent impervious area of 23,900 sf. The total pervious and landscape areas would be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Landscaping

There are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 (Tree Protection Ordinance) and would remain (*Arborist Report*, HMH, Revised 3/21/25).

As shown in Figure 9 Conceptual Landscape Plan (Sheet L1.1,Conceptual Landscape Plan, dated 1/16/25), landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The exiting informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed.

A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

Project-Related Approvals, Agreements and Permits

- Vesting Tentative Tract Map
- SB330 (State Density Bonus) Waivers and Concessions
- Design Review
- Environmental Review
- Cultural Resources Alteration Application CR24-002

Other public agencies whose approval is required

None.

Environmental Checklist

In accordance with *CEQA*, *Public Resources Code* Sections 21000-21178.1, this Initial Study has been prepared to analyze whether any new or more significant environmental impacts could occur from implementation of the Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Project. This section analyzes the potential environmental impacts associated with the Project.

As demonstrated in Environmental Analysis Sections below, none of the conditions that had been analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project) would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified.

The Project (Ridgewood West) would result in a minor increase in density (10 to 19 units) in context to the City's General Plan buildout of residential development, while also providing affordable housing to be integrated and constructed on the Project site.

Criteria used to analyze potential impacts associated with the Project including the following:

1) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
2) A finding of "New Mitigation is Required" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
3) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will

reduce a significant impact identified in the previously prepared environmental document.

5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.
   a) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
   b) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
   c) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question;
   b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
   c) the previously approved mitigation measure identified, if any, to reduce the

impact to less than significance.

New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussed below.

	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural and Tribal Cultural Resources		Public Services
	Energy		Recreation
	Geology and Soils		Transportation
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		

Lead Agency Determination

On the basis of this evaluation:

	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.
X	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?			X	
a) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
b) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?			X	
c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

The Bay Village Project Initial Study determined that scenic vistas, scenic resources, and visual character would not be affected therefore concluded there would be *no impact*. The Initial Study also concluded that impacts to light and glare would be *less than significant*.

Following is a brief discussion of the impacts to aesthetic conditions which *remain unchanged* with the proposed Project.

Scenic Vista

The Project site is relatively flat and is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. There are no scenic vistas in the vicinity of the Project site.

Therefore, there would be *no new impact* to scenic vistas.

Scenic Resources and Visual Character

The Project site is not located along a state scenic highway or designated scenic corridor. Although the Project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the Project is subject to design review, which would provide an opportunity for further evaluation that the Project would not adversely impact the visual character of the area.

Therefore, there would be *no new impact* to scenic resources or visual character.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting, street lighting, parking lot lighting, and vehicle headlights. The Project would include outdoor lighting typical to a residential development. All lighting fixtures would be directed downward and shielded or recessed so that the lighting source is not directly visible from the public right-of-way or adjoining properties. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the Project applicant to use no pole lights and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses.

Therefore, there would be *no new impact* to light and glare.

Findings

The Project is similar to the Bay Village Project with respect to Aesthetics. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* to agriculture and forestry resources.

The Project site is not located on land that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency.

These conditions *remain unchanged* with the proposed Project and therefore there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to agriculture and forestry resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Air Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Discussion

The Bay Village Project Initial Study determined that air quality impacts would be *less than significant*, with the exception of odors which was determined to have *no impact*.

Following is a brief discussion of the impacts to air quality conditions which *remain unchanged* with the proposed Project.

Air Quality Plan and Air Quality Standards

The Project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP) The 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone AAQS to achieving the 8-hour ozone requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm[1].

The following MBARD rules would limit emissions of air pollutants from construction and operation of residential development pursuant to the Project:

[1] On October 1, 2015, U.S. EPA adopted a new 8-hour ozone standard of 0.070 ppm. However, U.S. EPA has not yet reviewed recent NCCAB emissions to determine attainment with the current 0.070 ppm standard. Therefore, this attainment status is based upon U.S. EPA's prior 0.075 ppm standard.

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

The MBARD's 2008 CEQA Air Quality Guidelines provides criteria for determining cumulative impacts and consistency. The CEQA Air Quality Guidelines note that a project which is inconsistent with an Air Quality Plan would have a significant cumulative impact on regional air quality. Any emissions sources that would be generated as part of the Project would be subject to the MBARD rules and regulations. The Project (the point source) does not include any processes or activities that would emit air pollutants and therefore does not have the potential for significant impacts that would conflict with the AQMP. The Project would be consistent with the AQMP for the Monterey Bay Region and would not make a considerable contribution to this existing, cumulatively significant impact.

Therefore, there would be *no new impact*.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Based on this emissions threshold, construction activity occurring on more than 2.2 acres per day may result in significant PM_{10} emissions (MBARD, 2015). Because development of the Project would not result construction activity occurring on more than 2.2 acres per day, impacts would remain less than significant.

However, grading activities during construction could cause dust accumulation in the Project area. Implementation of standard conditions of approval (described below) would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the Project site.

Furthermore, standard conditions of approval require that development projects reduce dust generation from project grading and construction to minimal levels, the Project proponent shall

require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

- Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
- A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the Project to spray exposed earth surfaces.
- In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
- The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
- Roadway(s) along the Project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
- No grading activities shall occur during days of high wind velocity.
- Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
- Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

Therefore, there would be *no new impact*.

Operational

The Project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with Project buildout is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions.

Therefore, the Project would not generate a significant level of operational emissions and there would be *no new impact*.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations.

Furthermore, standard conditions of approval require that prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Therefore, there would be *no new impact*.

Odors

During construction activities, temporary odors from vehicles exhaust and construction equipment engine would occur. However, construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the Project and there would be *no new impact*.

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not include any uses that would be associated with objectionable odors. Odor emissions from the Project would be limited to odors associated with vehicle and engine exhaust and idling cars. The Project does not include any known sources of objectionable odors associated with the long-term operational use and therefore there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to air quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory				X

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be *less than significant with mitigation*.

No impacts were identified for wetlands or biologically-related policies and plans.

Monk & Associates (M&A) conducted peer review (dated 8/6/2024) of the *Biological Assessment* of the Bay Village Project prepared by Biotic Resources Group (dated 5/31/19). An Arborist Report for the Project was prepared by HMH (dated 3/21/25). The analysis below is based on the findings of these assessments.

A discussion of the impacts follows describing the changes to the Project and its effect in creating *reduced impacts* and *eliminating* the mitigation measures associated with impacts to coast live oak riparian woodland.

Special Status Species

Special-status species are those plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society [CNPS]). Special-status species also include plants and animals

that meet the definition of endangered, rare, or threatened under the California Environmental Quality Act (CEQA) (14 CCR §15380) that may include species not found on either CESA or FESA lists.

The Biological Assessment includes lists of special-status plant and wildlife species known from the area and if there is suitable habitat on site for each of them. This was compared to an updated list created by M&A in 2024.

Sensitive Natural Communities

Bay Village Project Initial Study

The Bay Village Project Initial Study (see Appendix A) identified two significant impacts to sensitive the oak riparian woodland, both during construction and after construction. To reduce these impacts to a *less than significant* level, the following mitigation measures were identified:

- MM BIO-1: Oak Riparian Woodland -Project Construction
- MM BIO-2: Oak Riparian Woodland Post-Construction

These mitigation measures were identified due to the fact that the Bay Village Project included limited improvements (a 42-inch high guardrail on top of a retaining wall) within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As noted in the *Preliminary Arborists Report, Preliminary Tree Inventory and Assessment* (Kurt Fouts, revised March 2020) (the Revised Arborists Report), some oak trees would have required targeted clearance pruning for grading equipment (T29 and T30) and hand grading near them. Impacts to two oak trees (T35 and T38), adjacent to Lot 6 would have been greater, and would likely needed to be removed. The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identified an open area east of Lot 7 be used for the tree replacement plantings.

As described below, the proposed Project no longer includes these impacts.

Proposed Project

According to the Arborist Report (HMH, 3/21/25) and as shown on Figure 10 Existing Tree Map, there are 40 coast live oaks (*Quercus agrifolia*) and one Monterey cypress (*Hespercyparis macrocarpa*) on the Project site.

The dense coast live oak riparian woodland surrounds the unnamed creek to the east of the Project site. The mature coast live oak trees are both growing within the Project site, on the creek bank, and on the City's property on the opposite side of the creek. Many of the trees growing on the opposite side of the bank lean onto the Project site.

Within the woodland understory, though leaf litter was a dominant cover, the dominant plant species present are invasive French broom (*Genista monspessulana*), native poison oak (*Toxicodendron diversilobium*) and California blackberry (*Rubus ursinus*). Other plant species present in the understory include dogtail grass (*Cynosurus echinatus*), rattlesnake grass (*Briza maxima*), sock destroyer (*Torilis arvensis*), slender wild oat, petty spurge (*Euphorbia peplus*), Italian thistle, ripgut grass (*Bromus diandrus*) and cranesbill (*Geranium purpureum*).

The coast live oak riparian woodland provides high value habitat for a variety of wildlife species, as described in the Biological Assessment prepared by Biotic Resource Group. Some of the wildlife observed in the riparian habitat during M&A's 2024 site visit included Red-shouldered Hawk (*Buteo lineatus*), Acorn Woodpecker (*Melanerpes formicivorus*), Western Flycatcher (*Empidonax difficilis*), California Scrub Jay (*Aphelocoma californica*), Chestnut-backed Chickadee (*Poecile rufescens*), Oak Titmouse (*Baeolophus inornatus*), Bushtit (*Psaltriparus minimus*) and California Towhee (*Melozone crissalis*).

The Biological Assessment provided an extensive search of special-status plants known within the vicinity of the Project site and determined that the potential for special-status plants on the project site is very low due to the lack of suitable habitat and the conditions of the site. As such, no measures related to special-status plants were recommended in the Biological Assessment. M&A determined that most all the special-status plants in the area require more specialized habitats than the Project site supports, such as serpentine soil, chaparral habitat, mesic conditions, coniferous forests, bogs, or marshes.

There is very little suitable habitat for one species, bent-flowered fiddleneck (*Amsinckia lunaris*) on the Project site in the form of some suitable grassland and woodland habitat on site. Bent-flowered fiddleneck is a CNPS Rank 1B.2 species (rare, threatened or endangered in California) but has no state or federal status. This annual member of the borage family is found in in open woods, coastal bluff scrub, and grassland habitats at elevations of 3 to 500 meters. Bent-flowered fiddleneck blooms between March and June.

The Biotic Resources Group conducted a survey of the project site in May 2019 and M&A conducted a site visit in June 2024. Bent-flowered fiddleneck was not observed during either of these surveys when the plant would have been identifiable. As such, this species is not expected to be on the Project site and no impacts are expected.

M&A concurs with the Biological Assessment and no mitigation measures for sensitive natural communities are recommended pursuant to CEQA. Because the Project will no longer require construction (i.e., retaining walls and tree removal/pruning) resulting in a *reduced impact*.

State and Federal Regulated Waterways and Federal Wetlands

Development of the Project would occur adjacent to a regulated waterway. The Project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction; however, the Project is located outside of the oak riparian woodland dripline. As shown in Figure 3: Site Plan, construction would not require

the removal of vegetation in the streambank, nor on the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD.

Therefore, there would be *no new impact*.

Special Status Species, Wildlife Corridors, and Nursery Sites

Bay Village Project Initial Study

The Bay Village Project Initial Study determined that the Project site provides suitable habitat for the San Francisco dusky-footed woodrat and nesting birds. To protect these sensitive animal species, mitigation measure MM BIO-4: Protection of Sensitive Animal Species was identified to reduce these impacts to a *less than significant* level:

Proposed Project

The Biological Assessment provides a list of special-status wildlife species known in the Project area and determined the only special-status species that may occur onsite is the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). There are no California Natural Diversity Database (CNDDB) occurrences of this species within three miles of the project site and M&A did not observe any of this rodent's distinctive stick nests onsite.

M&A concurred with the Biological Assessment that there is some suitable habitat on the Project site for the woodrat. Although they were not observed during the Biotic Resources Group survey in 2019 or M&A's survey in 2024, M&A recommends that preconstruction survey should be conducted prior to the start of any work within the riparian zone, should work in this area be proposed, to ensure that this special-status species has not moved onsite and could be impacted by site work/grading.

M&A also concurred with the Biological Assessment that there are no other special-status species likely to occur on the Project site due to the absence of suitable habitats. Many special-status wildlife species known from the area live in specialized habitats that are not present on the Project site.

M&A concluded that the recommended measures are sufficient for both the woodrat and nesting birds; however, M&A recommends nesting bird surveys be conducted earlier (February 1) than the Biological Assessment recommended as many bird species may begin nesting then.

Based on this recommendation, MM BIO4 is amended as follows:

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the

applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

2. If construction is scheduled to begin between ~~March 1~~ February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Implementation of this revised MM BIO-4 would result in a *reduced impact*.

Conflict with Local Polices, HCP or NCCP, or Other Conservation Plan

The Bay Village Project Initial Study determined that there would be no conflicts with any local policies or applicable HCP's and there would be *no impact*.

As shown in Figure 3: Site Plan, the Project would preserve all of the oak riparian woodland on the Project site and the footprint of the buildings and associated site improvements (e.g. pathways) are located outside of the dripline of the oak riparian woodland.

As described in the Bay Village Project Initial Study, a habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the Project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed Project would not conflict with any local policies or applicable HCP's and there would be *no new impact*.

Findings

Different from the Bay Village Project, the Project will remain outside of the City-required riparian setback and site development plans will conform to the requirements presented in the Biological Assessment prepared by Biotic Resources Group and peer reviewed by M&A, thereby avoiding impacts to the coast live oak riparian woodland. MM BIO-4 will extend the timeline by one month (from March 1 to February 1) to conduct a search for active bird nests in the vicinity of the work site should construction occur during this time period.

Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact* on biological resources.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion

The Bay Village Project Initial Study determined there would be *no impacts* to cultural resources.

Following is a brief discussion of the impacts to cultural resource conditions which *remain unchanged* with the proposed Project.

Cultural Resources

The Scotts Valley General Plan (2023) Figure OSC-6 Cultural Resource Areas indicates that the Project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the Project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the Project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Albion prepared a subsequent technical letter report (dated 1/7/25) to analyze potential impacts associated with the proposed Project. The report concurred with their previous

assessment (March 2020) that there are no potentially significant cultural materials present in the Project area, and that monitoring should still occur during all ground-disturbing activities.

Standard conditions of approval for development require that the Project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not 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. The Project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the Project contractor shall immediately stop all earth disturbing work within a 50-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The Project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the Project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

1) Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

2) Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;
3) Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
4) If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
5) Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Therefore, there would be *no new impacts*.

Human Remains

No known human remains are located on the Project site. Pursuant to section 7050.5 of the Health and Safety Code, if human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the Project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e).

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Energy Consumption

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Result in potentially significant environmental impact due to			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* on energy consumption.

Following is a brief discussion of the impacts to energy consumption conditions which *remain unchanged* with the Project.

Energy consumption associated with construction of the Project would be temporary and short-term. Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Additionally, the Project includes other design features including efficient low-energy lighting, and natural ventilation systems.

The Project would also be required to be built according to City and State energy efficiency standards. The Project would be required to comply with existing regulations, including applicable measures from the City's General Plan. Vehicle trips and energy consumption would be less carbon intensive as compared to historic levels due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to energy consumption. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

The Bay Village Project Initial Study determined that impacts to geology and soils would be *less than significant*, with the exception of soils being suitable for septic tanks, which was found to have *no impact*.

Following is a brief discussion of the impacts to geology and soil conditions which *remain unchanged* with the proposed Project.

Earthquake Faults, Landslides, and Seismic Ground Shaking

Project construction would subject the buildings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay area. As part of any future Planned Development application submitted to the City of Scotts Valley, the Project applicant would be required to submit plans that are in compliance with the latest California Building Code (CBC) standards consistent with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code.

Prior to approval of any entitlements, City staff is required to review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to ensure that construction occurs consistent with approved plans.

The Scotts Valley General Plan (2023), Figure SN-4: Liquefaction Potential indicates that the Project site is not in an area for liquefaction. Figure SN-5: Landslide Deposits indicates that the site is in an area containing landslide deposits. Figure OSC-1 Slopes, indicate that the Project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the Project site is moderately low.

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the Project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

A subsequent geotechnical investigation was prepared by Quantum Geotechnical (Quantum Geotechnical, Inc., in March 2024. The investigation determined that the site is suitable for the construction of the proposed Project provided the recommendations presented in their report are incorporated into the project plans and specifications.

Because compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code is required for all future project, potential impacts associated with earthquake-related ground rupture there would be *no new impact*.

Soil Erosion

The Project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the Project site, which would limit the amount of exposed soil area that would be subject to erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities.

Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that there would be *no new impact* to soil erosion.

Sewage Disposal

The Project would involve disposal of wastewater through the City's existing sanitary sewer system, and there would be no septic systems constructed as part of the Project. Therefore, *no new impact* would occur.

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the Project site. However, development of the Project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to geology and soils. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

The Bay Village Project Initial Study determined that impacts to greenhouse gas (GHG) emissions would be *less than significant*.

Following is a brief discussion of the impacts to GHG emissions which *remain unchanged* with the proposed Project.

