



# AGENDA

Meeting of the  
**Scotts Valley Planning Commission**  
**In-Person and Remote Access**  
**Date: May 14, 2026**  
**Time: 6:00 PM**

| CONTACT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                             | MEETING LOCATION                                                                                                                                                                                   | POSTING                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Scotts Valley<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>(831) 440-5600                                                                                                                                                                                                                                                                                                                                                                      | City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>OR Zoom Video Conference:<br><a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a> | The agenda was posted on 5-08-2026 at City Hall, SV Public Works, SV Senior Center and online at <a href="http://www.scottsvalley.org">www.scottsvalley.org</a> . |
| COMMISSIONERS                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                    | CITY STAFF MEMBERS                                                                                                                                                |
| Lori Gentile, Chair<br>Chuck Maffia, Vice Chair<br>David Hodgins, Commissioner<br>Shawn Mosley, Commissioner<br>Steve Simonovich, Commissioner                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                    | Taylor Bateman, Community Development Director<br>Jordan Taylor, Administrative Analyst II                                                                        |
| MEETING NOTICE AND AGENDA PACKET MATERIALS                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                    |                                                                                                                                                                   |
| <b>Notice regarding Planning Commission Meetings:</b><br>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.                                                                                                                                                                                                |                                                                                                                                                                                                    |                                                                                                                                                                   |
| <b>Agenda and Agenda Packet Materials:</b><br>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: <a href="https://www.scottsvalley.gov/129/Agendas-Minutes">https://www.scottsvalley.gov/129/Agendas-Minutes</a>                                                                                                                       |                                                                                                                                                                                                    |                                                                                                                                                                   |
| <b>Public Participation:</b><br>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: <a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a><br><br>You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom. |                                                                                                                                                                                                    |                                                                                                                                                                   |
| <b>How to comment via Zoom:</b><br><br>1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more,                                                                      |                                                                                                                                                                                                    |                                                                                                                                                                   |

will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

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

### **CALL TO ORDER 6:00 PM**

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

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

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

### **PUBLIC COMMENT TIME**

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

### **ALTERATIONS TO CONSENT AGENDA**

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

### **CONSENT AGENDA**

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

1. Approve Planning Commission Meeting minutes of 11-20-2025
2. Approve Special Planning Commission Meeting minutes of 12-04-2025

### **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 Use Permit U26-001 to operate a veterinarian clinic at an existing ±1,756 square foot suite in the Scotts Valley Square shopping center at 266 Mount Hermon Road (APN 022-231-17) in the C-SC Shopping Center-Commercial Zoning District



2. Consideration of a Use Permit application for the Scotts Valley Farmers' Market to operate in the upper parking lot of the Graham Plaza at 219-223 Mount Hermon Road (APN 021-021-16) in the C-SC Shopping Center Commercial Zoning District
3. Consideration of a Use Permit, Design Review Permit and Environmental Assessment to allow construction of a new 7,480 sf clubhouse, remodel and renovation of an existing 2,450 sf clubhouse, construction of a new 6-lane swimming pool and 1,500 sf pool house, and associated site improvements on an approximately 1.6-acre site (APN 022-091-53) in the C-S Service Commercial Zoning District

### **ALTERATIONS TO REGULAR AGENDA**

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

### **REGULAR AGENDA**

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

1. FY 2026/27-2030/31 Capital Improvement Program; Consistency with General Plan

### **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. |
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# MINUTES

Meeting of the  
**Scotts Valley Planning Commission**  
**Date: November 20, 2025**  
**Time: 6:00 PM**

| CONTACT INFORMATION                                                                           | MEETING LOCATION                                                                                                                                                                                   | POSTING                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Scotts Valley<br>1 Civic Center Drive<br>Scotts Valley, CA<br>95066<br>(831) 440-5600 | City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>OR Zoom Video Conference:<br><a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a> | The agenda was posted on 11-14-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at <a href="http://www.scottsvally.gov">www.scottsvally.gov</a> . |

## CALL TO ORDER 6:00 PM

The City Council meeting was called to order at 6:03 PM.

## PLEDGE OF ALLEGIANCE

## ROLL CALL

### COMMISSIONERS PRESENT:

Lori Gentile, Chair  
Chuck Maffia, Vice Chair  
Dave Hodgin, Commissioner  
Shawn Mosley, Commission  
Steve Simonovich, Commissioner

### CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager  
Taylor Bateman, Community Development  
Director  
Cathie Simonovich, City Clerk

## PUBLIC COMMENT TIME

Ray Gorski, a resident and a board member of Scotts Valley Cultural and Performing Arts Center, requested that the Commission consider a request from The Landing to add space beyond the back of the building to construct permanent restrooms, permanent dressing rooms, a green room, and storage. Mr. Gorski submitted a plan which has been entered into the record.

Sue Draper inquired if the City could move some of the center dividers for the medians which are on Mount Hermon Drive, particularly the left-hand turn lane onto Kings Village Road.

## ALTERATIONS TO CONSENT AGENDA

### CONSENT AGENDA

1. Approve Planning Commission Meeting minutes of 6-12-2025

**M/S: Maffia/Hodgin**

**To approve the Consent Agenda with no alterations.**

**Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)**

## ALTERATIONS TO PUBLIC HEARING AGENDA

### PUBLIC HEARING AGENDA

1. Consideration of an amendment to Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requirements for accessory dwelling units, junior accessory dwelling units, urban lot splits, SB 9 residential development, and ministerial design review

Contract Planner Ben Noble presented this item.

Chair Gentile opened the public hearing at 6:26 PM.

Eric Westland, a resident of Scotts Valley, asked for clarification on the definition of a JADU.

A comment letter received prior to the meeting from the California Housing Defense Fund has been entered into the record.

Chair Gentile closed the public hearing at 6:28 PM.

**M/S: Maffia/Hodgin**

**To adopt Resolution No. 1808 recommending the City Council adopt an ordinance amending the Scotts Valley Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to clarify requ**

**Carried 5/0 (AYES: )**

## ALTERATIONS TO REGULAR AGENDA

### REGULAR AGENDA

1. Study session to provide input and comments on the Public Draft 2025 Scotts Valley Town Center Specific Plan (2025 Plan) and Draft Environmental Impact Report (DEIR)

Consultant Troy Reinhalter with Good City Company, and Akoni Danielsen with David J. Powers and Associates, presented this item and responded to questions from the Commissioners.

Public input was received from Lynn Bridges, Sue Draper, Sarah DeLeon, Ray Gorski, Renee Inlow, Sini Bava, Chris, and Zach White, and included questions and concerns regarding traffic, parking, water resources, emergency resources, greenhouse gas emissions, the density of the project, concern over losing event space for the signature annual events, and considerations surrounding the other large projects in Scotts Valley.

Several letters were submitted prior to the meeting and have been entered into the record.

The Consultants, along with City Manager LaGoe and Community Development Director Bateman, responded to the stated questions and concerns, and indicated that this will be presented to the Planning Commission again for action at a special meeting scheduled for Thursday, December 4.