Construction

Construction of the Project would result in direct emissions of CO_2, N_2O, and CH_4 from the operation of construction equipment and the transport of materials. MBARD does not have a threshold for construction GHG emissions, which would be one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the Project. In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the CARB Mandatory Reporting program requirements are triggered for sources of GHG emissions exceeding 2,500 $MTCO_2e$) per year.

AB 32 requires California agencies to take actions that reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050.

Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change; therefore this impact typically involves an analysis to determine if a project's GHG emissions are cumulatively considerable (significant cumulative impact). Once construction is complete, the generation of construction-related GHG emissions would cease. The Project is not expected to exceed the CARB Mandatory Reporting applicability level of 2,500 $MTCO_2e$ per year.

As a result, there would be *no new impact* associated with short-term GHG emissions during construction.

Operational

Operational or long-term emissions would occur over the Project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the Project, the energy required to convey water to, and wastewater from the Project site, the emissions associated with solid waste generated from the Project site, and any fugitive refrigerants from air conditioning or refrigerators. The Project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

Additionally, the Project includes water-efficient landscape, water-reducing features, and low-impact development practices to reduce water use. The Project is an example of "smart growth" strategies based on infill, density, and unit types. Energy use of the completed residential units would be less than similar units constructed in previous years because their construction is required to comply with the energy efficiency standards of the California Building Code.

All these factors result in a project that would not significantly contribute to a cumulative GHG impact and there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to GHG emissions. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
response plan or emergency evacuation plan?				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion

The Bay Village Project Initial Study determined that impacts from hazardous substances would be *less than significant*.

No impacts were identified for emergency response or aviation facilities.

Following is a brief discussion of the impacts to hazards and hazardous materials which *remain unchanged* with the Project.

Hazardous Substances

Regarding on-site hazards, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No records of the Project site were found pertaining to open cases of LUSTs, toxic releases, or site cleanup requirements. The Project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the Project site) due to diesel contamination[2]. Given the distance from the Project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

It is likely that oils, lubricants, and similar materials may be used to maintain and/or fuel construction vehicles and machinery during the construction phase of the Project. Standard conditions of approval require the Project applicant to have the construction contractor implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

The Project's residential uses may involve use and storage of some materials that are considered hazardous, although these materials are typically limited to everyday use solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be substantially different from household chemicals and solvents already in use throughout the City. Therefore, there would be *no new impacts*.

Release of Substances Near Schools

The Project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the Project site. However, project construction and operation would not involve the emission of hazardous materials, therefore there would be *no new impacts*.

Emergency Response

General Plan Safety Element Figure SN-6 Evacuation Routes shows Scotts Valley Drive as a primary evacuation route in the City's Emergency Response Plan. Construction of the Project would not change the function of Scotts Valley Drive as a primary evacuation route. Therefore, there would be *no new impacts*.

Public Airport or Private Airstrip

The Project site is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there would be *no new impact*.

Wildland Fire

Refer to the Wildfire Section below.

Findings

The Project is similar to the Bay Village Project with respect to hazards and hazardous materials. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
iv. Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* to groundwater, flood hazards or conflicts with water quality plans. Impacts associated with drainage were determined to be *less than significant*.

Following is a brief discussion of the impacts to hydrology and water quality which *remain unchanged* with the Project. Therefore, there would be *no new impact*.

Groundwater Demand

Based upon the *2020 Urban Water Management Plan for SLVWD and SVWD* (Montgomery & Associated, 2021), SLVWD has adequate supply to meet water demand during normal, dry, and multiple-dry years through 2040. [3] The project-generated increase in potable water demand would not exceed the supply capacity nor the capacity of the water delivery system.

Based upon preliminary review of the project, the San Lorenzo Valley Water District issued a "Will Serve" letter to the project applicant dated February 7, 2024 for potable water supply. This water would be delivered to the project site an existing service line on Erba Lane.

Therefore, there would be *no new impact*.

Groundwater Recharge and Stormwater Runoff

As shown in Figure OSC-2: Watersheds of the City's General Plan (2023), the Project site is located in the Carbonera watershed as part of the Santa Margarita Groundwater Basin.

3 Refer to Tables 12-2, 12-4, and 12-6 of the SVWD 2020 Urban Water Management Plan for normal, dry, and multiple dry-years supply and demand comparison.

The total new impervious area of 26,345 sf will replace the existing impervious area with an equivalent impervious area of 23,900 sf. The Total pervious and landscape areas will be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan (SCP) identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Because the Project would disturb more than one acre of land, the construction contractors would be required to adhere to the National Pollution Discharge Elimination System Construction General Permit, which mandates preparation and implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP would include detailed BMPs to provide erosion control and hazardous materials measures for all construction activities. The SWPPP must describe the type, location, and function of stormwater BMPs to be implemented during construction and must demonstrate that the combination of BMPs selected is adequate to meet the discharge prohibitions, effluent standards, and receiving water limitations contained in the Construction General Permit.

Furthermore, standard conditions of approval require the developer and construction contractor to implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Implementation of recommendations as described in the SCP and preparation of a SWPPP for review and approval prior to construction activities would ensure that there would be *no new impacts* from stormwater runoff.

Floodplains, Seiche, Tsunami and Mudflow Related Hazards

The property is not located within a floodplain. There is no possibility of a seiche or tsunami occurring that could affect the Project. The Project is not located on or near a lake or ocean coastline. Therefore, the Project would have *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to hydrology and water quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to land use and planning.

Following is a brief discussion of the impacts to land use and planning conditions which *remain unchanged* with the proposed Project.

Surrounding the Project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the Project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The Project site is currently zoned Residential High Density (R-H). Additionally, the Project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units.

Per State Density Bonus Law (SDBL), the Project Applicant is requesting to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Therefore, the Project would be consistent with the existing zoning and General Plan land use designations and there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to land use and planning. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to mineral resources.

Following is a brief discussion of the impacts to mineral resource conditions which *remain unchanged* with the proposed Project.

The Project is not located in an area known to contain regionally significant mineral resources and would not result in the loss of the availability of a known mineral resource of regional value. Additionally, the Project site is not located in an area that has been identified by the City of Scotts Valley General Plan (2023) as a locally important mineral resource recovery site.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to mineral resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Noise

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				

Discussion

The Bay Village Project Initial Study determined that impacts from ambient noise levels would be *less than significant*.

No impacts were identified for noise levels located in the vicinity of an aviation facility.

Following is a brief discussion of the impacts to noise conditions which *remain unchanged* with the Project.

Short Term Noise Levels

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g. land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site. Project construction would occur adjacent to existing single-family residences on Erba Lane. However, construction activities would occur throughout the Project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the Project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the Project site and there would be *no new impacts*.

Long Term Noise Levels

Scotts Valley General Plan (2023) Figure SN-7: Noise Contours indicates that the Project site is in an area with ambient noise levels that are less than 60dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the Project would create new sources of noise in the Project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would be similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the "daytime" activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City's General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be *no new impact* from long-term noise levels.

Exposure to Groundborne Vibrations

Because the Project would not require the use of heavy construction equipment, the residences located approximately 30 feet from the Project's construction area would not be exposed to vibrations levels exceeding the FTA's 0.20 in/sec PPV significance threshold vibrations. Therefore, there would be no vibration impacts.

Future project residents may experience occasional groundborne vibrations from nearby traffic on Scotts Valley Drive when large trucks use the roadway. But this vibration is not expected to be frequent nor at high levels and therefore there would be *no new impacts*.

Airport or Private Airstrip Noise

the Project site is not located within any airport noise impact contours and not located within the vicinity of any private air strip, and therefore there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to noise. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to population and housing.

Following is a brief discussion of the impacts to population and housing conditions which *remain unchanged* with the proposed Project.

The Project would result in a relatively small increase in population (51 persons [4]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (2023) as well as the Association of Monterey Bay Area Government's 2022 Regional Growth Forecast for the City of Scotts Valley population of 11,868 by 2040. Therefore, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to population and housing. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent

[4] . The average household size for Scotts Valley is 2.67 persons which estimates 51 persons for a project with 19 units.

Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Public Services

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project result in:				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	
			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to public services.

Following is a brief discussion of the impacts to public services conditions which *remain unchanged* with the proposed Project.

Fire Services

The Project is located in an existing urban area that is currently served by the Scotts Valley Fire Protection District. The closest fire station is located across the street from the Project site. Therefore, there would be *no new impact*.

Police Services

The Project would add approximately 51 new residents to the City who would occasionally need police services. This type of additional service would not generate a demand beyond what the police department can accommodate. The Scotts Valley Police department is located west and adjacent to the Project site at City Hall. Therefore, there would be *no new impact*.

Schools

The Project would add approximately 51 new residents to the City, some of whom would be students attending schools within the Scotts Valley Unified School District. These additional students would not generate a significant demand on the area school system and therefore there would be *no new impact*.

Parks

The Project would add approximately 51 new residents to the City who would occasionally utilize City parks and recreational programs; however, this additional use would not generate a demand beyond what the City Parks Department can accommodate and no new additional park facilities would be required. Additionally, as a standard condition of the approval, the Project would be required to pay a parks and recreation in-lieu fee as part of their building permit. Therefore, there would be *no new impact*.

Other Public Facilities

The Project does not have the potential to affect other public facilities, in excess of that previously considered by the General Plan. Therefore, there would be *no new impact.*

Findings

The Project is similar to the Bay Village Project with respect to public services. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Recreation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to recreation.

Following is a brief discussion of the impacts to recreation conditions which *remain unchanged* with the proposed Project.

Scotts Valley has a total of seven parks, ranging in size from a half-acre to 7.5 acres. Recreational facilities are also available at local schools, the Scotts Valley Senior Center, and Scotts Valley Community Center. The proposed project would not require the construction of new or expanded recreational facilities and standard conditions require the developer pay an in-lieu park fee. Therefore there would be *no new impact*.

Finding

The Project is similar to the Bay Village Project with respect to recreation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Transportation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to transportation.

Following is a brief discussion of the impacts to transportation conditions which *remain unchanged* with the proposed Project.

Conflict with City Policies or Programs, Increase Hazards, Impair Emergency Access

A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking; consistent with City standards.

The Project would not conflict with City policies or programs regarding the circulation system, including transit, roadway, bicycle and pedestrian facilities. The Project would not cause a hazard nor impair emergency access.

Therefore, there would be *no new impact*.

Increase Vehicle Miles Travelled

Vehicle Miles Traveled (VMT) is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. Scotts Valley's *Analyzing Vehicle Miles Traveled for CEQA Compliance* (Kimley-Horn and Associates, December 2023) establishes VMT significance criteria for CEQA analysis.

The VMT Implementation includes screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Projects that provide at least 20% of the residential portion of a project as affordable (very low, low, and/or moderate income) are exempt from further VMT analysis. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units. Because the Project would provide greater than 20% of the units as affordable, it is exempt from VMT and there would be *no new impact*.

Advanced Mobility Group (AMG) prepared a trip generation estimate for the Project (AMG, 12/21/24). Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual,11th Edition (2021)*. The ITE estimated rate for mid-rise multi-family housing is 6.74 average daily trips per household (ITE Code 220). This would result in 128 trips per day for the 19 residential units. Upon issuance of the building permit, the project would be required to pay a City traffic impact fee.

Findings

The Project is similar to the Bay Village Project with respect to transportation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to tribal cultural resources.

Following is a brief discussion of the impacts to tribal cultural resource conditions which *remain unchanged* with the proposed Project.

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency to formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested.

As part of the Bay Village Project, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley (as Lead Agency under CEQA) regarding Tribal Cultural Resources. This Initial Study serves as an Addendum to the Bay Village Project Initial Study. As such, further consultation is not required as there are no new significant effects and tribal cultural resources remain unchanged. Therefore, there are *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to tribal cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

The Bay Village Project Initial Study determined that impacts to utilities and service systems would be *less than significant*, with the exception of solid waste, which was determined to have *no impact*.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

Water Treatment Facilities

The 19 proposed residential units would result in a daily water demand of 1,045 gallons per day or approximately two-acre feet per year (AFY).[5] Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, 2/7/24). Therefore, there would be *no new impact*.

Wastewater Treatment Facilities

Conservatively assuming that all of the project's potable water use becomes wastewater, the project would generate approximately 1,045 gallons of wastewater per day (gpd). Wastewater from the project would gravity flow to an existing six-inch diameter sanitary sewer main that extends along Erba Lane and connects to a 10-inch diameter sewer main on Scotts Valley Drive.

Based on the City of Scotts Valley Sewer System Management Plan (SSMP, Carollo, December 2021), the City's peak wet weather flow (PWWF) is estimated to increase from 5.40 mgd (2020) to 5.78 mgd by 2040, for an increase of 0.38 mgd (see SSMP Table 9.1). The capacity evaluation found that the lift stations and force mains have sufficient capacity through 2040.

The SSMP includes a capacity analysis to identify areas in the sewer system where flow restrictions occur or where pipe capacity is insufficient to convey design flows. The majority of the City sewers contain sufficient capacity to accommodate existing and future design flows without exceeding the established capacity criteria. However, there are a few exceptions where existing sewers were recommended to be replaced by larger diameter sewers, along with various lift station rehabilitation projects.

In particular, Project GM-2: Scotts Valley Drive Diversion identifies constructing a diversion structure that diverts flow from the 10-inch diameter sewer to a parallel 18-inch diameter sewer for approximately 60 feet along Scotts Valley Drive. This project is required because the flow within the existing 10-inch diameter gravity sewer causes upstream manholes to overflow under PWWF conditions. Additional study is recommended to determine the optimal location and construction cost for this project.

Given the increase in wastewater associated with the Project, a Condition of Approval has been included as part of the Project which requires that prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-

5 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (19 residents x 55 gallons/day) = 1,045 (gallons/day)

inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure.

Therefore, there would be *no new impact*.

Electric Power, Natural Gas, or Telecommunications

The Project would require new connections to PG&E for electricity and natural gas. In addition, the Project would require new telecommunication connections with the respective service providers. The Project site is surrounded by commercial development to the south, and east and single-family residential to the west, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the Project site, there would be *no new impact*.

Solid Waste

The Project would generate approximately 232 pounds of daily solid waste. [6] This represents less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills [7], respectively. Because both landfills have adequate capacity there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to utilities and service systems. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Wildfire

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				

6 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 232 pounds/day.
7 The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day. The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to wildfires.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the relative wildfire risk in areas of large population by intersecting residential housing density with proximate fire threat according to three risk levels, namely Moderate, High, and Very High. Wildfires are large-scale brush and grass fires in undeveloped areas.

In February of 2025, California issued a revised map identifying Fire Hazard Severity Zones (FHSZ) in Local Responsibility Areas for the City of Scotts Valley. As shown in Figure 11 Local Responsibility Area Fire Hazard Severity Zones, upland areas surrounding the more urbanized

valley floor are identified as "High" or "Moderate" FHSZs and will require compliance with General Plan Policy SN-1.13 and other applicable City and State fire protection requirements. [8]

The Project site is located within an urbanized area and is not within a "High" or "Moderate" FHSZ as mapped by CALFIRE. Additionally, the Project would incorporate all applicable fire safety code requirements, including fire protection devices in all residential units and appropriate fire-resistant landscaping on the Project site, as required by the Scotts Valley Fire District, and therefore there would be *no new impact*.

The project site is located in an existing, well-established urban setting. It is adjacent to Scotts Valley City Hall and a Scotts Valley Fire Protection District fire station is located across the street from the Project site. Pretty much an optimal location! As such it is reasonable to assume that the Project would not affect emergency response/evacuation plans, would not expose residents or structures to a wildfire risk, and would not exacerbate fire risk. Therefore, there would be *no impact*.

Findings

The Project is similar to the Bay Village Project with respect to wildfire. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Does the Project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife			X	

[8] **Policy SN-1.13: Fire Safety Systems** requires the City, in cooperation with the fire district, to require that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class "C" or better roof cover for structures in the non-wildland fire hazard area/Local Responsibility Area (LRA), Class "B" or better roof covering for moderate or high wildland fire hazard area/ State Responsibility Area (SRA), fire detection, and alarm systems.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion

As discussed in the individual sections, the Project would not degrade the quality of the environment with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Bay Village Initial Study -- Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction will no longer be required. This is because the proposed Project no longer encroaches into the coast live oak riparian woodland.