#### **DISCUSSION ITEMS AND FUTURE AGENDA ITEMS**

None.

#### **WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES**

None.

#### **ADJOURNMENT**

The meeting adjourned at 8:19 PM.



# MINUTES

Meeting of the  
**Scotts Valley Planning Commission**  
**Date: December 4, 2025**  
**Time: 7:30 PM**

| CONTACT INFORMATION                                                                           | MEETING LOCATION                                                                                                                                                                                   | POSTING                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Scotts Valley<br>1 Civic Center Drive<br>Scotts Valley, CA<br>95066<br>(831) 440-5600 | City Council Chambers<br>1 Civic Center Drive<br>Scotts Valley, CA 95066<br>OR Zoom Video Conference:<br><a href="https://us02web.zoom.us/j/88671741298">https://us02web.zoom.us/j/88671741298</a> | The agenda was posted on The agenda was posted on 11-26-2025 at City Hall, SV Public Works, SV Senior Center and online at <a href="http://www.scottsvally.org">www.scottsvally.org</a> . at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at <a href="http://www.scottsvally.gov">www.scottsvally.gov</a> . |

## CALL TO ORDER 7:30 PM

The Planning Commission meeting was called to order at 7:30 PM

## PLEDGE OF ALLEGIANCE

## ROLL CALL

### ELECTED OFFICIALS PRESENT:

Vice Chair Chuck Maffia  
Commissioner Shawn Mosley  
Commissioner Steve Simonovich

### ABSENT:

Chair Lori Gentile  
Commissioner David Hodgin

### CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager  
Taylor Bateman, Community Development  
Director  
Rodolfo Onchi, Public Works Director  
Jordan Taylor, Administrative Analyst II

## PUBLIC COMMENT TIME

None.

## ALTERATIONS TO PUBLIC HEARING AGENDA

None.

## PUBLIC HEARING AGENDA

1. Public hearing to approve a resolution recommending that Council certify the Final Environmental Impact Report (FEIR) and adopt the 2025 Scotts Valley Town Center Specific Plan (2025 Plan)

Consultants Troy Reinhalter from Good City Company and Akoni Danielson from David J. Powers & Associates presented the item.

Vice Chair Maffia opened the public hearing at 8:33pm

Rafa Sonnenfeld from Santa Cruz YIMBY addressed concerns related to the number of units and the plan's adherence to the City's housing element.

John Lewis from Santa Cruz YIMBY spoke in support of additional affordable housing in the Town Center, additional walking/biking paths, zoning issues for the amount of housing units as per the housing element, additional studios/1 bedroom apts.

Vice Chair Maffia closed the public hearing at 8:41pm.

**M/S: Simonovich/Mosley**

**To approve a resolution recommending that the Council certify the Final EIR and adopt the 2025 Town Center Specific Plan.**

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

City Attorney Kirsten Powell addressed the commission and responded to comments received during public comment.

## ADJOURNMENT

The Planning Commission meeting adjourned at 8:45 PM.

**City of Scotts Valley  
PLANNING COMMISSION  
STAFF REPORT**

**Date:** May 14, 2026

**Applicant/Developer:** Joe Matano  
**Property Owner:** S & A ITO Family Partnership

**Applications:** Use Permit U26-001

**Location:** 266 Mount Hermon Road, Suite P (APN: 022-231-17)

**General Plan / Zoning:** Shopping Center – Commercial (C-SC)/Shopping Center - Commercial (C-SC)

**Environmental Status:** CEQA Categorical Exemption (Class 1)  
Section 15301, Existing Facilities

**Request:** Consideration of Use Permit U26-001 to operate a veterinarian clinic at an existing ±1,756 square foot suite in the Scotts Valley Square shopping center at 266 Mount Hermon Road (APN 022-231-17) in the C-SC Shopping Center-Commercial Zoning District.

**Staff Planner:** Joshua Wozynski, Associate Planner

**STAFF RECOMMENDATION**

It is recommended that the Planning Commission approve Use Permit No. U26-001, by adoption of the attached resolution, subject to the conditions in Exhibit A.

**PROJECT DESCRIPTION**

The applicant is proposing to operate a veterinary clinic in the Scotts Valley Square shopping center under the name *SkyPark Family Pet Care* (Attachment 1, Location Map). The building is currently divided into eleven suites. The veterinary clinic is proposed to occupy Suite P, which has been consolidated with the adjacent Suite Q into



a single unit (Table 1).

The shopping center is anchored by Target in the adjacent building, with 7-Eleven and T-Mobile occupying tenant spaces in the building in the western portion of the center. Property adjacencies include Town Center Storage and Skypark to the north, Mount Hermon Road to the south, The Hangar to the east, and Skypark Drive to the west. The proposed use requires a Use Permit in the C-SC zoning district.

## **PROJECT DISCUSSION**

Staff has reviewed the project for compliance with the City's regulations and requirements. An analysis of the issues for the Planning Commission's consideration is provided in the following sections.

### **USE PERMIT**

The project site is in the Shopping Center Commercial (C-SC) zoning district. Pursuant to Section 17.22 of the Scotts Valley Municipal Code (SVMC), a veterinary clinic is not explicitly listed as a permitted or conditional use within the C-SC district. However, Section 17.22.030(K) allows the Planning Commission to approve other uses found to be of a similar nature to those listed, subject to Use Permit approval per Section 17.50.020. Staff finds that a veterinary clinic is similar in nature to other conditional uses in the district, including animal hospitals, institutional uses, and retail and personal service establishments, in that it provides professional medical services to the community in a manner compatible with surrounding commercial uses.

A veterinary clinic has historically occupied the subject ±1,756 square foot tenant space, and the existing interior build-out is designed to accommodate veterinary clinic use (Attachment 2, Floor Plan). The facility proposes to operate regular business hours of Monday through Saturday, 8:00 AM to 5:00 PM, with no 24-hour or overnight operations. The practice will be staffed by approximately five employees per shift, including one veterinarian, one registered veterinary technician, two veterinary assistants, and one receptionist. All operations will be conducted entirely indoors on an appointment basis, with no regular boarding, kenneling, or animal housing proposed (Attachment 3, Project Description). The proposed use does not include on-site cremation services, and staff finds that such activity would be incompatible with the surrounding commercial uses due to potential odor, air quality, and operational impacts. As a veterinary clinic operating within a shared commercial center, animals will be transported through common areas to and from the facility. Staff has recommended conditions of approval to ensure these operational limitations are maintained and to require clinic staff to maintain appropriate cleaning supplies and promptly address any waste or messes in common areas.