As described in the environmental resource sections of this Initial Study, the Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

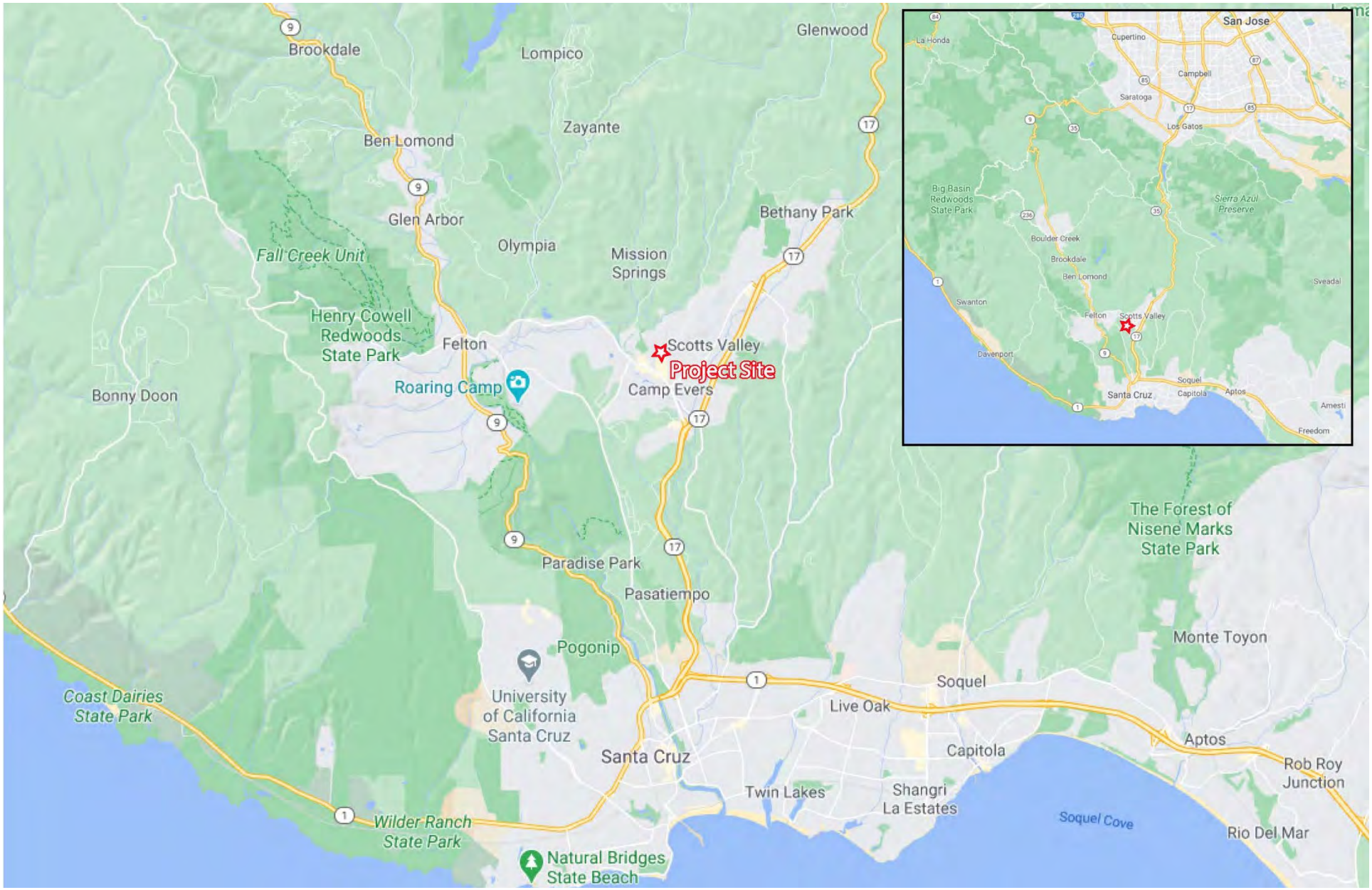
The Project would result in temporary air quality and noise impacts during construction. With the implementation of the identified Standard Conditions of Approval, and consistency with

adopted City policies, construction impacts would be mitigated to a less than significant level. As described above, these impacts would be temporary and the Project would not have cumulatively considerable impacts on air quality and noise impacts in the Project area.

The Project would have a less than significant impact or no impact on the remaining environmental resources and would not contribute to cumulative impacts to these resources. Therefore, the Project would not cause a cumulatively considerable impact and no mitigation is required.

Findings

No New Impact. The proposed Project would not result in any new impacts or increase the severity of impacts.

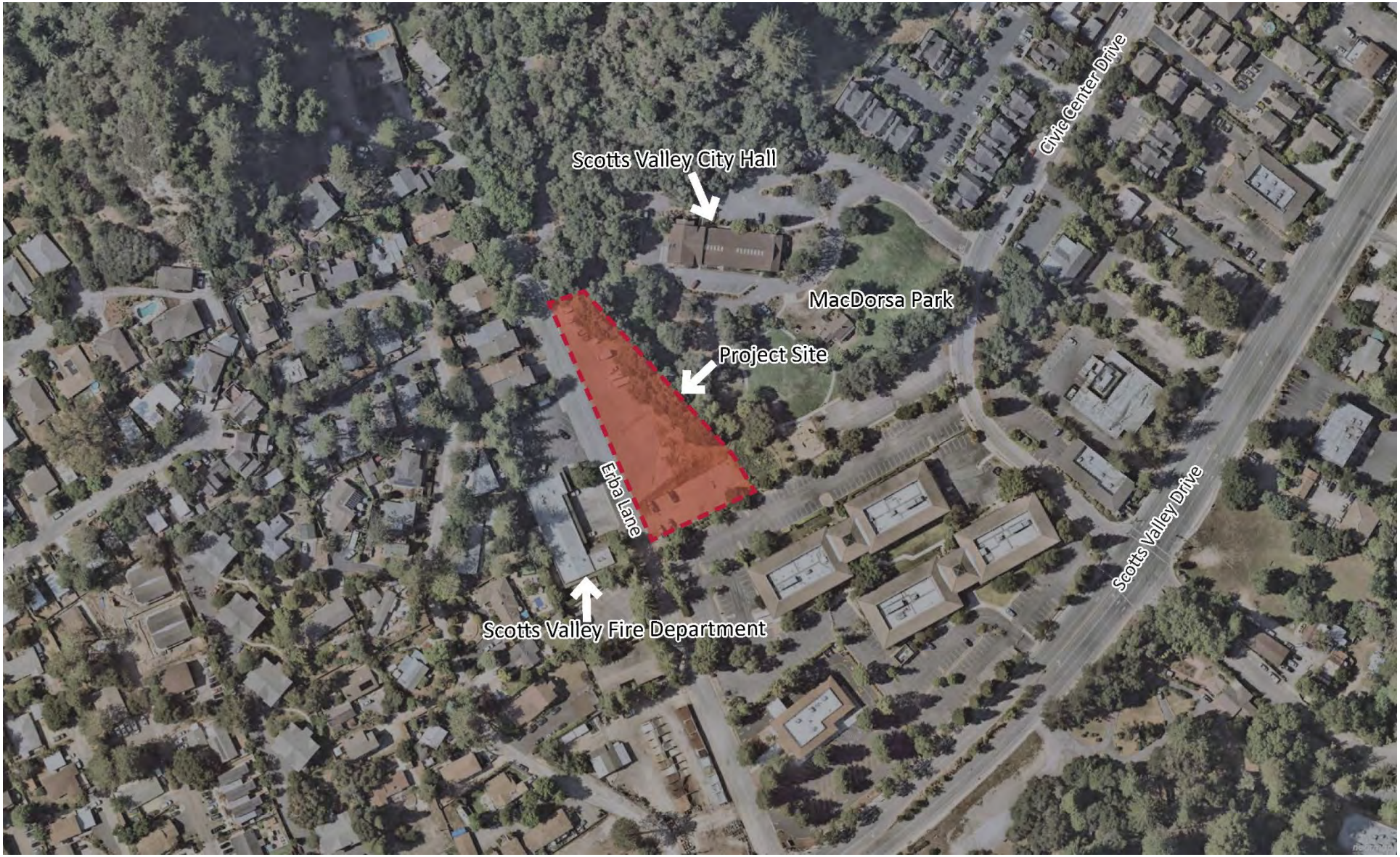


Source: Google Earth, 2025

Not to scale

Figure 1 Regional Location

Ridgewood West CEQA Addendum

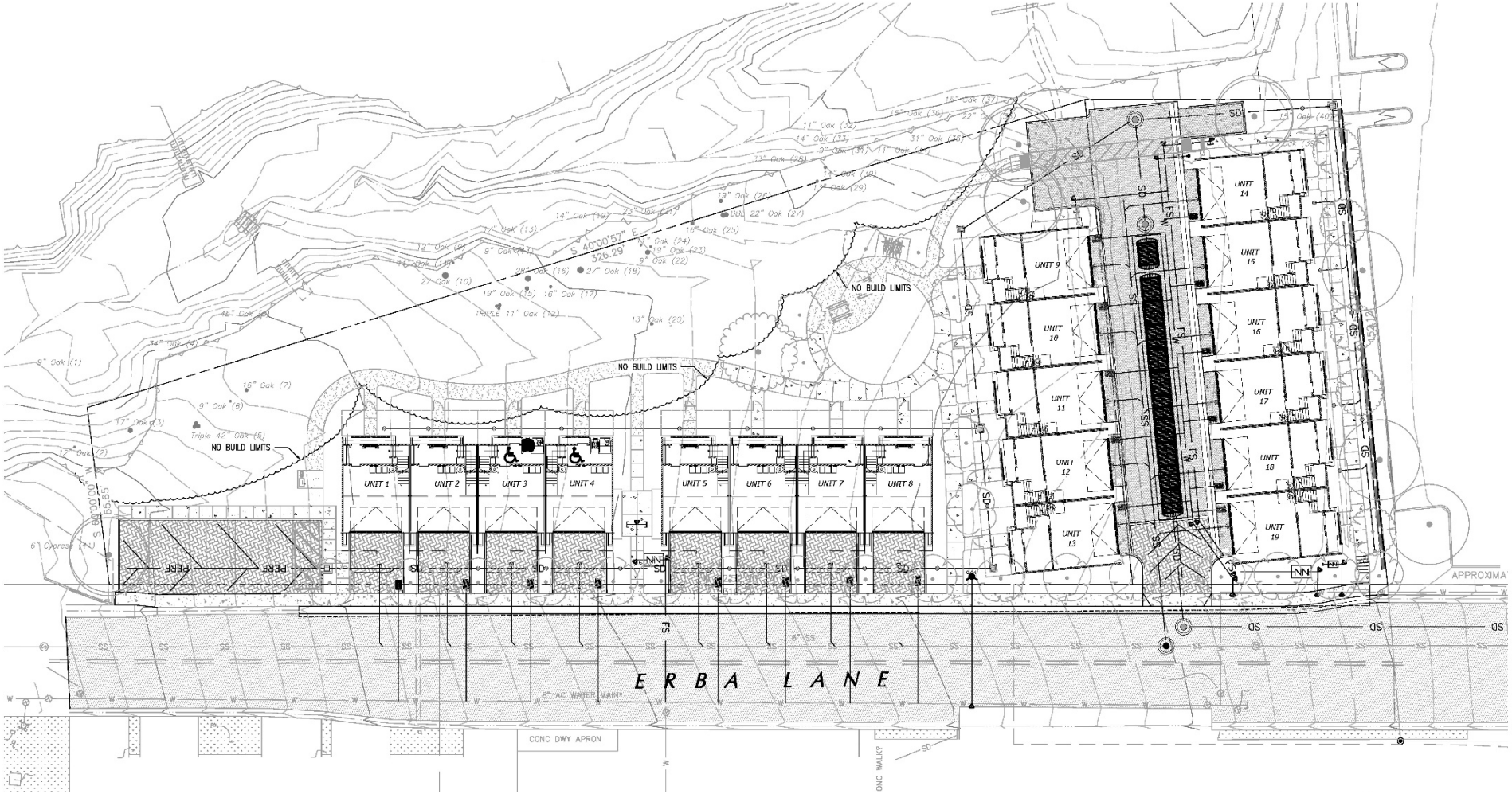


Source: Nearearth, 2025

Not to scale

Figure 2 Project Vicinity

Ridgewood West CEQA Addendum



Source: C2G Civil Consultants Group, Sheet C0.1, dated January 22, 2025

Not to scale

Figure 3 Site Plan

Ridgewood West CEQA Addendum

Source: Hunt Hale Jones, Sheet MB 1.1, dated January 16, 2025

Not to scale

Figure 4 Color Rendering

Ridgewood West CEQA Addendum

Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 5 Front Elevation

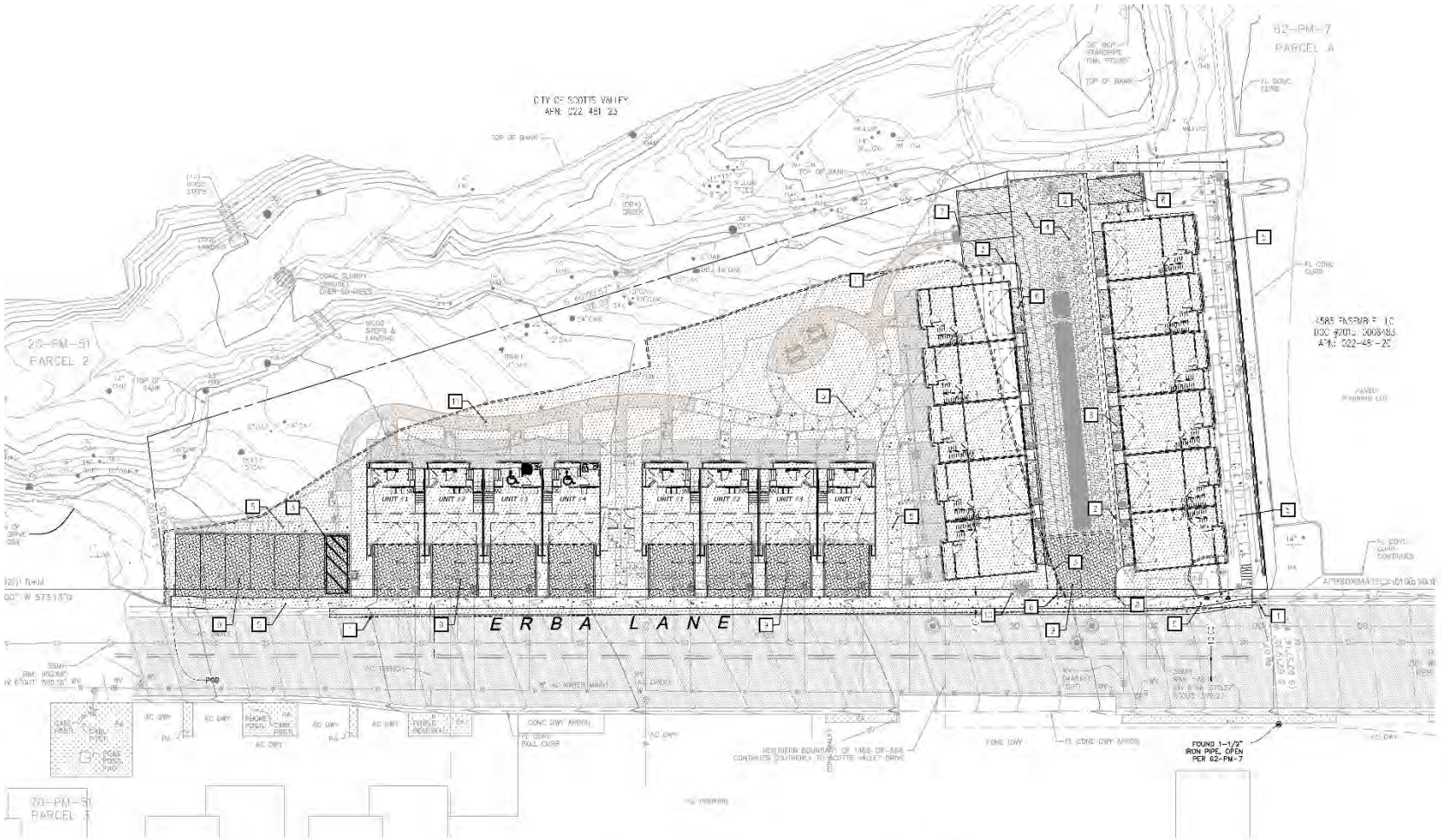
Ridgewood West CEQA Addendum

Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 6 Rear Elevation

Ridgewood West CEQA Addendum



NEW IMPERVIOUS AREAS	
DESCRIPTION	AREA (SF)
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MAIN DRIVE AC PAVEMENT SECTION
- PEDESTRIAN ONLY CONCRETE SECTION
- VEHICULAR CONCRETE SECTION
- EXISTING AC TO REMAIN
- PERVIOUS PAVERS
- DECOMPOSED GRANITE
- EXISTING AC TO BE REMOVED

CURBING AND MISC ITEMS LEGEND

- TYPE "A" CURB & GUTTER
- TYPE "B" CURB
- TYPE "C" CURB
- PROPERTY LINE
- RETAINING WALL

IMPROVEMENT NOTES

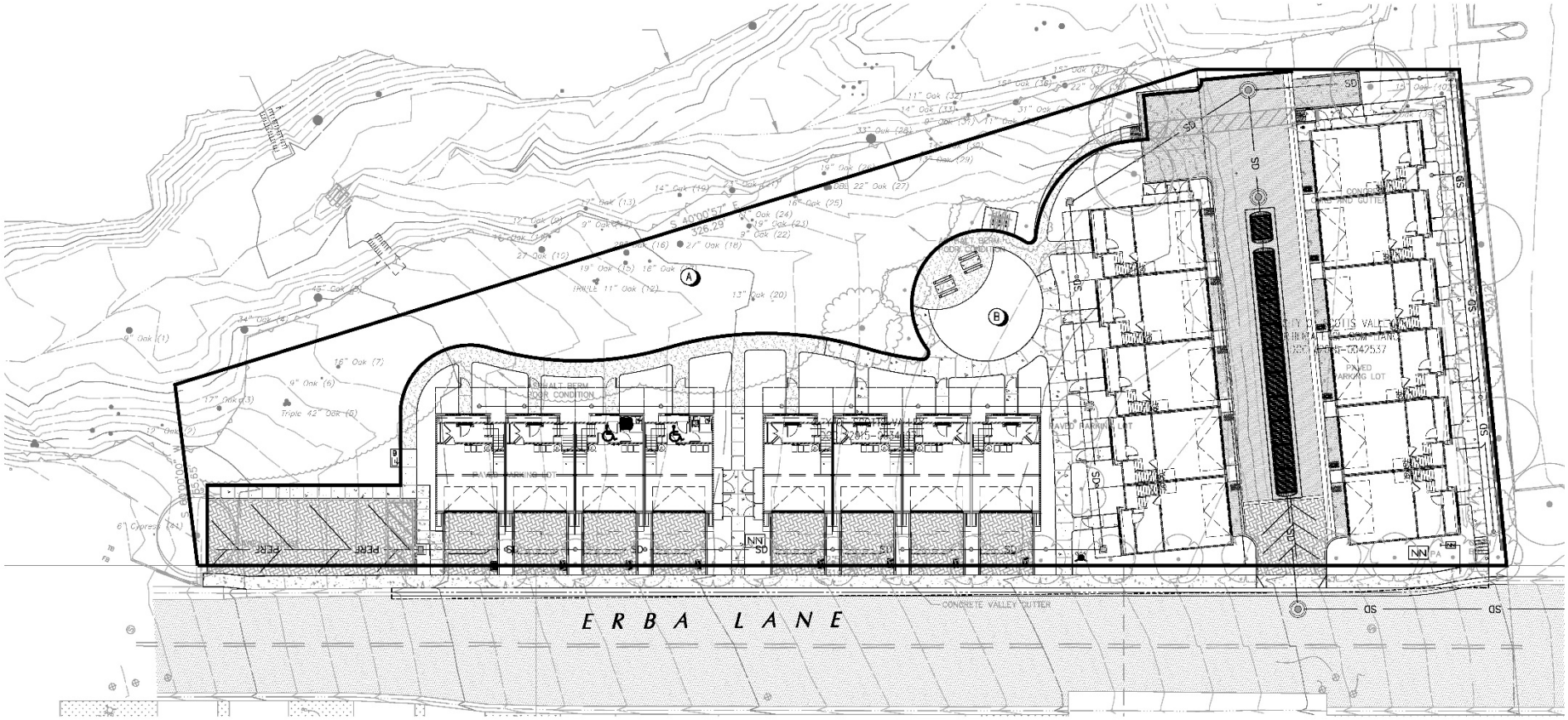
1. TYPE "A" CURB & GUTTER SEE DETAIL 1, SHEET C7.1
2. TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
3. TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C7.1
4. ASPHALT CONCRETE SEE DETAIL 4, SHEET C7.1
5. PEDESTRIAN ONLY CONCRETE SECTION - SEE DETAIL 6, SHEET C7.1
6. VEHICULAR CONCRETE SECTION SEE DETAIL 5, SHEET C7.1
7. TRUNCATED DOMES - SEE DETAIL 7, SHEET C7.1
8. CURB TAPER - SEE DETAIL 2, SHEET C7.1
9. PERVIOUS PAVER SECTION- SEE DETAIL 8, SHEET C7.2
10. CONCRETE PAD FOR BIKE PARKING - SEE LANDSCAPE PLANS
11. DECOMPOSED GRANITE - SEE LANDSCAPE PLANS

Source: C2G Civil Consultants Group, Sheet C2.1, dated January 21, 2025

Not to scale

Figure 7 Site Improvements

Ridgewood West CEQA Addendum


ERBA LANE
ASPHALT BERM
ASPHALT BERM
CONCRETE VALLEY GUTTER
PAVED PARKING LOT
PAVED PARKING LOT
PERF
PERF
SD
SD
SD

Source: Roach & Campbell Landscape Architects, Sheet L1.1, dated January 16, 2025

Not to scale

Figure 9 Conceptual Landscape Plan

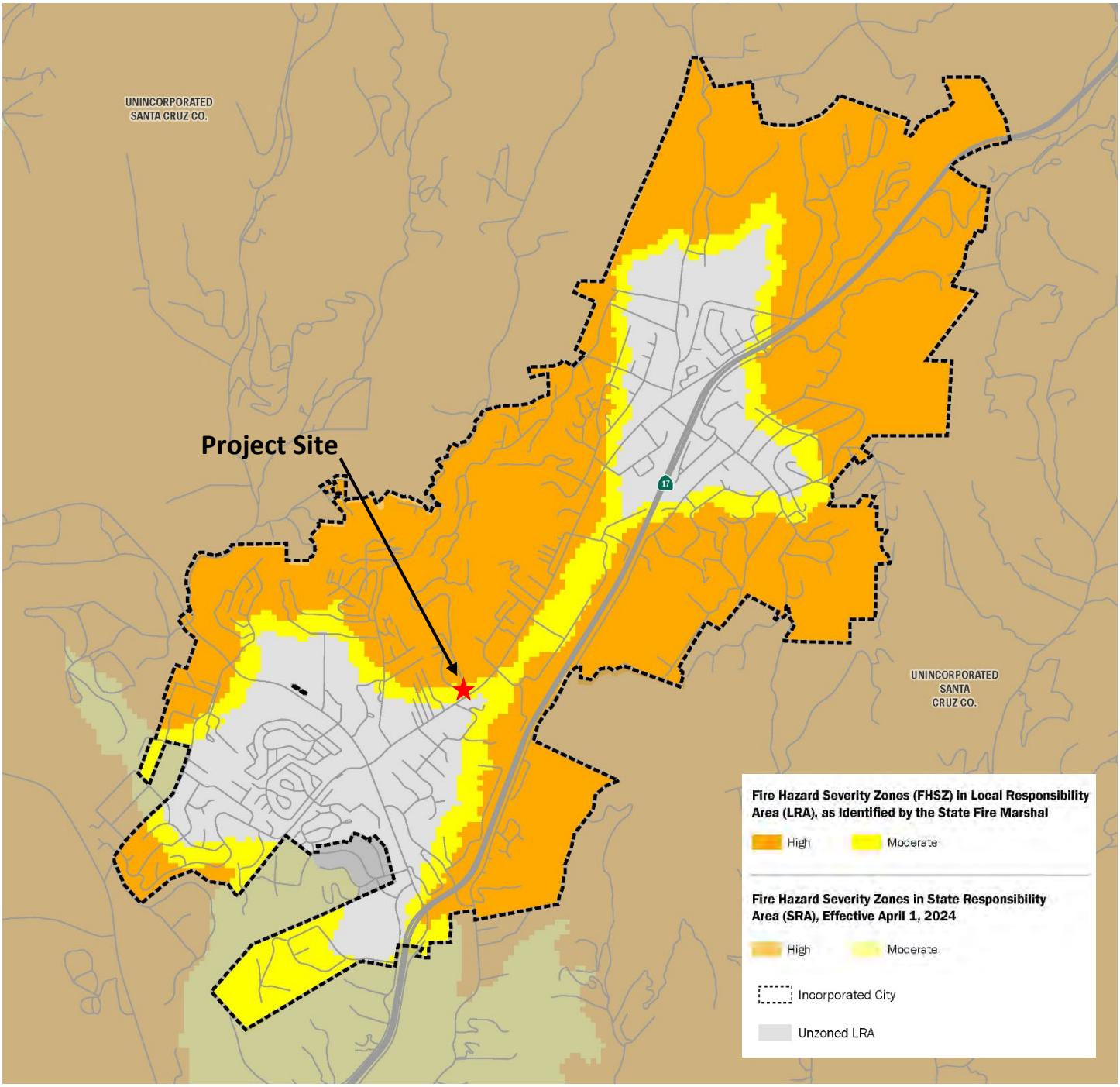
Ridgewood West CEQA Addendum

Source: HMH, Arborist Report, Exhibit A, dated March 2025

Not to scale

Figure 10 Existing Tree Map

Ridgewood West CEQA Addendum



Source: Cal Fire, 2025

Figure 11 Local Responsibility Area Fire Hazard Severity Zones

Ridgewood West CEQA Addendum

Not to scale

Appendix A

Bay Village Planned Development Negative Declaration and Initial Study
(Kimley-Horn & Associates, May 2021)

City of Scotts Valley

Bay Village Planned Development Initial Study

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Note: All figures are inserted at the end of the document.

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None.

Initial Study

Background & Project Description

Project Title

Bay Village Planned Development

Lead Agency Name and Address

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

Contact Person and Phone Number

Paula Bradley, MCP, AICP
Contract Planner
831 345-5482
pbradley@mbakerintl.com

Project Location

As shown in Figure 1: Regional Location, and Figure 2: Project Vicinity, the project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

Charlie Eadie
Eadie Consultants

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

The proposed Bay Village Panned Development project (the project) would construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. As shown in Figure 3: Site Plan, the project site's two existing lots that would be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The project includes nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit would include a two-car garage and a 20-foot deep driveway. A rendering of the subdivision is shown in Figure 4: Project Rendering.

To protect an existing oak riparian woodland habitat that extends along the eastern boundary of the project site, a split rail fence would be constructed outside of the riparian boundary. Retaining walls would be constructed along the property lines in the southeast, south, northwest corner and between most of the lots to create level building pads on the sloped lot. The retaining walls would be topped with wood.

Fronting Erba Lane, the project includes a five-foot sidewalk and six-foot landscaped planting strip. The project would construct a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10). A street view from Erba Lane is shown in Figure 5: Street View from Erba Lane.

As shown in Figure 6: Grading Plan, grading for the project would require a cut of 1,155 cubic yards of soil (maximum cut of 4.9 feet), and fill of 1,870 cubic yards (maximum fill of 5.2 feet), for a net import of 715 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the project site.

Storm drainage from constructed impervious surfaces (e.g. roofs, driveways) would be conveyed via a series of collector storm drain pipes to underground (Stormtech) chambers located on Sam Lane where it would be retained and treated. Stormwater from Erba Lane fronting the project site would be collected via drainage inlets and directed to a newly constructed 18-inch storm drain for channel overflow along the southern boundary of the project site. A channel emergency overflow catch basin with riprap apron would be constructed on the southeast corner of the project site to control storm drain flows that would ultimately flow into the adjacent dry creek located in the existing oak riparian woodland corridor.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Project-Related Approvals, Agreements and Permits

- Planned Development Permit PD19-004
- Minor Land Division MLD19-002
- Design Review DR19-014
- Environmental Assessment EA19-010
- Environmental Review ND20-001
- Cultural Resources Report Permit CR20-001

Other public agencies whose approval is required

None.

Environmental Setting

Background and Intent

The purpose of the project is to allow for the subdivision of the project site (Lots A and B and Lots 1 through 10) and the construction of 10 residential units as part of a Planned Development.

Project Site and Existing Facilities

The project site is currently vacant with partially paved surface parking. The General Plan designation is Residential High Density (R-H) and the zoning designation is Residential High Density (R-H).

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

Environmental Checklist

The discussion below analyzes the potential environmental impacts of the project per the criteria as described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. For convenience, this analysis uses the Appendix G of the CEQA Guidelines as a framework. Different from the standard CEQA checklist included in Appendix G of the CEQA Guidelines are the impact options included in this analysis.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
a) Substantially damage scenic resources, including but not limited to trees, rock				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
outcroppings, and historic buildings within a state scenic highway?				
b) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

Scenic Vista

The project site is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. The project site is relatively flat and would not block any scenic vista nor substantially change an important view from a scenic vantage point, and therefore there would be no impact.

Scenic Resources and Visual Character

The project site is not located along a state scenic highway or designated scenic corridor. Although the project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the project is subject to design review, which would provide an opportunity for further evaluation that the project would not adversely impact the visual character of the area. Because there are no scenic resources and the visual character would not be substantially altered, there would be no impact.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting,

street lighting, parking lot lighting, and vehicle headlights. The project would include outdoor lighting on the site typical to a residential development. As shown in Figure 7: Exterior Lighting Plan, project plans provide details for exterior lighting for the proposed homes that include: 42-inch tall lighting bollards, wall mounted lights, and recessed 6-inch LED downlights. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the project applicant to use no pole lights, and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses. Implementation of these standard conditions of approval would reduce potential off-site light intrusion impacts to a less than significant level.

Findings

The project would not generate affect a scenic vista or scenic resource, would not change the visual character of the project area, and therefore there would be no impact. The project would not result in a substantial change to light and glare and therefore impacts would be less than significant and no mitigation is required.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion

The property is not located on land that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency, and therefore no agricultural impacts would occur as a result of the project.

Findings

As described above, there would be no impact on agricultural resources. Therefore, no mitigation is required.

Air Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

Discussion

Air Quality Plan and Air Quality Standards

The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP) The 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone AAQS to achieving the 8-hour ozone requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm[1].

The following MBARD rules would limit emissions of air pollutants from construction and operation of residential development pursuant to the project:

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

The MBARD's 2008 CEQA Air Quality Guidelines provides criteria for determining cumulative impacts and consistency. The CEQA Air Quality Guidelines note that a project which is inconsistent with an Air Quality Plan would have a significant cumulative impact on regional air quality. Any emissions sources that would be generated as part of the project would be subject to the MBARD rules and regulations. The proposed development (the point source) does not include any processes or activities that would emit air pollutants. Therefore, the proposed use does not have the potential for significant impacts that would conflict with the AQMP. Therefore, the project would be consistent with the AQMP for the Monterey Bay Region. Thus, the project would not make a considerable contribution to this existing, cumulatively significant impact. Impacts would be less than significant.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local

[1] On October 1, 2015, U.S. EPA adopted a new 8-hour ozone standard of 0.070 ppm. However, U.S. EPA has not yet reviewed recent NCCAB emissions to determine attainment with the current 0.070 ppm standard. Therefore, this attainment status is based upon U.S. EPA's prior 0.075 ppm standard.

air quality when they are located nearby and upwind of sensitive receptors. Based on this emissions threshold, construction activity occurring on more than 2.2 acres per day may result in significant PM_{10} emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

However, grading activities during construction could cause dust accumulation in the project area. Implementation of the following standard conditions of approval would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the project site.

Furthermore, standard conditions of approval require that development projects reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the project and be implemented during site grading:

- Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
- A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
- In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
- The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
- Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street.
- No grading activities shall occur during days of high wind velocity.
- Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
- Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

Operational

The project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, the project would not generate a significant level of operational emissions and impacts would be less than significant.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required. However, standard conditions of approval require that prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Odors

During construction activities, temporary odors from vehicles exhaust and construction equipment engine would occur. However, construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project and there would be no impact.

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses that would be associated with objectionable odors. Odor emissions from the project would be limited to odors associated with vehicle and engine exhaust and idling cars. The project does not include any known sources of objectionable odors associated with the long-term operational use and therefore there would be no impact.

Findings

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the MBARD thresholds of significance have not been exceeded. Therefore, there would be no significant air quality impacts and no mitigation is required in addition to the City's standard conditions of approval for construction dust control at the time of development.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

A Biological Assessment was prepared for the project site in May of 2019 (Biotic Resources Group, May 2019), which was based on a previous site plan consisting of six single-family homes and three duplex homes (total of 12 units) (Erba Lane Housing, Site Plan, David Zulim, Inc. dated 8-3-18). An Addendum to the Biological Assessment was prepared in May 2020 based on a revised site plan which represents the proposed project (Biotic Resources Group, May 2020).

Similarly, a Preliminary Tree Inventory & Assessment was prepared for the previous site plan in November 2017 (Kurt Fouts, November 2017). A Preliminary Arborists Report, Preliminary Tree Inventory and Assessment (the Revised Arborists Report) was prepared in March 2020 based on the revised site plan (Kurt Fouts, March 2020).

The analysis below is based on the findings of these assessments, as revised.

Environmental Setting

The project area is located along an unnamed creek. The USGS map (Felton quadrangle) does not identify a stream at this location; however, the field inspection documented a defined bed and bank and evidence of seasonal water flow at the site.

As shown in Figure 8: Vegetation Types (which shows the previous site plan), two plant communities occur on the project site. Coast live oak riparian woodland grows along the eastern property line and this woodland extends further eastward along the creek corridor on the City of Scotts Valley property. The woodland is closely associated with the creek, with many trees rooted on the slope and along the top-of-bank. Mature trees of coast live oak (Quercus agrifolia) dominant the woodland, with their canopies extending outward from top-of-bank. Figure 9: Oak Riparian Woodland Habitat illustrates the extent of the oak riparian woodland in relation to the revised site plan (May 12, 2020).

According to the arborists report (Kurt Fouts, November 2017), 14 oak trees grow on the project site; 26 oak trees are rooted on the adjacent City-owned property. Within the woodland, native and non-native plant species are present, including California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), curly dock (*Rumex crispus*), velvet grass (*Holcus lanatus*), French broom (*Genista monspessulana*), sword fern (*Polystichum munitum*), and young willows. The riparian woodland on the City property also supports willows (*Salix sp*.), which grow along the wetted channel.