## **PARKING**

On-site parking includes a total of 364 parking spaces, 10 of which are accessible spaces. Parking is distributed throughout the shopping center to serve the anchor tenant and retail buildings. Parking requirements for the center's tenants are summarized in the table below, based on staff's analysis of approved plans associated with a recent remodel of the shopping center:

**Table 1**

| <b>Parking Requirements for 266 Mount Hermon Road</b> |                        |                                                |                          |
|-------------------------------------------------------|------------------------|------------------------------------------------|--------------------------|
| <i>Tenant</i>                                         | <i>Square Footage:</i> | <i>Parking Standard:</i>                       | <i>Parking Required:</i> |
| 266-A: <b>Vacant</b>                                  | 2,986                  | 1/250 sf                                       | 11.9                     |
| 266-B: <b>Dollar Tree</b>                             | 12,169                 | 1/250 sf                                       | 48.7                     |
| 266-L: <b>Glimmer &amp; Glow Tanning</b>              | 975                    | 1/250 sf                                       | 3.9                      |
| 266-M: <b>Queen Nails</b>                             | 938                    | 1/250 sf                                       | 3.8                      |
| 266-N: <b>Togo's</b>                                  | 1,465                  | 1/60 sf (public);<br>1/250 sf (non-public)     | 8                        |
| 266-O: <b>Century 21</b>                              | 1,221                  | 1/250 sf                                       | 4.9                      |
| 266-P&Q: <b>Vacant Vet Clinic</b>                     | 1,756                  | 5/doctor, or 1/200 sf,<br>whichever is greater | 8.8                      |
| 266-R: <b>Scott's Valley Jewelers</b>                 | 1,215                  | 1/250 sf                                       | 4.9                      |
| 266-S: <b>The Good Feet Store</b>                     | 1,170                  | 1/250 sf                                       | 4.7                      |
| 266-T1: <b>Great Clips</b>                            | 1,853                  | 1/250 sf                                       | 7.4                      |
| 266-T2: <b>Chipotle</b>                               | 1,325                  | 1/60 sf (public);<br>1/250 sf (non-public)     |                          |
| 270: <b>Target</b>                                    | 57,000                 | 1/250 sf                                       | 228                      |
| 272: <b>T-Mobile</b>                                  | 1,945                  | 1/250 sf                                       | 7.8                      |
| 274: <b>7-Eleven</b>                                  | 2,440                  | 1/250 sf                                       | 9.8                      |
| <b>Total Parking Required:</b>                        | 88,492                 |                                                | 353                      |
| <b>Total Parking Available:</b>                       |                        |                                                | <b>364</b>               |

\*Parking ratios pursuant to Zoning Chapter 17.44.030.

The parking requirement for medical office use is five spaces for each doctor/dentist or one space for each two hundred square feet of gross-floor area, whichever is greater, plus additional spaces as may be required for employees and/or conference activities. The resulting total number of parking spaces required for the proposed use is 8.8. The

number of parking spaces required for the shopping center is 353. The shopping center currently has 364 parking spaces. The parking requirement for the center is therefore satisfied by the existing conditions.

## **SIGNS**

The center has an existing Planned Sign Program. Any proposed signage shall be consistent with the approved Planned Sign Program. The applicant is working with Planning staff to install a new wall sign.

## **PUBLIC NOTICE & COMMENT**

A public notice was mailed to surrounding property owners within 300 feet pursuant to State law. No comments have been received.

## **ATTACHMENTS**

## **PAGE No.**

|                                                                   |          |
|-------------------------------------------------------------------|----------|
| <i>Resolution No. _____ to Approve U26-001 (Action Item).....</i> | <i>4</i> |
| 1. Location Map.....                                              | 7        |
| 2. Floor Plan (received 02/02/26) .....                           | 8        |
| 3. Project Description (received 03/18/26).....                   | 10       |

RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U26-001 FOR THE OPERATION OF A 1,756 SQUARE FOOT VETERINARIAN CLINIC IN THE SCOTTS VALLEY SQUARE SHOPPING CENTER AT 266 P MOUNT HERMON ROAD // APN 022-231-17.**

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 1 (Section 15301); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on Thursday, May 14, 2026.

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 is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the Planning Commission staff report dated May 14, 2026:

1. ***The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The subject property is located in the Commercial Shopping Center Zoning District (C-SC). The proposed veterinary clinic will be located in an existing commercial shopping center. The building is currently divided into eleven suites. Adjacencies include Town Center Storage and Skypark to the north, Mount Hermon Road and a shopping center to the south, The Hangar to the east, and Skypark Drive to the west. The proposed use is consistent with the surrounding uses.
2. ***The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*** The operation of a veterinary clinic within the existing commercial center does not

promote adverse health effects. There is adequate parking on site for all existing tenants. Given that all surrounding uses are commercial, it is not anticipated that any conflicts will occur.

**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 No. U26-001 for the operation of a 1,756 square foot **veterinarian clinic** in the Scotts Valley Square shopping center at 266 P Mount Hermon Road // APN 022-231-17, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

**SECTION 5:** Use Permit No. U26-001 shall lapse and shall become void one year from the date of this resolution unless the operation of the **veterinarian clinic** has commenced, or prior to the expiration date a building permit is issued by the City of Scotts Valley Building Division and site improvements have commenced and diligently pursued toward completion, 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 regularly scheduled meeting held on the 14<sup>th</sup> day of May, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Lori Gentile, Chair

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Taylor Bateman, Community Development Director

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL**

(Numbers 1 - 8)