In general, oak woodlands provide a high value habitat type for wildlife because acorns are important forage, the natural cavities in the oaks provide nesting opportunities for some birds and mammals, and downed decaying logs and limbs add to structural complexity of a moist microclimate and invertebrate food supply. The value of the oak riparian woodland to wildlife at this site is enhanced by the presence of water in the creek, which provides seasonal water sources for wildlife. Common wildlife expected to occur in this small patch of oak woodland include scrub jay (*Aphelocoma coerulescens*), acorn woodpecker (*Melanerpes formicivorus*), oak titmouse (*Baeolophus inornatus*), chestnut-backed chickadee (*Poecile rufescens*), bushtit

(*Psaltriparus minimus*), spotted towhee (Pipilo maculatus), and western gray squirrel (Sciurus griseus).

The second plant community is non-native grasses and forbs dominate the southeast portion of the Erba Lane property, abutting the existing paved area. Evidence of previous fill/base rock materials was observed, suggesting previous disturbances to this area. Plant species are typical of such areas, with wild radish (*Raphanus sativa*), wild oat, Bermuda grass (*Cynodon dactylon*), velvet grass, black mustard (*Brassica nigra.*), English plantain (*Plantago lanceolata*), soft chess (*Bromus hordeaceus*), filaree (*Erodium botrys*), and rose clover (*Trifolium repens*) being common. Native plant species in this area are limited to California poppy (*Eshscholzia californica*) and telegraph weed (*Heterotheca grandiflora*).

The use by wildlife of the grassland area is expected to include common species, such as mourning dove (*Zenaida macroura*), California towhee (*Pipilo crissalis*), white-crowned sparrow (Zonotrichia leucophrys), and house finch (Carpodacus mexicanus). Western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and Botta's pocket gopher (*Thomomys bottae*) are also likely to occur in the grass habitat.

Applicable Regulations

California Department of Fish and Wildlife

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare (CDFW, 2007 and 2010). The oak-willow riparian woodland (CaCode 71.060.47) is ranked S4, yet some associations are of high priority (CDFW, 2010).

City of Scotts Valley Zoning Code

Streams and Drainage Courses

The City of Scotts Valley Zoning Code contains several references to streams and drainage courses. Section 17 requires structures to be located outside a 25-foot creek setback (measured outward from the top-of-bank). This review found the top of bank to be the break in slope from the flat terrace to the creek. Most of the oak trees are rooted at or just below this top-of-bank location, with the tree canopies extending into, and in some cases beyond, this 25-foot setback.

City Zoning Code 15.06 also addresses drainage facilities, requiring disturbances to natural drainageways be kept to a minimum and existing drainage courses shall not be obstructed or obliterated without mitigating measures installed that have been approved by the building official. Grading equipment is not to disturb or cross flowing streams unless absolutely necessary and only with prior approval from the building official. The code also states no construction materials or construction byproducts shall be discarded in any drainageway or

riparian zone. All streams, floodplains, channels, bodies of standing water, or other riparian areas shall be identified and delineated on the development plans and vegetative removal, land disturbances, or other development activities shall be conducted at a time, and in a manner that will provide and maintain an undisturbed vegetative filter strip. The code also states if it is determined that certain development activities in or near the riparian zones would be detrimental, those activities may be prohibited.

Tree Protection

The City of Scotts Valley Zoning Ordinance Section 17.44.080 regulates the removal of protected trees. Section 17.44.080 includes tree protection regulations. Protected trees are defined as:

- Any tree having a main stem or trunk at least 8 inches or greater diameter at breast height (DBH) (25 inches in circumference), located in a hillside residential zone where the slope within 20 feet of where the tree is located exceeds 20 percent;
- Any single-trunk oak tree with a main stem or trunk at least 8 inches DBH (25-inch circumference), or any multi-trunk oak tree with an individual trunk over 4 inches DBH (12 inch circumference);
- Any street tree (defined as any tree within five feet of a public or private street or right of way), regardless of size;
- Any single-trunk tree with a 13-inch or greater DBH (40-inch circumference);
- Any multi-trunk tree with any trunk greater than or equal to 8-inch DBH (25-inch circumference);
- Any tree, regardless of size, required to be planted or preserved as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree; or
- Any Heritage Tree, defined as a tree identified, because of unique quality and/or size, as among the most significant and noteworthy in the city and formally designated by the City Council.

Per SVMC Section 17.44.080(E)(4), tree removal request shall be included as part of the development application, including an arborist's report, and shall be approved by the planning commission or city council. The development review process shall seek to preserve healthy trees, trees that contribute to the overall aesthetic quality of an area, and to preserve significantly sized trees that are important to the overall landscape of an area.

Sensitive Natural Communities

A biological survey of the project site was conducted in May 2019 to determine the presence of special status plant and animal species. No special status plant species were observed and none are expected. The only special status wildlife species that may occur within or immediately adjacent to the project work area is the San Francisco dusky-footed woodrat.

The project was evaluated as to potential direct and indirect impacts to sensitive biological resources. Examples of direct impacts are the removal of oak trees for construction of housing and associated lot development, and pathway construction in the riparian corridor. Examples of indirect impacts include potential disturbance to the oak riparian woodland and wildlife utilization of these areas from increased human uses on the property (e.g., residential uses, landscaping, lighting, pathway uses).

Based on the revised site plan dated May 12, 2020, the revised grading plan preserves most of the oak riparian woodland on the project site. The footprint of the residential buildings are located outside of the dripline of the oak riparian woodland and 25 feet from the "top of bank" of the 100-year storm flood boundary. Two Coast live oaks (T39 and T40), which are located outside of the oak riparian woodland on the southeast corner of Lot 7, would be removed, as discussed below. Additionally, some limited grading would occur within the dripline of oak trees that are to be retained. Some trees would require targeted clearance pruning for grading equipment and hand grading may be required near them to minimize impacts. Two additional protected oaks near lot 6 (T35 and T38) may not be retained.

To reduce construction and post-construction-period impacts to the riparian woodland, the Biological Assessment, as revised, the following mitigation measures would reduce impacts to the oak riparian woodland to a less than significant level.

MM BIO-1: Oak Riparian Woodland -Project Construction

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

1.1 The outer edge of the riparian setback area should be demarcated by the placement of six-foot high plastic construction fencing (during the construction period) and a permanent six-foot high fence (after construction). The fence should have an opening to allow access to the existing pathway that crosses the intermittent drainage channel. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees. The construction fencing should be maintained in a functional manner throughout the site construction period and should be inspected periodically by the contractor and City of Scotts Valley personnel for damage and proper functioning. No equipment staging, vehicle parking or other activities shall occur within the protected riparian area.

1.2 To minimize sediments entering the intermittent creek, the project should implement best management practices, including:

- Conduct construction activities within 20 feet of the riparian woodland during the dry season;
- Incorporate measures to filter and entrap pollutants prior to their discharge into the creek or other downstream drainage features that lead to Carbonera Creek.
- Stabilize disturbed soils to minimize erosion and sediment input to the creek;

- Implement erosion control measures to prevent sediment from entering the creek channel, including the use of silt fencing or fiber rolls to trap sediments;
- Conduct erosion control seeding of all disturbed areas as soon as practicable after disturbance following construction;
- Monitor the effectiveness of the erosion control measures during the first year's rainy season and implement remedial measures (e.g., reseeding, repair of silt fencing) if sedimentation or erosion is noted.

1.3 Occurrences of invasive, non-native plant species (i.e., French broom, bull thistle) should be removed from the riparian woodland prior to project completion.

MM BIO-2: Oak Riparian Woodland Post-Construction

Prior to issuance of the building permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

2.1 All lighting features shall be directed away from the oak riparian woodland, such that the woodland is not illuminated. Homeowners/tenants shall not be allowed to install night lighting that illuminates the riparian woodland.

2.2 Future landowners/tenants should not utilize invasive, non-native plant species for landscaping. Plant species that should not be used on the property include all plants recognized as exotic pest plants by Cal-IPC (see Exotic Pest Plants of Greatest Ecological Concern in California, www.cal-ipc.org). This list includes: all brooms (i.e., French broom, Spanish broom and Scotch broom), periwinkle (*Vinca sp.*), Cape (or German) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds), all pines, cotoneaster, and pyracantha. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora sp.*) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. The homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the City, the County and the State of California. Preventative and treatment measures should also be implemented as recommended. Current information on this disease and recommended treatments is available through the California Oak Mortality Task Force, University of California Cooperative Extension, Sudden Oak Death website (http://cemarin.ucdavis.edu).

State and Federal Regulated Waterways and Federal Wetlands

Development of the project would occur adjacent to regulated waterway. The project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction, however, proposed residential development is located outside of the oak riparian woodland dripline. As shown in Figure 9: Oak Riparian Woodland Habitat, construction would not require the removal of vegetation in the streambank, nor on

the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD. Therefore, there would be no impact associated with regulated waterways.

Special Status Species, Wildlife Corridors, and Nursery Sites

The only special status wildlife species that may occur within or immediately adjacent to the project site is the San Francisco dusky-footed woodrat. The woodrats may be present in above-ground stick nests. Additionally, nesting birds may occur in or adjacent to the project work area. No other special status wildlife species occur within the project area.

Because most nesting birds are protected by the Migratory Bird Treaty Act, the project would implement the mitigation measure listed below to avoid potential impacts if any active bird nests are present during vegetation removal. The mitigation measure below would also reduce potential impacts to the woodrats and nesting birds. While none were identified during the May 2019 survey, the project site is suitable habitat for the San Francisco dusky-footed woodrat. Therefore, implementation of the following mitigation measure would reduce impacts associated with special status species and nursery sites to a less than significant level.

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.
2. If construction is scheduled to begin between March 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Conflict with Local Polices, HCP or NCCP, or Other Conservation Plan

As shown in Figure 6: Grading Plan, which reflects the revised site plan dated 5/12/2020, the revised Grading Plan preserves most of the oak riparian woodland on the property. The footprint of the buildings are located outside of the dripline of the oak riparian woodland and all but two oak trees (T39 and T40, located on the southeast corner of Lot 7) would be retained.

Some grading would occur within the dripline of oak trees that are to be retained. The Revised Arborists Report analyzed the revised grading plan relative to trees and found that up to six trees may be affected by the project. Some trees would still require targeted clearance pruning for grading equipment (T29 and T30) and hand grading may be required near them. Impacts to

two trees (T35 and T38), adjacent to Lot 6 may be greater, and would likely need to be removed. The Revised Arborists Report also indicated that the future growing conditions for most of the oaks would slightly improve, as more soil would be retained allowing for a larger rooting area.

The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identifies an open area east of Lot 7 be used for the tree replacement plantings. This recommendation is consistent with City regulations, as described above.

Standard conditions of project approval require the project applicant to implement all measures contained within the Revised Arborists Report for the protection of existing trees to remain, including but not limited to the required procedures and sequence, required tree replacement, tree preservation and protection, and appraised value of preserved trees in the report.

A habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed project would not conflict with any local policies or applicable HCP's and there would be no impact.

Findings

The project would comply with the City's standard conditions of approval wherein protected tree removals are compensated at a minimum of 2:1 ratio. Additionally, through implementation of MM BIO-1 and MM BIO-2**,** impacts associated with vegetation, wildlife, riparian woodland, and other biological resources would be reduced to a less than significant level.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion

Cultural Resources

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Standard conditions of approval for development require that the project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not 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. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

1) Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
2) Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
3) Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
4) If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
5) Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Human Remains

No known human remains are located on the project site. Pursuant to section 7050.5 of the Health and Safety Code, if human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e).

Findings

As discussed above, due to the proximity of archeological site SCR-177/H, archeological and Native American monitoring during all ground-disturbing activities would be required as a standard condition of approval, which would reduce any potential impacts associated with cultural resources to a less than significant level.

Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion

Energy consumption associated with construction of the project would be temporary and short-term. Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Additionally, the project includes other design features including efficient low-energy lighting, and natural ventilation systems.

The project would also be required to be built according to City and State energy efficiency standards. The project would be required to comply with existing regulations, including

applicable measures from the City's General Plan. Vehicle trips and energy consumption would be less carbon intensive as compared to historic levels due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards).

Findings

The project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There would be no impact to energy.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

Earthquake Faults, Landslides, and Seismic Ground Shaking

Project construction would subject the buildings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay area. As part of any future Planned Development application submitted to the City of Scotts Valley, the project applicant would be required to submit plans that are in compliance with the latest California Building Code (CBC) standards consistent with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code.

Prior to approval of any entitlements, City staff is required to review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify

that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to assure that construction occurs consistent with approved plans.

The Scotts Valley 1994 General Plan, Figure S-3 ("Liquefaction Potential") indicates that the project site is not in an area for liquefaction. Figure S-4 ("Landslide Deposits") indicates that the site is in an area containing landslide deposits. Figure S-5 ("Slopes"), indicate that the project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the project site is moderately low.

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

Because compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code is required for all future project, potential impacts associated with earthquake-related ground rupture would be less than significant and no mitigation is required.

Soil Erosion

The project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the project site, which would limit the amount of exposed soil area that would be subject to erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities. Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that soil erosion impacts associated with development pursuant to the project would be less than significant.

Sewage Disposal

The project would involve disposal of wastewater through the City's existing sanitary sewer system, and there would be no septic systems constructed as part of the project. Therefore, no impacts would occur.

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the project site. However, development of the project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be

encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources would ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, the impact would be less than significant.

Findings

Compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code and NPDES requirements would reduce any potential impacts associated with geological and soil resources to a less than significant impact. Therefore, no mitigation is required.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

Construction

Construction of the project would result in direct emissions of CO_2, N_2O, and CH_4 from the operation of construction equipment and the transport of materials. MBARD does not have a threshold for construction GHG emissions, which would be one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the project. In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the CARB Mandatory Reporting program requirements are triggered for sources of GHG emissions exceeding 2,500 $MTCO_2e$) per year. AB 32 requires California agencies to take actions that reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050. Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change; therefore this impact typically involves an analysis to determine if a

project's GHG emissions are cumulatively considerable (significant cumulative impact). Once construction is complete, the generation of construction-related GHG emissions would cease. The project is not expected to exceed the CARB Mandatory Reporting applicability level of 2,500 $MTCO_2e$ per year. As a result, the short-term emission of GHG during construction would be less than significant

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

Additionally, the project includes water-efficient landscape, water-reducing features, and low-impact development practices to reduce water use. The project is an example of "smart growth" strategies based on infill, density, and unit types. Energy use of the completed residential units would be less than similar units constructed in previous years because their construction is required to comply with the energy efficiency standards of the California Building Code. All these factors result in a project that would not significantly contribute to a cumulative GHG impact. Thus, impacts would be considered less than significant.

Findings

While some GHGs would be generated as a result of development of the project, its contribution to GHGs would not be cumulatively considerable and there would not be any significant impacts associated with GHGs. Therefore, the project would result in a less than significant impact, and no mitigation is required.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

Hazardous Substances

Regarding on-site hazards, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No records of the project site were found pertaining to open cases of LUSTs, toxic releases, or site cleanup requirements. The project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the project site) due to diesel contamination[2]. Given the distance from the project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

It is likely that oils, lubricants, and similar materials may be used to maintain and/or fuel construction vehicles and machinery during the construction phase of the project. Standard conditions of approval require the project applicant to have the construction contractor implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

The project's residential uses may involve use and storage of some materials that are considered hazardous, although these materials are typically limited to everyday use solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be substantially different from household chemicals and solvents already in use throughout the City. Therefore, impacts associated with hazardous substances would be considered less than significant, and no mitigation is required.

Release of Substances Near Schools

The project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the project site. However, project construction and operation would not involve the emission of hazardous materials, therefore impacts would be considered less than significant and no mitigation is required.

Emergency Response

General Plan Safety Element Figure S-6 "Evacuation Routes" shows Scotts Valley Drive as a primary evacuation route in the City's Emergency Response Plan. Construction of the project would not change the function of Scotts Valley Drive as a primary evacuation route. Therefore, the proposed project would have no impact on emergency response.

Public Airport or Private Airstrip

The project site is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there would be no impact.

Wildland Fire

Refer to the Wildfire Section below for further discussion.

Findings

The project site is not on a list of hazardous materials sites, nor would the residential use involve the use of hazardous materials that would require permitting by the Santa County Health Department and therefor impacts would be less than significant. The project would not impact the City's primary evacuation routes, nor is it located within two miles of an airport, and therefore there would be no impacts. No mitigation is required.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv. Impede or redirect flood flows?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

Groundwater Demand

According to the project plans, the project would use approximately 1,485 gallons per day (or two acre-feet of water per year) of water. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, dated March 5, 2020). Therefore, there would be no impact.

Groundwater Recharge

The project is located in an area designated on the Scotts Valley General Plan Hydrological Resources Map, Figure OS-5, as a Potential Groundwater Recharge Area. Per the Open Space and Conservation Policy OSA-343 of the Scotts Valley General Plan, all proposed construction in a Potential Groundwater Recharge Area requires a detailed hydrological evaluation to mitigate the loss of recharge.

According to the Preliminary Stormwater Control Plan (Bowman & Williams, September 2018), the existing paved project site contains 32,280 sq. ft. of impervious surface area. Redevelopment would reduce the amount of impervious surface area to 25.924 sq. ft. resulting in a net addition of impervious surface area by 4,345 sq. ft., resulting in an improvement to groundwater recharge as compared to existing conditions. Additionally, the project would incorporate various low impact development design strategies such as the use of permeable pavements, dispersal of runoff of pervious areas, and stormwater control measures that would assist in improving groundwater conditions. Therefore, there would be no impact and no mitigation is required.

Stormwater Runoff

The project applicant prepared a Preliminary Stormwater Control Plan (PSCP) (Bowman & Williams, 9/10/2018) to address potential impacts from stormwater runoff. The PSCP described

project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

Furthermore, standard conditions of approval require the developer and construction contractor to implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Implementation of recommendations as described in the PSCP and preparation of a SWPPP for review and approval prior to construction activities would ensure that impacts from stormwater runoff would be less than significant.

Floodplains, Seiche, Tsunami and Mudflow Related Hazards

The property is not located within a floodplain. There is no possibility of a seiche or tsunami occurring that could affect the project. The project is not located on or near a lake or ocean coastline. Therefore, the project would have no impacts.

Findings

Implementation of recommendations as described in the PSCP and preparation of a SWPPP would reduce impacts on hydrology and water resources to a level of less than significant. Therefore, no mitigation is required.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The project site is currently zoned Residential High Density (R-H). Additionally, the project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units. Therefore, the project would be consistent with the existing zoning and General Plan land use designations.

Findings

The proposed future residential use of the site would be in keeping with surrounding land uses and the development pattern of the neighborhood. The project would have no impact and therefore no mitigation is required.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion

The Scotts Valley 1994 General Plan, Figure OS 4, indicates that there are no significant mineral deposits on the project site. The project is not located in an area known to contain regionally significant mineral resources and would not result in the loss of the availability of a known mineral resource of regional value. Additionally, the project site is not located in an area that has been identified by the City of Scotts Valley as a locally important mineral resource recovery site.

Findings

The project would have no impact and therefore no mitigation is required.

Noise

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
local general plan or noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

Short Term Noise Levels

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g. land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site. Project construction would occur adjacent to existing single-family residences on Erba Lane. However, construction activities would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and impacts would be less than significant.

Long Term Noise Levels

The Noise Contour Map for the City indicates that the project site is in an area of less than 60dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the project would create new sources of noise in the project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the “daytime” activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City’s General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be no impact from long-term noise levels.

Exposure to Groundborne Vibrations

Because the project would not require the use of heavy construction equipment, the residences located approximately 30 feet from the project’s construction area would not be exposed to vibrations levels exceeding the FTA’s 0.20 in/sec PPV significance threshold vibrations. Therefore, there would be no vibration impacts.

Future project residents may experience occasional groundborne vibrations from nearby traffic on Scotts Valley Drive when large trucks use the roadway. But this vibration is not expected to be frequent nor at high levels. This impact is less than significant.

Airport or Private Airstrip Noise

The project site is not located within any airport noise impact contours and not located within the vicinity of any private air strip, and therefore there would be no impact.

Findings

The project would not expose future residential uses to short-term construction nor long-term operational noise levels in excess of City standards. Noise generated during the construction phase is temporary and would be limited to Monday-Saturday daytime hours per compliance with the City’s Municipal Code Section 17.46.160. Therefore, no mitigation is required.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion

The project would result in a relatively small increase in population (27 persons [3]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley population of 12,418 by 2040. Therefore, there would be no impact.

Findings

There is no potential for a significant impact due to substantial growth either directly or indirectly. Therefore, the project would have a no impact and no mitigation is required.

[3] . The average household size for Scotts Valley is 2.67 persons which estimates 27 persons for a project with 10 units

Public Services

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Discussion

Fire Services

The project is located in an existing urban area that is currently served by the Scotts Valley Fire Protection District. The closest fire station is located across the street from the project site. Therefore, there would be no impact.

Police Services

The project would add new residents to the City who would occasionally need police services. This type of additional service would not generate a demand beyond what the police department can accommodate. The Scotts Valley Police department is located west and adjacent to the project site at City Hall. Therefore, there would be no impact.

Schools

The project would add approximately 27 new residents to the City, some of whom would be students attending schools within the Scotts Valley Unified School District. These additional students would not generate a significant demand on the area school system and therefore there would be no impact.

Parks

The project would add approximately 27 new residents to the City who would occasionally utilize City parks and recreational programs; however, this additional use would not generate a demand beyond what the City Parks Department can accommodate and no new additional park facilities would be required. Additionally, as a standard condition of the approval, the project would be required to pay a parks and recreation in-lieu fee as part of their building permit. Therefore, there would be no impact.

Other Public Facilities

The project does not have the potential to affect other public facilities, in excess of that previously considered by the General Plan. Therefore, there would be no impact

Findings

The project would have no impact on public services and therefore no mitigation is required.

Recreation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

Scotts Valley has a total of seven parks, ranging in size from a half-acre to 7.5 acres. Recreational facilities are also available at local schools, the Scotts Valley Senior Center, and Scotts Valley Community Center. The proposed project would not require the construction of new or expanded recreational facilities and therefore there would be no impact. Additionally, standard conditions require the developer pay an in-lieu park fee.

Finding

No significant impacts to recreation and open space resources are expected. Thus, the thresholds of significance have not been exceeded. Payment of Park Impact fees would mitigate the incremental increase created by the project.

Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion

Conflict with City Policies or Programs, Increase Hazards, Impair Emergency Access

The project would involve the construction of a new 24 foot-wide private roadway that would provide access to six of the residential units. The design of the roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter landscaped buffer, and on-street parking; consistent with City standards. Therefore, there would be no impact

Increase Vehicle Miles Travelled

Vehicle Miles Traveled (VMT) is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. Because the City of Scotts Valley has not formally adopted VMT significance criteria, this CEQA analysis uses guidance per the City of Scotts Valley's VMT Implementation Guidelines (Kimley-Horn and Associates, July 2020).

The VMT Implementation include screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Small projects that generate less than 110 trips per day are exempt from VMT analysis.

Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012)*. The ITE estimated rate for single-family housing is 10.67 average daily trips per household (ITE Code 210). This would result in 106.7 trips per day for the project, which is less than the City's VMT Implementation Guidelines and as such, the project is exempt from further VMT analysis.

Furthermore, because the project would not generate more than 50 peak hour trips, it is exempt from preparing a traffic impact analysis per the City's Guide for the Preparation of Traffic Impact Studies (2003).

Findings

The project would not conflict with City policies or programs regarding the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project would not cause a hazard nor impair emergency access. The project is considered a "small project" per the City VMT Implementation Guidelines and is exempt to further analysis. Therefore there would be no impacts to transportation and no mitigation is required.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X
b) Cause a substantial adverse change in the significance of a tribal cultural				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				

Discussion

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested.

As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no Tribal Cultural Resources are known to occur in or near the project area.

Findings

No California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated and no mitigation is required.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

Water Treatment Facilities

The 10 proposed residential units would result in a daily water demand of 1,485 gallons per day or approximately two-acre feet per year (AFY).[4] Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development. Thus, impacts are be considered less than significant and no mitigation is required.

Wastewater Treatment Facilities

The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities would support the proposed development. The project would not generate solid waste in excess of that typically generated by 10 residential units. Thus, impacts would be considered less than significant, and no mitigation is required.

Electric Power, Natural Gas, or Telecommunications

The project would require new connections to PG&E for electricity and natural gas. In addition, the project would require new telecommunication connections with the respective service providers. The project site is surrounded by commercial development to the south, and east and single-family residential to the west, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the project site, impacts from the project would be less than significant, and no mitigation is required.

Solid Waste

The project would generate approximately 122 pounds of daily solid waste.[5] The 122 pounds of daily solid waste generated by the project would represent less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills[6], respectively. Therefore, both landfills have adequate capacity. Thus, impacts would be considered less than significant, and no mitigation is required.

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4 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (27 residents x 55 gallons/day) = 1,485 (gallons/day)
5 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 122.3 pounds/day
6 The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day (CalRecycle, 2019). The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

Findings

Existing utilities and service systems are available to serve the project and no new facilities would be required to be constructed. Therefore, the project would have less than significant or no impacts associated to utilities and service systems, and no mitigation is required.

Wildfire

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the relative wildfire risk in areas of large population by intersecting residential housing density with proximate fire threat according to three risk levels, namely Moderate, High, and Very High. Wildfires are large-scale brush and grass fires in undeveloped areas. The project is within an urbanized area and not within a Very-High Fire Hazard Severity Zone as mapped by CALFIRE. Additionally, the project would incorporate all applicable fire safety code requirements, including fire protection devices in all residential units and appropriate fire-resistant landscaping on the project site, as required by the Scotts Valley Fire District, and therefore there would be no impact.

Findings

The project would not affect emergency response/evacuation plans, would not expose residents or structures to a wildfire risk, and would not exacerbate fire risk. Therefore, the project would have no impact to wildfires, and no mitigation is required.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion

As discussed in the individual sections, the project would not degrade the quality of the environment with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction would reduce impacts to less than significant.

As described in the environmental resource sections of this Initial Study, the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

The project would result in temporary air quality and noise impacts during construction. With the implementation of the identified Standard Conditions of Approval, and consistency with adopted City policies, construction impacts would be mitigated to a less than significant level. As described above, these impacts would be temporary and the project would not have cumulatively considerable impacts on air quality and noise impacts in the project area.

The project would have a less than significant impact or no impact on the remaining environmental resources and would not contribute to cumulative impacts to these resources. Therefore, the project would not cause a cumulatively considerable impact and no mitigation is required.

Determination

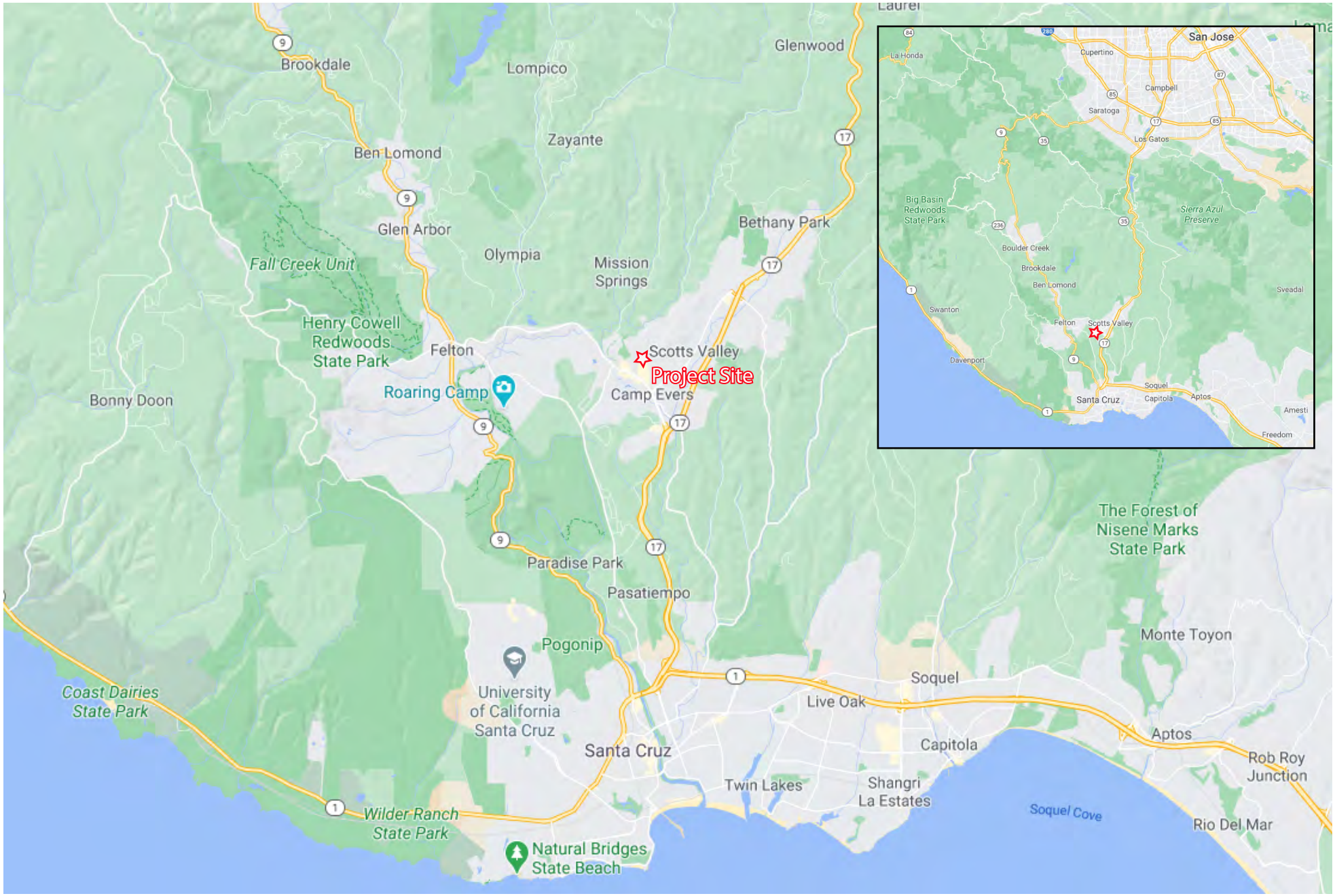
On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	