#### **STANDARD**

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

#### **PLANNING DEPARTMENT**

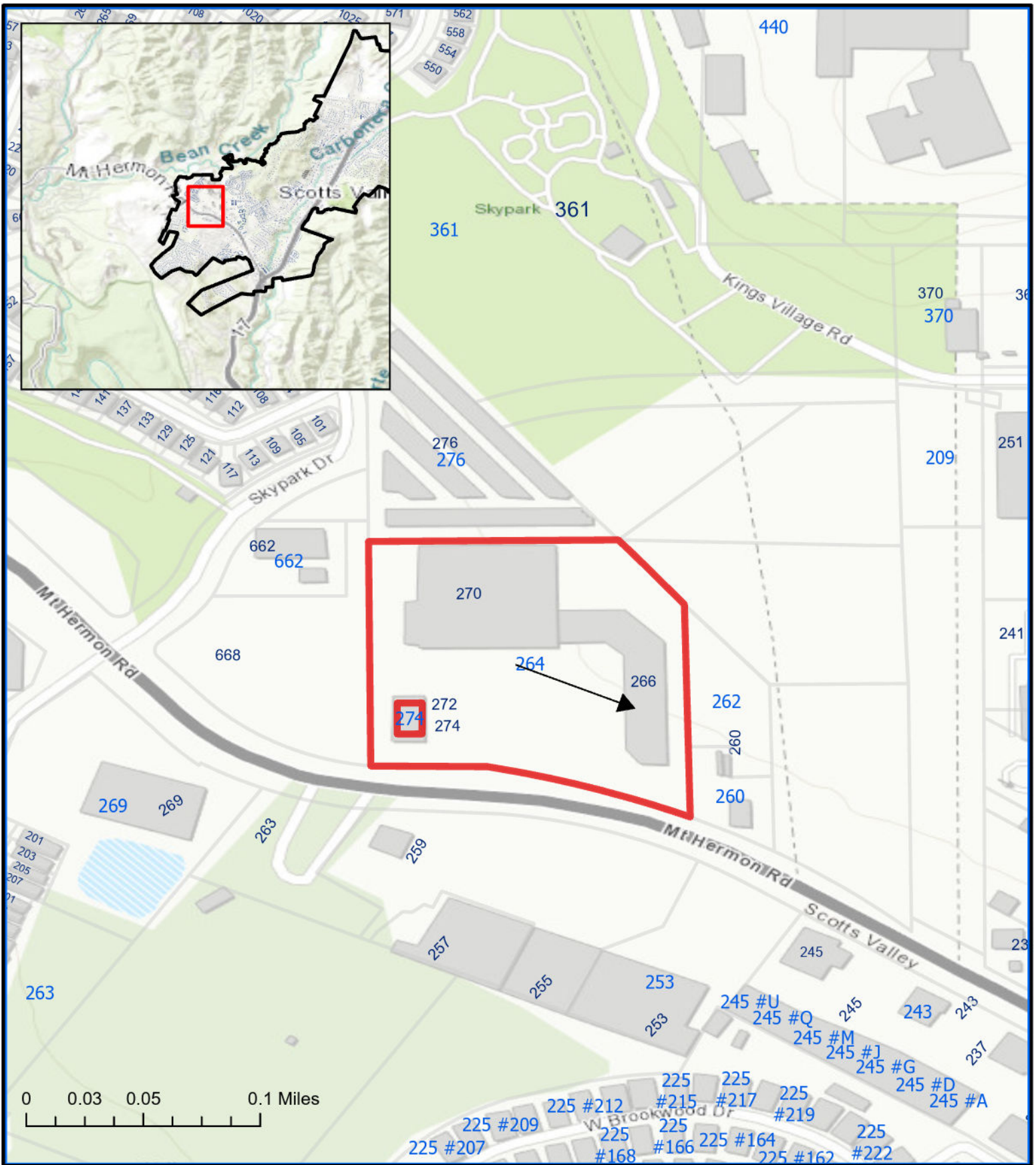
4. Any proposed signage shall be consistent with the approved Planned Sign Program.
5. Activity on the property shall be limited to examination, treatment, surgery, and ancillary recovery of animals. Overnight boarding may be permitted only when required due to medical necessity. Regular boarding and kenneling shall be prohibited.
6. Animals shall be kept indoors at all times except when arriving and leaving the clinic on leash or in a carrier.
7. On-site cremation of animals shall be prohibited.
8. Clinic staff shall have appropriate cleaning supplies to patrol, assist, and clean up

waste or messes created from animals coming to or leaving the clinic.

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Property Owner Name & Signature

Date



**Location Map**  
U26-001  
266 Mt Hermon Road, Suite P  
APN 022-231-17







To:

City of Scotts Valley  
Planning Department  
1 Civic Center Drive  
Scotts Valley, CA 95066

Subject: Conditional Use Permit (CUP) – Hours of Operation and Employee Information

Business: SkyPark Family Pet Care

Location: 266 Mount Harmon Rd. Unit P

Scotts Valley, CA

Dear Planning Department,

This letter is provided in support of our Conditional Use Permit (CUP) application for Skypark Family Pet Care, located at 266 Mount Harmon Rd. Unit P, Scotts Valley, CA. The purpose of this correspondence is to confirm our proposed hours of operation and employee staffing levels for the subject site. We will be moving Valley Oak Veterinary Clinic located at 4650 Scotts Valley road to this location and rebranding the name to Skypark Family Pet Care. We feel this name is more suited for the community and location it serves.

#### Proposed Hours of Operation

- Monday – Saturday- 8-5p
- Sunday: Closed

These hours are consistent with the operational needs of a veterinary medical facility and are designed to accommodate scheduled appointments, outpatient procedures, and routine client visits. No 24-hour or overnight operations are proposed.

## Employees and Staffing

The facility will employ approximately 5 employees on site, consisting of:

- Veterinarians: 1
- Registered Veterinary Technicians -1
- Vet Assistant- 2
- Receptionist- 1

At any given time, typical on-site staffing will range from approximately 5 employees per shift, depending on appointment schedule and medical procedures. All employee activity occurs within business hours.

The practice operates primarily by appointment, which helps manage traffic flow, parking demand, and neighborhood compatibility. The use is entirely indoors, and no outdoor boarding, kenneling, or animal housing is proposed.

We are committed to operating in full compliance with all City of Scotts Valley CUP conditions and municipal regulations and to maintaining compatibility with surrounding uses.

Please feel free to contact me if any additional information is required.

Sincerely,

Skylark Family Pet Care

Phone: 831-438-6546

Email: [valleyoakvet@gmail.com](mailto:valleyoakvet@gmail.com)

**City of Scotts Valley  
PLANNING COMMISSION  
STAFF REPORT**

**Date:** May 14, 2026

**Applicant:** Nesh Dhillon /Santa Cruz Community Farmers' Markets

**Property Owner:** Watsonville Square Associates

**Application:** Use Permit U26-003

**Location:** 219-223 Mount Hermon Road  
APN 021-021-16

**General Plan/Zoning:** C-SC (Shopping Center Commercial)

**Environmental Status:** CEQA Categorical Exemption, Class 4  
Section 15304E, Minor Alterations to Land

**Request:** Consideration of a Use Permit application for the Scotts Valley Farmers' Market to operate in the upper parking lot of the Graham Plaza at 219-223 Mount Hermon Road (APN 021-021-16) in the C-SC Shopping Center Commercial Zoning District.

**Staff Planner:** Joshua Wozynski, Associate Planner

**STAFF RECOMMENDATION**

It is recommended that the Planning Commission review the proposed application and approve Use Permit application U26-003 by adoption of the attached resolution with the conditions in Exhibit A.

**BACKGROUND**

The Scotts Valley Farmers' Market is seeking a new location because they have been displaced from their last three venues. Beginning in 2009, the Farmers' Market operated in the Scotts Valley Community Center parking lot but had to relocate in 2020 due to the CZU Lightning Complex fires. The market moved to the Scotts Valley Square Shopping Center parking lot for the 2021 season, but the space became unavailable for the 2022

season due to the Target construction. In 2022, the market moved to the Boys and Girls Club parking lot at 5060 Scotts Valley Drive and has been operating there since. However, due to a proposed upcoming expansion of the Boys and Girls Club, this location is no longer feasible for the market.

### **PROJECT DESCRIPTION**

The Farmers' Market is proposing to operate in the Graham Plaza Parking lot from 8 am-12 pm every Saturday, beginning in May until the Saturday before Thanksgiving (Attachment 1, Location Map). Set up is proposed to begin at 6:30 am, with removal and clean-up of vendor spaces to conclude by 12:30 pm. The market will have approximately 30 vendors. There will be no fewer than two staff members on-site every weekend managing operations. The event will provide all refuse services and portable restrooms. The restrooms will include one single unit and one ADA unit. Units are delivered on the morning of the event and picked up on the same day as the event. The market is also proposing acoustic and amplified live music during each event (Attachment 2, Project Description).

### **PROJECT DISCUSSION**

Staff has reviewed the project for compliance with the City's regulations and requirements. An analysis of the issues for the Planning Commission's consideration is provided in the following sections.

### **USE PERMIT**

The project site is in the Shopping Center Commercial (C-SC) zoning district. Pursuant to Section 17.22 of the Scotts Valley Municipal Code (SVMC), a farmers' market is not explicitly listed as a permitted or conditional use within the C-SC district. However, Section 17.22.030(K) allows the Planning Commission to approve other uses found to be of a similar nature to those listed, subject to Use Permit approval per Section 17.50.020. Staff finds that a farmer's market is similar in nature to other conditional uses in the district, including retail and personal service establishments, in that it provides retail goods and services to the community in a manner compatible with surrounding commercial uses.

### **PARKING AND CIRCULATION**

The proposed Farmers' Market use is not specified in the Municipal Code Off-street parking and loading requirements. Pursuant to Municipal Code section 17.44.030, required parking spaces for uses not specified in the code are determined by the Planning Commission.

The proposed Farmers' Market is located in the upper parking lot of the Graham Plaza. The site would be accessed from the north and east sides of the property, both off Mount Hermon Road, and on-site traffic would be directed by portable signs located in the parking lot (Attachment 3, Site Plan).

Proposed vendor stalls are situated within the upper parking lot of the plaza (closest to Mount Hermon Road), allowing a total of 61 remaining parking spaces to be available specifically for the farmers' market. There will be 35 parking spaces designated for the Graham Plaza businesses open on Saturday. Given the nature of a farmers' market as a neighborhood-serving use, staff anticipates that a portion of patrons will arrive on foot from surrounding residential neighborhoods. Therefore, the proposed parking plan is adequate to serve the Farmers' Market and the shopping center during the partial day operation of these events.

### **NOISE**

Surrounding uses include restaurants, retail, professional offices, and residential. The nearest residential uses are located approximately 230 feet away, behind the plaza along Spring Lakes Drive. The Farmers' Market is proposing to play acoustic and amplified music. The City's Commercial and Industrial Performance standards note that the maximum noise generated by a user adjacent to residential uses, the maximum sound level shall not exceed 60 dBA. SVMC §17.44.020(C)(3). Staff recommends that a condition of approval be imposed requiring that all amplified music comply with the City's commercial performance standards, and that speakers be directed away from nearby residential uses to ensure compliance. Additionally, staff recommends that all music entertainment occur between 9:00 AM and 12:00 PM.

### **FIVE-YEAR TERM**

Since the Farmers Market is a seasonal event on the Graham Plaza property, staff recommends a condition of approval to limit this use permit to a five-year term. The applicant may request an extension of this use permit for up to five years prior to the expiration of this permit, subject to the approval of the Community Development Director. Additional extensions may be granted by the Planning Commission.

### **PUBLIC NOTICE & COMMENT**

A public notice was mailed to surrounding property owners within 300 feet pursuant to State law. No comments have been received.

### **ATTACHMENTS**

### **PAGE**

*Resolution No. \_\_\_\_ to Approve U26-003(Action Item).....*

|    |                           |   |
|----|---------------------------|---|
| 1. | Location Map              |   |
| 2. | Project Description ..... | 4 |
| 3. | SVFM Site Plan .....      | 5 |

RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SCOTTS VALLEY APPROVING USE PERMIT U26-003  
FOR THE SCOTTS VALLEY FARMERS' MARKET TO OPERATE  
IN THE UPPER GRAHAM HILL PARKING LOT AT 219-223  
MOUNT HERMON ROAD// APN 021-021-16.**

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 4, 15304]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, May 14, 2026.

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

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

SECTION 2: The categorical exemption [Class15304] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, May 14, 2026:

1. ***The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The purpose of the Commercial Service (C-S) Zoning District is to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas. As conditioned, the proposed farmer's market is in accordance with the objectives of the zoning ordinance and is not anticipated to impact the surrounding neighborhood.
2. ***The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed uses or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*** The farmers' market, as conditioned in Exhibit A, meets the requirements of this finding in that the uses will be contained within the Graham



Plaza parking lot and is not expected to generate any odor, dust, or other external impacts.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, 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 U26-003 and for the Farmers' market to operate in the Graham Plaza upper parking lot at 219-223 Mount Hermon Road// APN 021-021-16, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit U26-003 shall lapse and shall become void five years from the date of this resolution unless prior to the expiration date an extension of up to 5 years is granted by the Community Development Director.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 14<sup>th</sup> day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Laurie Gentile, Chair

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Taylor Bateman, Community Development Director

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL** (Numbers 1 - 10)