_____ _____

Paula Bradley, MCP, AICP
Contract Planner

Date



Source: Google Earth, 2021

Figure 1: Regional Location

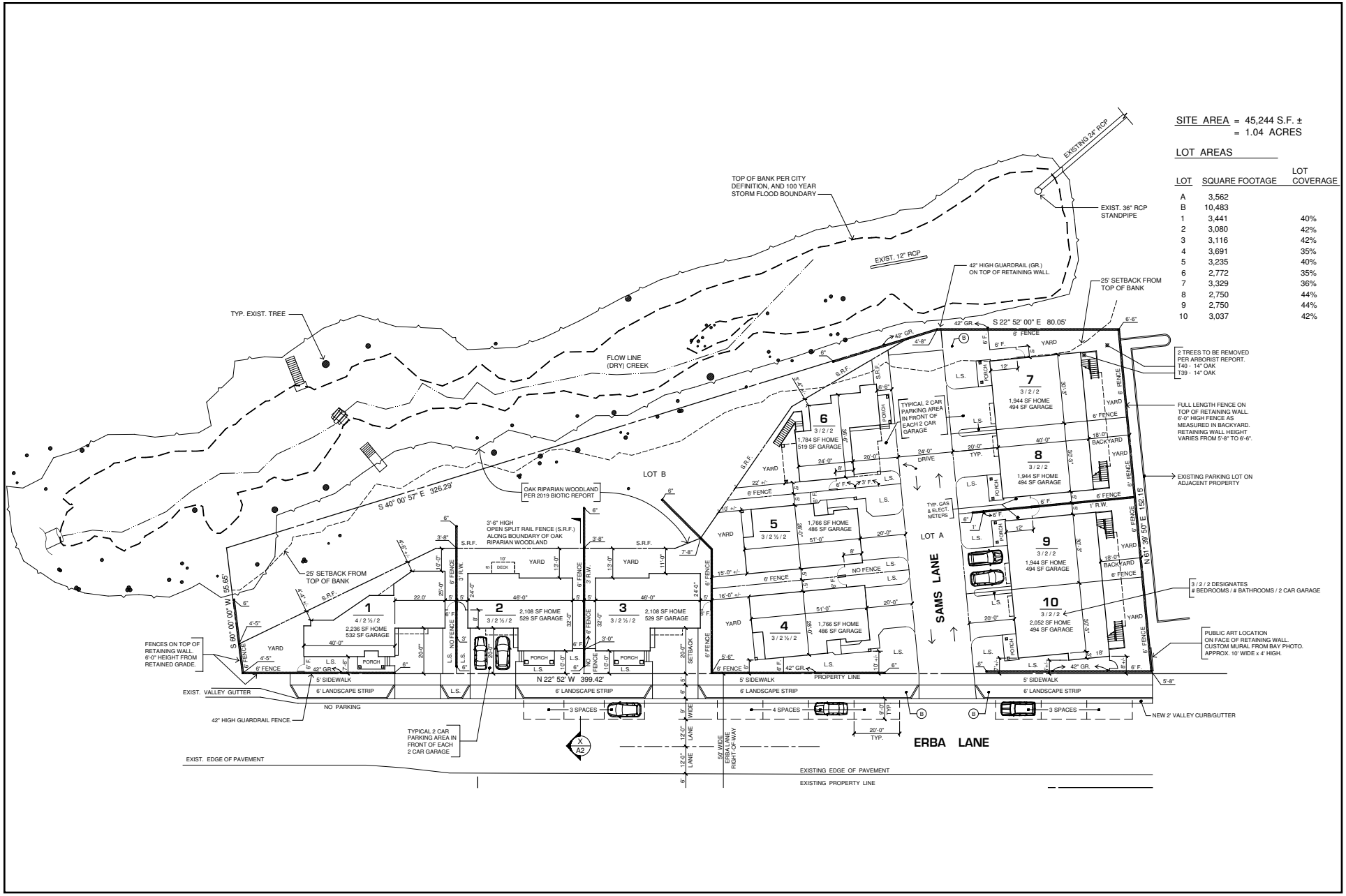
Bay Village Planned Development Project

Not to scale

Source: Nearmaps, 2021

Figure 2: Project Vicinity
Bay Village Planned Development Project

Not to scale



Source: Bowman & Williams, 2020

Figure 3: Site Plan

Bay Village Planned Development Project

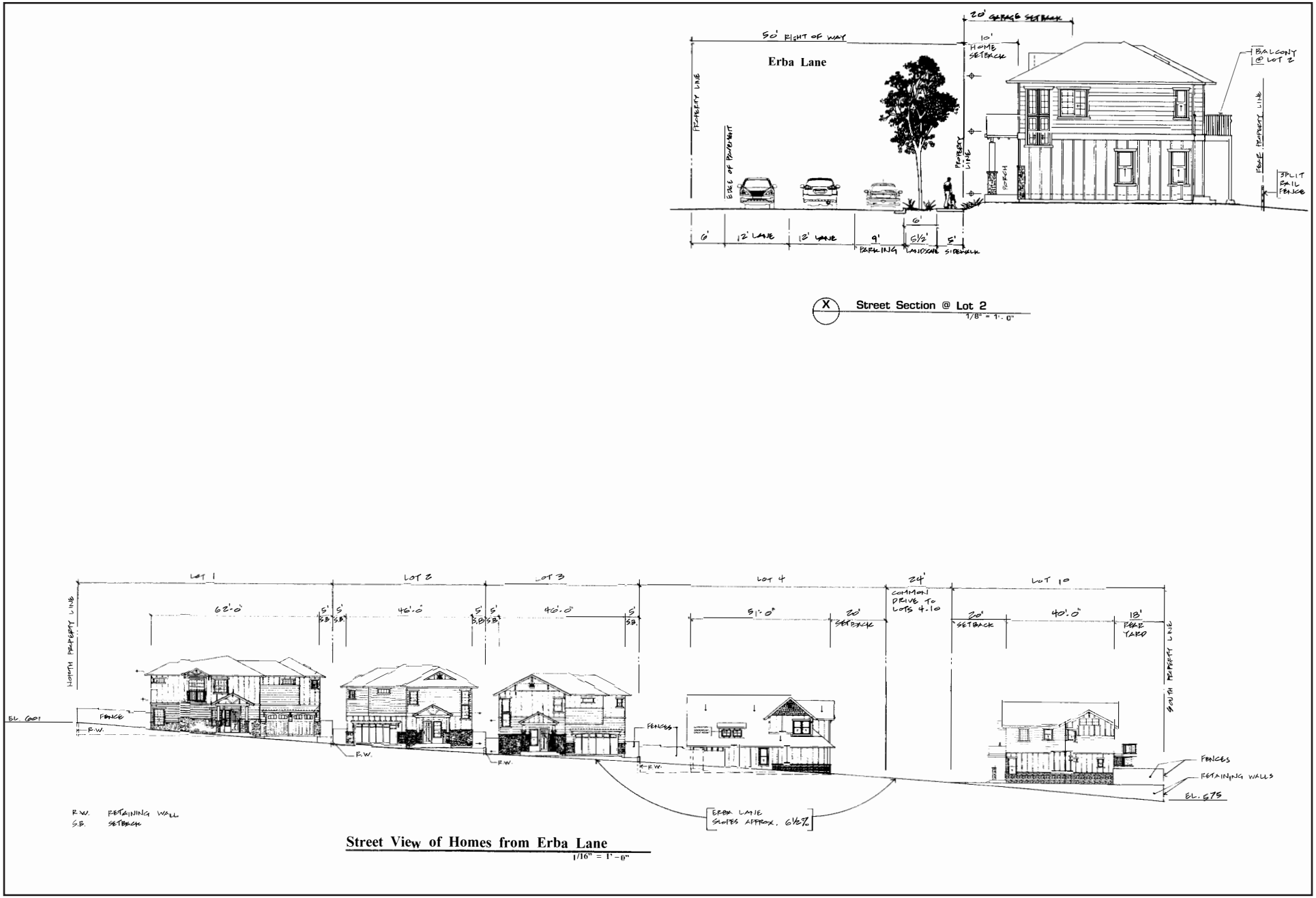
Not to scale

Source: Bowman & Williams, 2020

Figure 4: Proposed Project Rendering
Bay Village Planned Development Project

Not to scale

Kimley»Horn
Expect More. Experience Better.