#### **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. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.

#### **PLANNING DEPARTMENT**

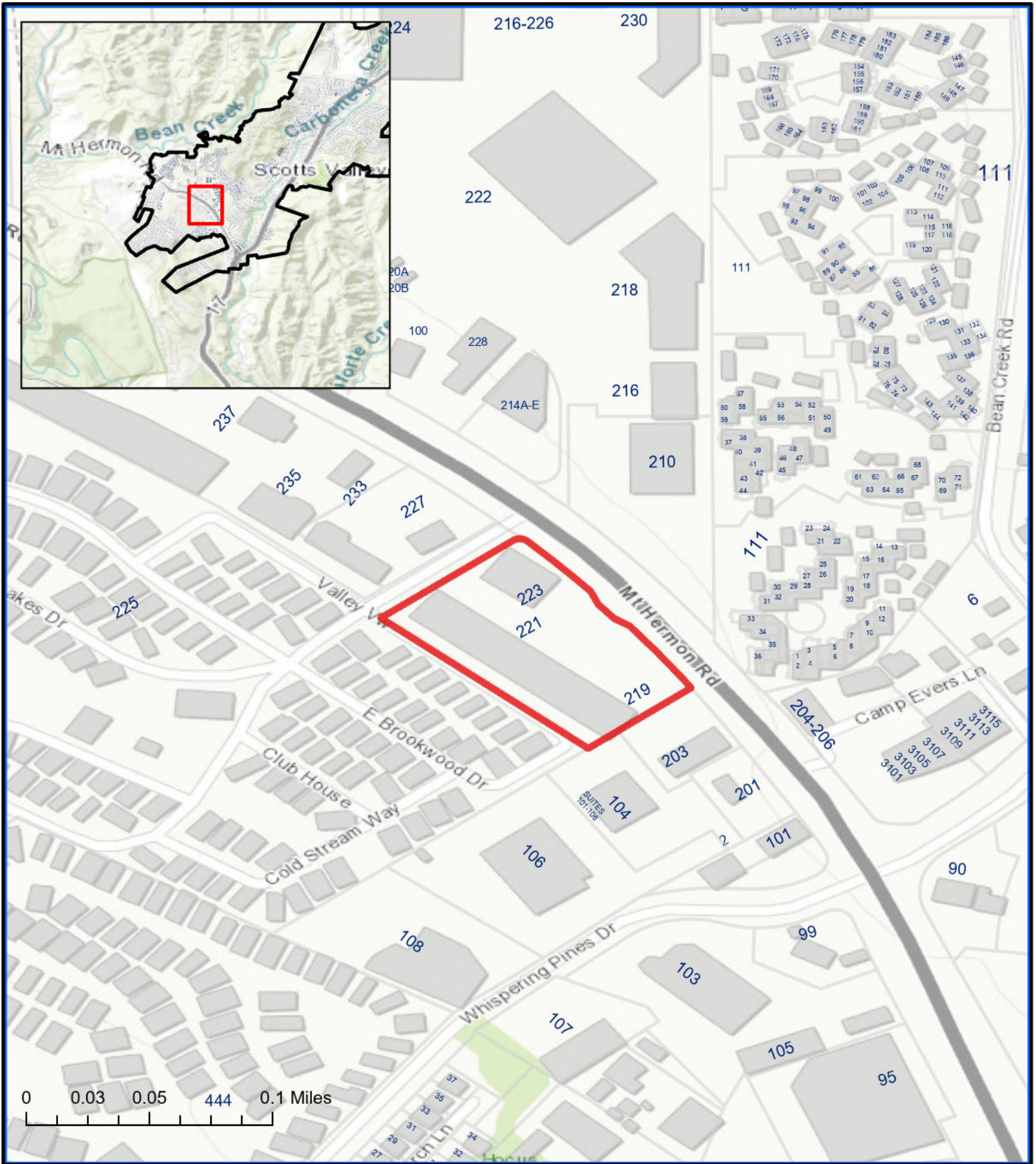
3. This approval allows the Scotts Valley Farmers' Market to be in the Graham Plaza parking lot at 219-223 Mount Hermon Road. The approval is for Saturdays in May through the Saturday before Thanksgiving from 8 am to 12 pm. Set up for the market may begin at 6:30 am, and the market shall be dismantled by 1 pm.
4. This approval is only valid for five years with a possible five-year extension, subject to the approval of the Community Development Director. Additional extensions may be granted by the Planning Commission.
5. All areas of the site shall be kept free of debris during the market, and afterwards, the market area shall be completely cleared and cleaned the same day.
6. If the event will displace any Accessible Parking spaces, a manager shall ensure that Accessible Parking is provided for attendees of the event. This may require the manager to have on-site parking assistance to direct disabled individuals to temporary accessible parking.

7. Hours of live music entertainment shall commence no earlier than 9:00 AM and conclude no later than 12:00 PM.
8. All amplified music shall comply with the City's commercial performance standards, not to exceed 60 dBA as measured at the nearest residential property line, per SVMC §17.44.020(C)(3).
9. Speakers shall be oriented away from adjacent residential uses.
10. If complaints are received about noise levels related to live music entertainment, the applicant may be required to provide a noise analysis done by an acoustical engineer and incorporate any required mitigation strategies to the satisfaction of the Community Development Director.

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Property Owner Name & Signature

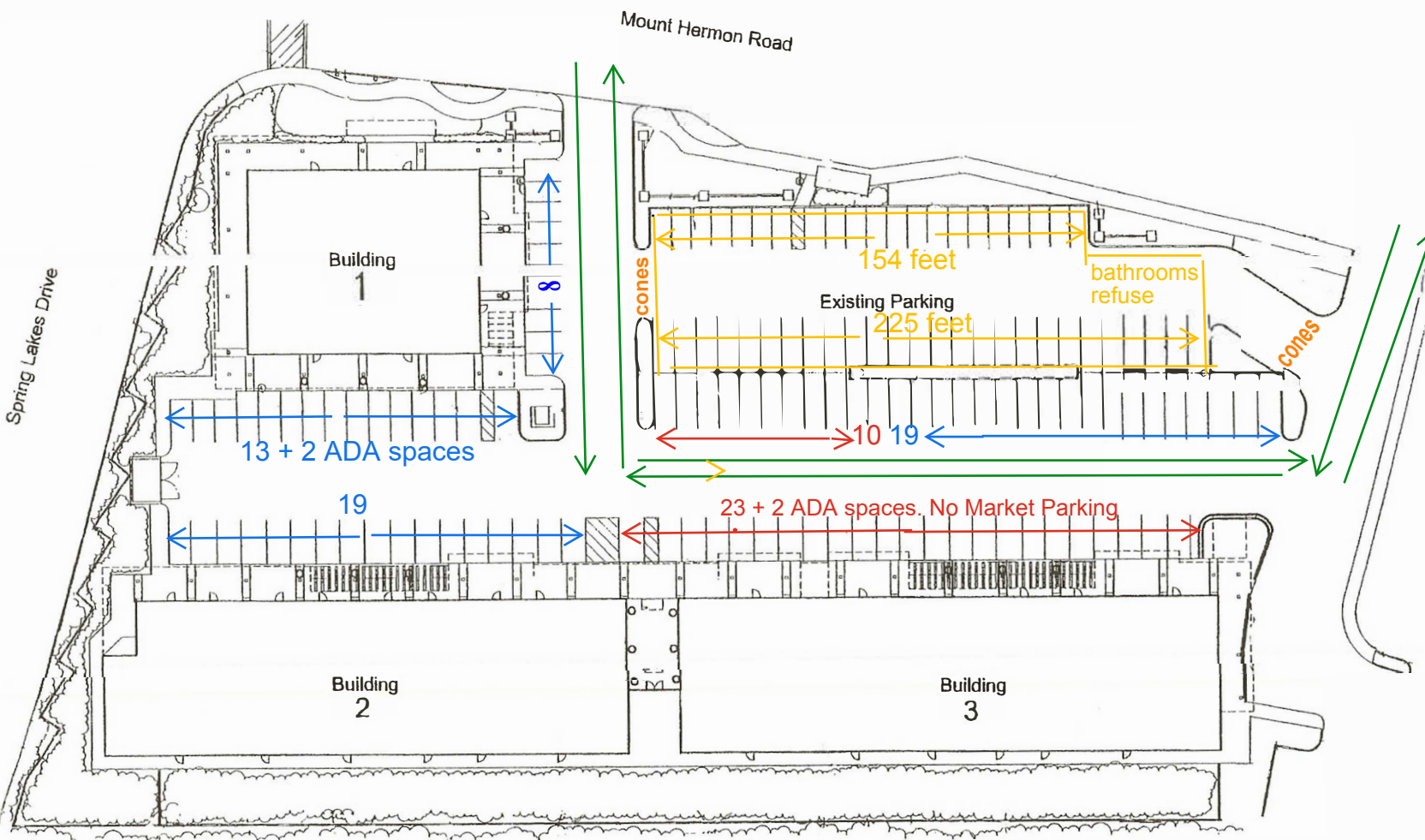
Date



# Location Map

U26-003  
219-223 Mount Hermon Road  
APN 021-021-16





Spring Lakes Drive

Mount Hermon Road

Building  
1

154 feet

bathrooms  
refuse

Existing Parking

225 feet

cones

13 + 2 ADA spaces

10 19

19

23 + 2 ADA spaces. No Market Parking

Building  
2

Building  
3

LEGEND

Blue- available for market parking 61 spaces

Red - store parking 35 spaces

Valley View

Yellow - market footprint

Green - traffic flow

**City of Scotts Valley**  
**PLANNING COMMISSION**  
**STAFF REPORT**

**Date:** May 14, 2026

**Applicant /  
Property Owner:** Mark Schoeman, Anderson Brule Architects/Boys and Girls  
Club of Santa Cruz County

**Applications:** U12-002.1, DR13-004.1, EA24-004

**Location:** 5060 Scotts Valley Drive/APN 022-091-53

**General Plan / Zoning:** Commercial Service/C-S

**Environmental Status:** Exempt pursuant to Section 15332

**Request:** Consideration of a Use Permit, Design Review Permit and  
Environmental Assessment to allow construction of a new  
7,480 sf  
clubhouse, remodel and renovation of an existing 2,450 sf  
clubhouse, construction of a new 6-lane swimming pool and  
1,500 sf pool house, and associated site improvements on  
an approximately 1.6-acre site (APN 022-091-53) in the C-S  
Service Commercial Zoning District

**Staff Planner:** Susie Pineda, Contract Planner, (408) 331-7987  
[spineda@m-group.us](mailto: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 1.6-acre project site is located at 5060 Scotts Valley Drive, at the corner of Scotts Valley Drive and El Pueblo Road (Attachment 2). Commercial land uses surround the project on the north, west, and east sides and Carbonara Creek is located to the west. The parcel is largely developed and features an existing clubhouse and yards in the east, and a large asphalt parking area in the center and west. The only areas of the property that lack impervious surfaces are the approximately 20'-wide landscaping strips between the sidewalk and impervious surface (parking lot and buildings) along Scotts Valley Drive and El Pueblo Road on the west and north sides of the parcel, respectively, and a thin strip of habitat along Carbonara Creek on the eastern perimeter of the project site, which features planted ornamental trees and succulents.

## **PROJECT DESCRIPTION**

The proposed project would allow for an expansion of the Boys and Girls Club that currently exists on site. Project construction is proposed in two phases so that the Boys and Girls Club can continue to provide reliable and uninterrupted service for families throughout the construction process.

Phase 1 of the project includes a new 7,480 sf clubhouse, and the remodel and renovation of an existing 2,450 sf clubhouse, which will become the "teen center". Phase 2 includes the construction of a six lane 75-yard swimming pool, associated fencing, a pool deck, pre-manufactured metal bleachers, and a 1,500-sf pool house with an office, toilets, and storage. Floor plans and project renderings are provided in the plan set (Attachment 3 Sheet A200 and Sheet A350, respectively).

The project will be designed using low-use plumbing fixtures and drought-tolerant landscaping. Surface runoff will be handled in accordance with local and state codes, with all water being treated prior to being released. The building will meet or exceed California Title 24 standards and is anticipated to include solar panels, located on the roofs of structures. This may include solar panels to heat the water for the pool. All signage shown is conceptual and will be submitted under a separate package for approvals.

Indoor activities will include a game room, art room, food preparation and dining, and a library computer room. Outdoor activities will include outdoor recreation and swimming. Hours of operation will be 8:00 AM to 6:00 PM, Monday through Friday. There will be approximately seven employees, with four employees on the largest shift.

Access to the project site will be from Scotts Valley Drive. Site improvements will include the construction of a 37-space parking lot. As a condition of approval, the existing parking lease with Google would be discontinued with implementation of the project.



## **PROPOSED ENTITLEMENTS**

The project requires the following planning permits:

1. Use Permit
2. Design Review Permit
3. Environmental Assessment

## **DISCUSSION AND ANALYSIS**

### **Use Permit**

The project site is in the Service Commercial (C-S) zoning district. Per Section SVMC section 17.20.030, Social halls, lodges, fraternal organizations and clubs in the C-S zoning district require Use Permit approval from the Planning Commission.

As discussed in the project description, the project includes a new 7,480 sf clubhouse, the remodel and renovation of the existing 2,450 sf clubhouse, to become the "teen center". As well as the construction of a 6 lane 75-yard pool and 1,500 sf pool house which includes an office, toilets, and equipment, and the associated site work including fencing, the pool deck, and pre-manufactured metal bleachers. The construction of a 37-space parking lot and associated site landscape work. Indoor activities will include a game room, art room, food preparation and dining, and a library computer room.

The Club will provide enrichment programming focused on academics, recreation, art, music, career exploration, health/wellness, and character development for youth ages 6-18, and will be open five days a week after school, on many holidays, and during the summer months. During the school year, hours of operation will be from 2pm-6pm Monday, Tuesday, Thursday and Friday and 12pm-6pm on Wednesdays (early school dismissal). The Club will be open from 8am-6pm during the summer months, as well as on school in service days and holidays. Students will arrive on a staggered scheduled via a staff led "walking bus" from Vine Hill Elementary, by Club operated van shuttle service from Brook Knoll or San Lorenzo Valley Elementary, or via drop off by parents. Students are picked up between 4pm and 6pm, depending on their family's schedule.

Outdoor activities will include outdoor games and swimming. Hours of operation will be 8am to 6pm, Mon-Fri. There will be approximately 7 employees, with 4 employees on the largest shift. There are 58 existing parking spaces, and 37 proposed ones. With the exception of roof mounted HVAC equipment, there is no proposed noise generating equipment.

The proposed project is consistent with the objectives of the zoning ordinance and is unlikely to disrupt the general welfare of the City because the project is consistent and



compatible with the adjacent commercial land uses and is consistent with the broad purpose and objectives of the General Plan and the C-S zone.

### 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. An analysis of how the project meets these requirements is included below.

### *Architecture and Site Design*

As discussed in the project description, the project proposes to construct a new 7,480 sf clubhouse, and the remodel and renovation of an existing 2,450 sf clubhouse, which will become the new teen center. Elevations of all sides of both buildings are included in the plan set (Attachment 3, Sheet A300 and A301), and renderings of highly visible elevations on Scotts Valley Drive and El Pueblo Road are included shown on Sheet A350.

Building materials on the East elevation, which faces Scotts Valley Drive, include burnished CMU block, painted steel frame, exterior wood siding and aluminum curtain wall with tinted glass panels. In addition to these materials, the southern elevation, which faces the parking lot, also includes perforated metal corrugated siding. Signage is shown on the plans for reference only and not included as part of this application. The project includes a condition of approval which requires all future signage to comply with the requirements of the Code related to commercial business identification.