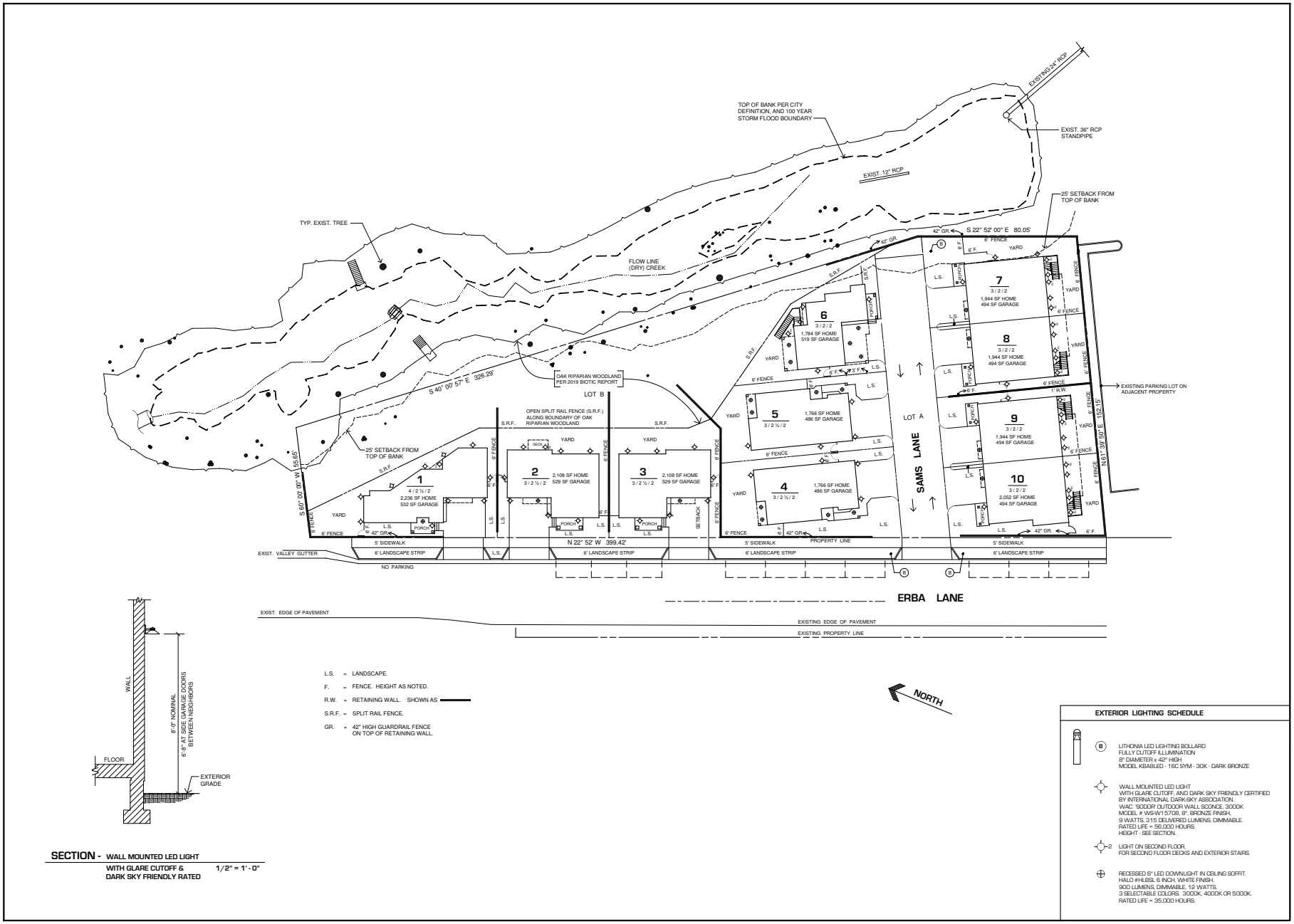


Source: Bowman & Williams, 2020

Figure 5: Proposed Street View

Bay Village Planned Development Project

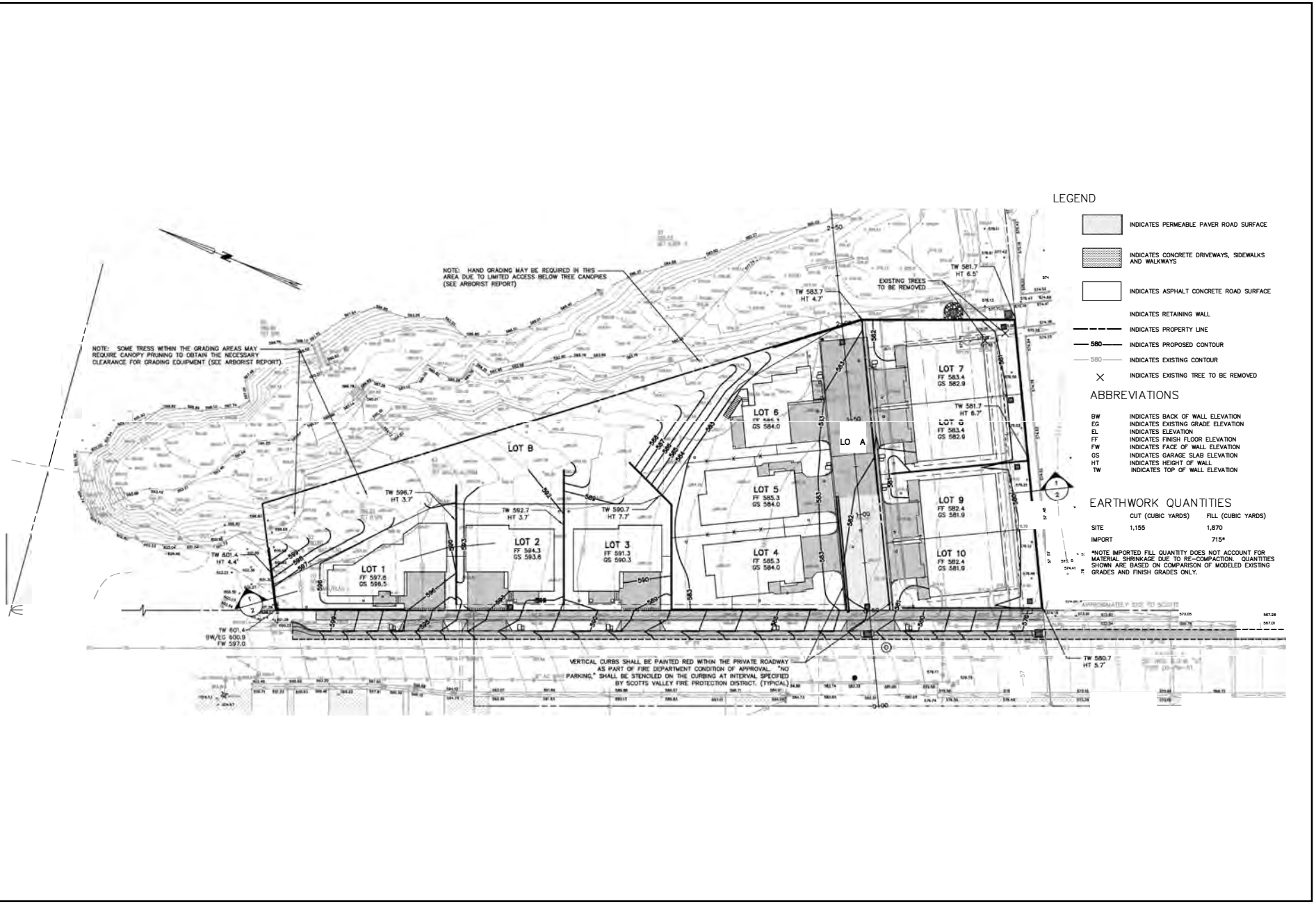
Not to scale



Source: Bowman & Williams, 2020

Figure 6: Exterior Lighting Plan
Bay Village Planned Development Project

Not to scale

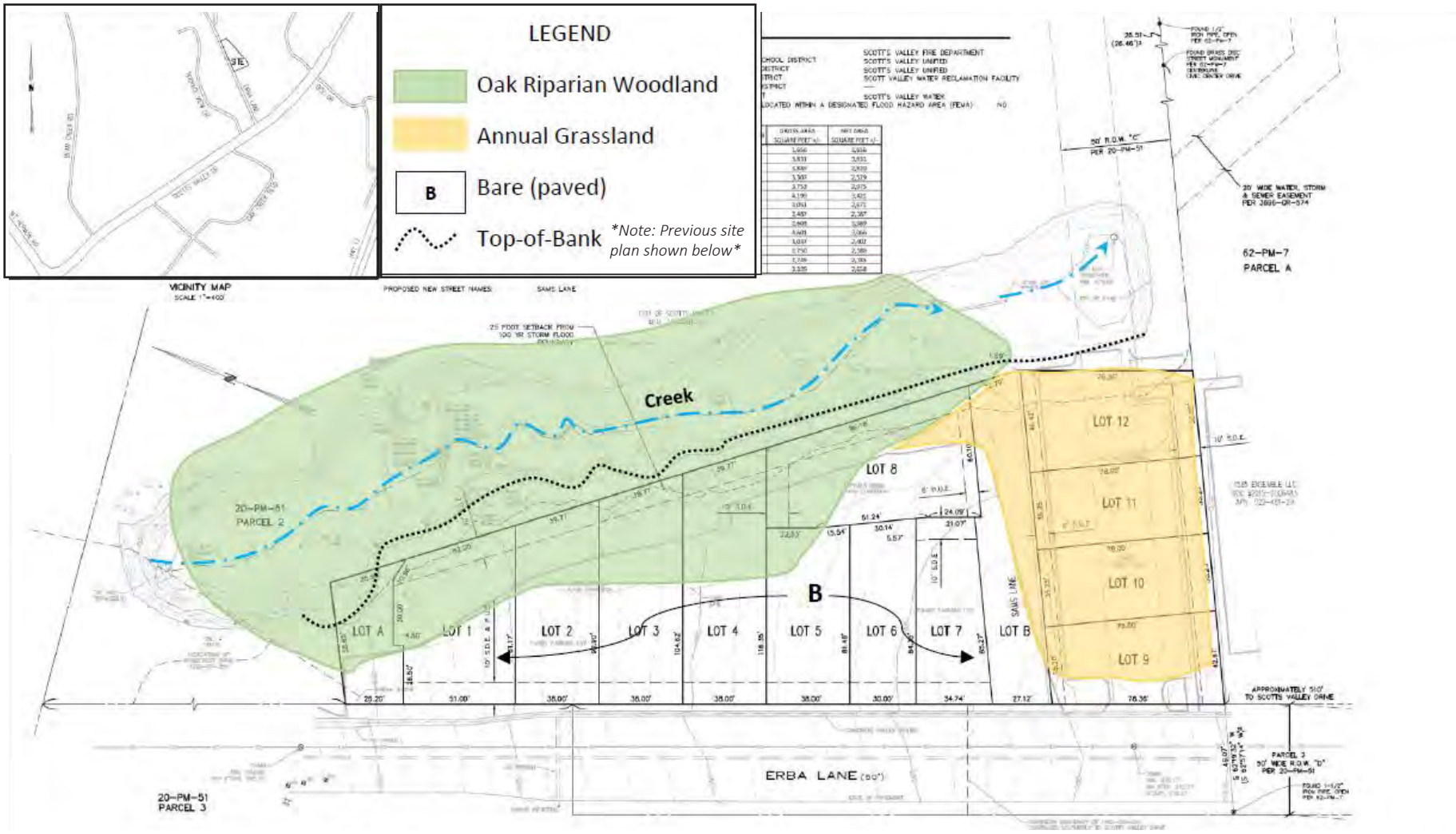


Source: Bowman & Williams, 2020

Figure 7: Grading Plan

Bay Village Planned Development Project

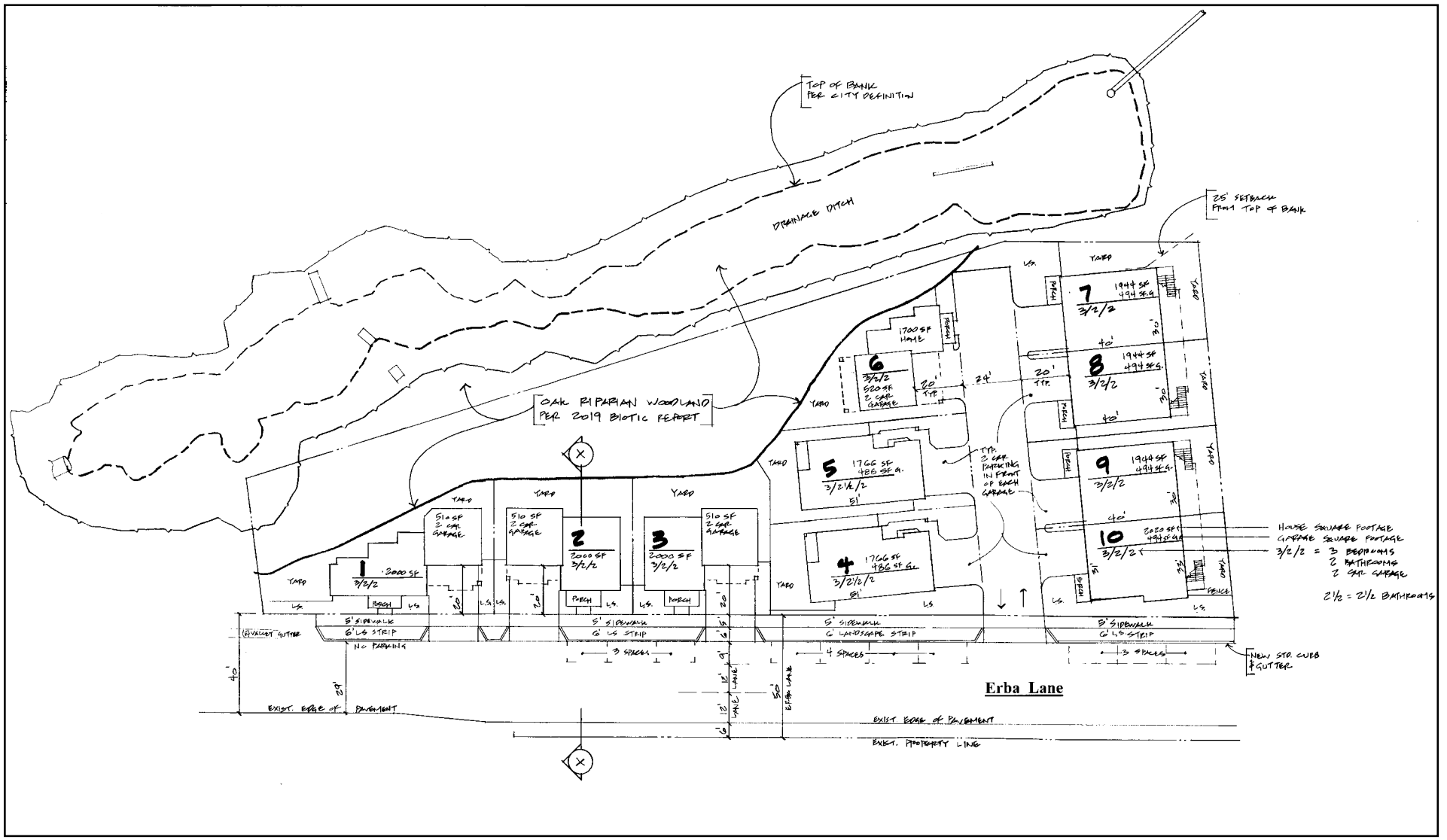
Not to scale



Source: Biotic Resources Group, 2019

Figure 8: Vegetation Types
Bay Village Planned Development Project

Not to scale



Source: David B. Zulim Inc., 2019

Figure 9: Oak Riparian Woodland Habitat

Bay Village Planned Development Project

Not to scale

CITY VENTURES
Building It Forward

Mr. Taylor Bateman
Community Development Director
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

via email

Dear Mr. Bateman,

Thank you for your continued help and thoughtful review of our proposed 19-unit residential community, *Ridgewood West*, located on Erba Lane. As discussed in meetings with all staff departments, and in advance of the upcoming public hearing on June 12, 2025, we are providing updated unit plans for our project site. Our internal design team reviewed our unit plans and noted that the main floor living area was not sufficiently sized for a dining room. Consequently, we have revised our plans to incorporate the appropriate unit types, which are deeper than those in the original submittal. The resultant site plan is substantially similar to what has been previously approved, but eight driveways on Erba Lane have been reduced in length to accommodate the additional depth of the units and stay out of the tree canopy for all the onsite preservation trees. As a point of reference, the updated unit types are now in line with the depths approved on City Ventures' prior Bluebonnet and Grove projects. Accordingly, we are requesting the Planning Commission's recommendation of approval for this update to the design, shown in **Exhibit A**.

The alternate design maintains the original 19-unit count and complies with the General Plan and Zoning. It was provided to all staff departments on June 3. While the applicant acknowledges the alternate design has only received preliminary staff approval, no significant issues have been identified (by Fire, Public Works, Planning or Building). We are committed to continuing to work with the City prior to the project's City Council hearing to address any concerns that may arise.

<u>Design Modifications</u>

The most notable change is a reconfiguration of the floor plans to create formal dining areas. The revised dining areas make the units a similar length as the homes City Ventures has completed at *The Grove on Enterprise Way* and *Bluebonnet Lane* in Scotts Valley.

1. *Front Yard* - To accommodate the deeper unit while preserving the existing tree canopy along the northern property line, we've removed reduced driveways fronting on Erba Lane. Buildings in the alternate design will be located approximately 5 feet 9 inches from garage to sidewalk. The project had previously requested waivers to setbacks pursuant to gov code section 65915 (state density bonus law). This change does not require any additional waivers.

2. *Parking Spaces* - Under the municipal code, this project is required to provide 42 parking spaces, including 2 garage spaces per home and 4 guest parking spaces (Scotts Valley Municipal Code §17.44.30). Under the state code (Gov Code 65915(p)), this project is required to have 29 parking spaces. The project in both scenarios proposes the same amount of parking spaces: 46 parking spaces including 2 garage spaces per home and 8 guest parking spaces, double the guest parking spaces required. Though the modified design does not reduce parking, the reduction in driveway length means that owners of 8 of these homes cannot additionally park in their driveways.

3. *Square Footage* - Under the modified design, homes will change from ~1,550 square feet to ~1,900 square feet. As previously mentioned, this change will provide additional second floor living area consistent with prior homes that City Ventures has completed in Scotts Valley and the greater Bay Area. The comfort of these homes is important for quality of life. Without properly sized spaces for living, kitchen, and dining rooms these homes lose both their livability and saleability, the latter of which would make this project financially infeasible.

Please feel free to reach out if there are any questions or clarifications that would be helpful. We appreciate the City's time and review of our project.

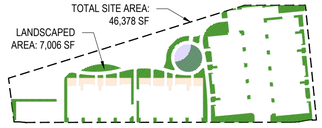
Kind Regards,

Darian Dennler
City Ventures Development Manager
Darian Dennler

PRELIMINARY PLANTING NOTES

1. PLANTING SPECIES WITH A "HIGH" RATING IN THE CALIFORNIA INVASIVE PLAN COUNCIL'S CAL-IPC INVENTORY OF INVASIVE PLANTS IS PROHIBITED.
2. GROUNDCOVER MUST BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND MUST BE SPACED TO ACHIEVE FULL COVERAGE OF THE GROUNDCOVER AREA WITHIN ONE YEAR.
3. A MAXIMUM OF 50 PERCENT OF THE REQUIRED LANDSCAPE AREA MAY CONSIST OF MULCH, BARK CHIP, CRUSHED ROCK, PEBBLES, STONE, OR SIMILAR NON-PLANT MATERIALS.
4. LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.
5. PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.
6. TREES MUST BE A MINIMUM 15-GALLON SIZE.
7. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.
8. ALL TREES SHALL COMPLY WITH NON-COMPACTED SOIL AND SEPARATION STANDARDS IN CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS (ODS) VIII.B.4.E TABLE 3.
9. MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY SHALL BE PROVIDED AS FOLLOWS:
   - 9.1. 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS.
   - 9.2. 12 FEET FOR PARKING LOTS.
   - 9.3. 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
10. LANDSCAPING MUST BE INSTALLED PRIOR TO RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.

TOTAL LANDSCAPED AREA



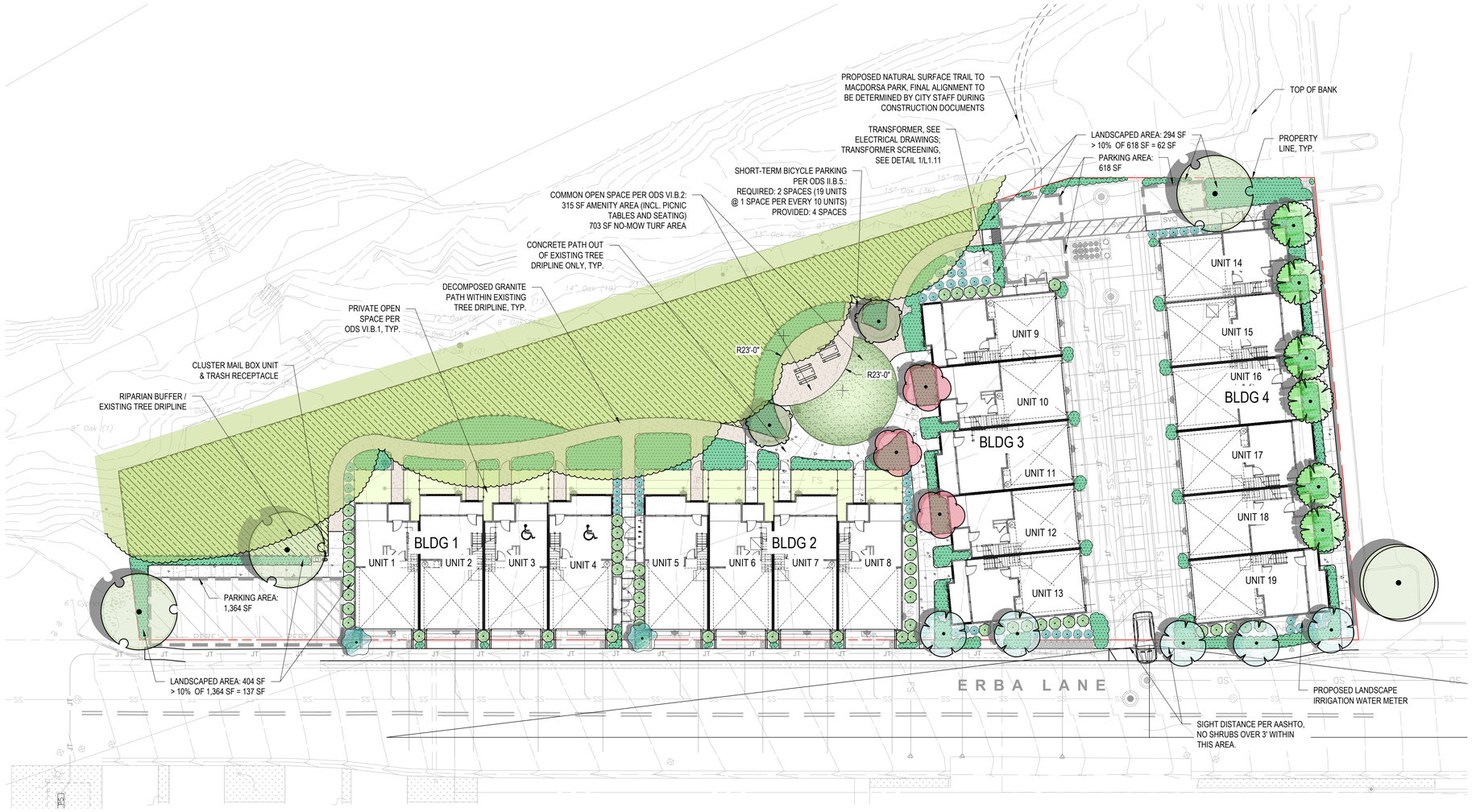
PER SVMC §17.20.040(I)
LANDSCAPED AREA REQUIRED = 46,378 SF X 10% = 4,638 SF
LANDSCAPED AREA PROVIDED = 7,006 SF > 4,638 SF
NOTE: ALL LANDSCAPED AREA WILL BE PERMANENTLY MAINTAINED.

PER ODS VI.B.1. PRIVATE OPEN SPACE: 1,390 SF

PER ODS VI.B.2. COMMON OPEN SPACE: 1,018 SF

PROJECT NARRATIVE

Landscape at Ridgewood West Townhomes provides a rhythmic and natural tree canopy, serving as buffer and screen to the adjacent residences, while grounding the architecture with evergreen planting. Pedestrian circulation, as well as amenity areas, are removed from the street and directly face the preserved riparian canopy. Pockets of naturalized planting abut the preserved open space, while existing natural surface trails under the existing canopy are retained. Residents have full use of private front yard areas, buffered by open rail wood fencing. Passive uses, including picnic tables set in decomposed granite, and a meadow of native and no-mow fescue, provide welcome opportunities to enjoy the view.



TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	ACE PAL	ACER PALMATUM / JAPANESE MAPLE WUCOLS (M)	15 GAL.	3
	ARB STR	ARBUTUS UNEDO / STRAWBERRY TREE WUCOLS (L)	15 GAL.	2
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L)	15 GAL.	5
	PRU LYO	PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY WUCOLS (L), TREES SHALL BE PRUNED AS REQUIRED TO FIT THE SPACE	15 GAL.	2
	TRI ELE	TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM WUCOLS (M)	24" BOX	6
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM WUCOLS (L)	24" BOX	3
		EXISTING TREE TO REMAIN		1

TOTAL NUMBER OF TREES (EXCL. EXISTING): 21
24" BOX TREES REQUIRED: 21 TREES X 25% = 6 TREES
24" BOX TREES PROPOSED: 9 TREES

SHRUB & GROUNDCOVER LEGEND

LARGE EVERGREEN SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. (LOW TO MEDIUM WATER USE). SEE SHEET L1.4 FOR PLANT LIST

MID-GROUND SHRUBS
SMALL MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. SEE SHEET L1.4 FOR PLANT LIST

SHRUBS & GROUNDCOVER
SEE SHEET L1.5-1.6 FOR PLANT LIST

NATIVE GRASSLAND / RESTORATION MIX
NON-IRRIGATED

TURF & NO MOW FESCUE

SEE SHEET L1.4-1.6 FOR PLANT SPECIES AND IMAGES

N
23076

0' 20' 40'
1" = 20'

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

Roach & Campbell
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
TARRAR UTILITY CONSULTANTS
HUNT HALE JONES

Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

CONCEPTUAL LANDSCAPE PLAN

L1.1

SCALE: 1" = 20'-0"
DATE: 6.2.25
PROJECT: 317073

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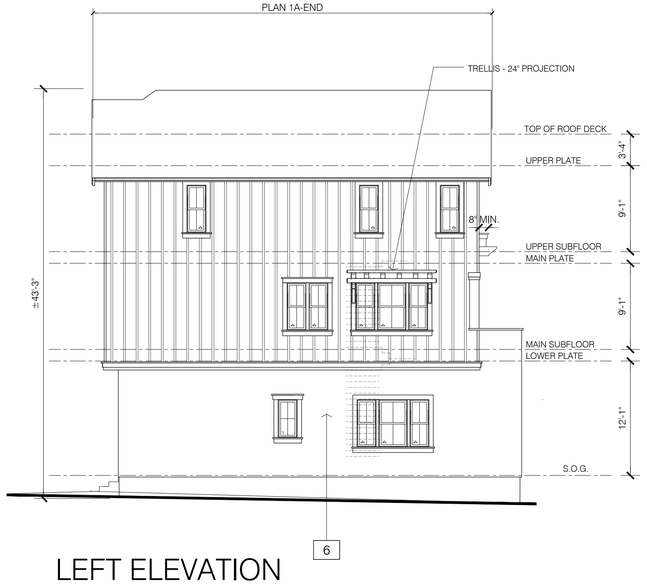
RIGHT ELEVATION

FRONT ELEVATION

	FINISH SCHEDULE
1	COMPOSITION SHINGLE ROOF
2	NOT USED
3	CORBEL W/ KICKER
4	WOOD RAILING
5	HARDI BOARD + BATT SIDING
6	STUCCO FINISH
7	HARDI HORIZONTAL SIDING
8	HARDI SHINGLE SIDING
9	SINGLE HUNG WINDOWS
10	SLIDING GLASS DOOR
11	ENTRY DOOR
12	FRENCH DOOR
13	MASONRY VENEER
14	MTL. ROLL-UP GARAGE DOOR
15	COMMERCIAL LIGHTING
16	STOREFRONT GLAZING
17	WOOD WINDOW BOX
18	MTL. CANOPY 3'-0" PROJECTION
19	COMMERCIAL TRASH ENCLOSURE

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



LEFT ELEVATION

REAR ELEVATION

STREET FACING ELEVATION

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BLDG 2 CONCEPTUAL ELEVATIONS (BLDG 1 SIM)

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 05.30.25
PROJECT: 317073

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL

CONCEPTUAL COLORS & MATERIALS

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY

2 BODY - LAP SIDING
MFR.: SHERWIN-WILLIAMS
BEDROCK SW9563

3 BODY - BOARD AND BATTEN /
STUCCO / TRIM
MFR.: SHERWIN-WILLIAMS
EXTRA WHITE SW7006

4 BODY - SHINGLE SIDING
MFR.: SHERWIN-WILLIAMS
NIGHT OUT SW9560

5 BODY - STUCCO
MFR.: SHERWIN-WILLIAMS
PASSIVE SW7064

6 WINDOW
MFR.: VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)

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CONCEPTUAL MATERIAL BOARD

MB 1.1

SCALE: NTS
DATE: 05.30.25
PROJECT: 317073

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