The proposed new structures are compatible in size and scale to existing structures in the area; they comply with height and setback requirements and include the use of a variety of materials. In addition, ingress, egress, and internal traffic circulation will be provided in compliance with City requirements.

### *Trash Enclosure and Service Yard*

The proposed project includes a trash enclosure and service yard located within the required side setback area along El Pueblo Road, approximately 6' from the property line. During project review, alternative locations were considered, including the planter areas on the east side of the parking lot and in front of the primary entrance to the Clubhouse, but these locations were not ideal because it was either too far from the kitchen, which would make functionality more difficult and it would have a greater impact on the public. In addition, relocating the service yard to this portion of the site would require a reduction in parking spaces. Ultimately, the location along El Pueblo Road was determined to be the most discreet and logical option. It is easily accessible from the kitchen and offers convenient access for service. In addition, the 6' easement would still be maintained, and the trash enclosure and service yard will be screened with an

architectural wall and robust landscaping.

### *Parking*

The Scotts Valley Municipal Code does not include parking requirements for a land use category consistent with activities at the Boys and Girls Club. Therefore, the Planning Department defers to SVMC Section 17.44.030(F), which states that other uses not specified shall have the number of parking spaces necessary for the project determined by the Planning Commission. To assist in making this determination, a Trips Generation Analysis was prepared by Hexagon Transportation Consultants, Inc. that analyzed the proposed expansion of the Boys & Girls Club during both their after-school program and the summer program (Attachment 4). The results are summarized below.

The Boys and Girls Club currently includes a 58-space parking lot and rents 40 spaces to Google, which provides a park and ride service for employees who ride a bus to Google's Silicon Valley offices. With the Google shared parking arrangement, the Boys and Girls Club currently operates with 18 dedicated parking spaces.

About 70 students visit the Boys & Girls Club on a typical weekday during the school year and they typically arrive between 2:00 and 3:00 in the afternoon. Students arriving from Vine Hill Elementary School and Baymonte Christian School walk via a staff-led group and the remaining students arrive in three shuttle buses. Students are picked up in the afternoon between 3:45 and 6:00, and almost all students are picked up by car or carpool. It is estimated that the pick-up involves 45 vehicles arriving and leaving the site in the afternoon.

The Club also runs a summer program in which about 60 students participate. During the summer program, the children arrive in the morning between 8:00 and 9:15. Few children live close enough to walk but many carpool and are dropped off in the morning and picked up again later in the afternoon. It is estimated that the pick-up and drop-off involves 40 vehicles arriving and leaving the Club.

The proposed project would increase the number of students visiting the Boys & Girls Club by about 20 on a typical weekday during the school year and during the summer months. During the school year, students would continue to arrive on foot or via the shuttle buses so there would be no additional vehicle trips associated with drop-off. Pick up would generate approximately 18 additional trips. During the summer, it is expected that the Club would generate about 13 additional trips.

The Planning Department believes the proposed parking is adequate because the project includes a condition of approval which requires the Google Shared parking arrangement to be discontinued prior to certificate of occupancy so all 37 parking

spaces would be dedicated to the Boys and Girls Club exclusively (as opposed to the 18 spaces that are dedicated currently). The onsite parking provided would accommodate the expansion because in the afternoons, students will continue to arrive at the Club on foot, by bus, or be dropped off, and since pick-up occurs between 3:45 and 6, not all cars will arrive at the same time. In addition, pick-up would be brief, and cars are not expected to park for long periods of time.

### *Trees and Landscaping*

The project proposes to remove four trees on site, as shown on the Tree Disposition Plan (Attachment 3, Sheet L100), two of which are protected. None of the trees are in good condition. Of the protected trees, Tree #3 is approximately 40% dead, and Tree #4 has been removed, and only a stump exists in its place. The project proposes to remove all four trees. Standard conditions of approval require a replacement ratio of 2:1 for each protected tree that is removed. As shown on the Landscape planting plan, the project proposes to install 18 new trees (Crape myrtle, Brisbane box, Yew podocarpus, and Holly oak), and a variety of shrubs and groundcover. All landscaping will be drought-resistant, and recycled water will be used exclusively for irrigation.

As shown on Sheet L300, many existing mature trees are proposed to be retained and protected along Scotts Valley Drive and El Pueblo Road. Proposed new landscaping will be irrigated with recycled water and include a variety of trees, shrubs and groundcover.

Per SVMC Section 17.20.040(I) and 17.20.040(J), not less than ten percent of the total site area shall be landscaped and permanently maintained, and not less than ten feet of a required yard adjoining a street shall be landscaped and permanently maintained. The proposed project exceeds both requirements, meeting or exceeding requirements related to landscaped setbacks and provides approximately 18.4% of total landscape coverage on site.

### *Habitat Assessment*

Since the project site is located adjacent to Carbonera Creek, a Habitat Assessment was prepared in June 2024 (Attachment 5). As described in the project description, a significant majority of the project site is covered by an asphalt parking lot and asphalt and artificial turf play areas. The only areas of the property that lack impervious surfaces are; 1) an approximately 20-foot-wide landscaping strips between the sidewalk and impervious surface (parking lot and buildings) along Scotts Valley Drive and El Pueblo Road on the west and north sides of the parcel, respectively, and 2) a thin strip of habitat along Carbonera Creek on the eastern perimeter of the project site.

The *Habitat Assessment* evaluated whether the project would impact habitat for, or occurrences of, special-status plants and animals or sensitive communities of the Santa Cruz Sandhills. Upon evaluation, it was determined that the project site is highly unlikely to support special-status plants of the sandhills, due to the development history

(e.g., prior grading) and landscaping (tree planting, weed whacking, etc.), which have promoted establishment of a suite of exotic plant species that outcompete native herbs and are highly unlikely to provide suitable habitat for sensitive animal species including the two federally listed endangered insects: the Mount Hermon June beetle or Zayante band-winged grasshopper. In addition, the project complies with the policies in the Scotts Valley General Plan.

Because the majority of the project site is covered by an asphalt parking lot and asphalt and artificial turf play areas, there are no wetlands or streams on the project site. Section 17 of the Scotts Valley Municipal Code requires structures to be located outside a 25-foot creek riparian setback (measured outward from the top-of-bank). As shown on the Grading and Drainage plan (Attachment 3, Sheet C1.0), the project complies with Zoning Code requirements.

### **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. To satisfy this requirement, the applicant proposes a mural on the west face of the pool house, as shown on Sheet 4, A301, and intends to have the kids participate in the design and painting. Since the mural design has not yet been finalized, a project condition of approval has been included which would allow the Community Development Director to approve the final design.

### **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 (Attachment 6).

### **PUBLIC NOTICE & COMMENT**

On May1, 2026, 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 May 8. 2026 no public comments have been received for the proposed development.

### **ATTACHMENTS**

1. Resolution and Conditions of Approval

2. Location Map
3. Project Plans
4. Trips Generation Study
5. Habitat Assessment
6. CEQA Exemption

## RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING CONDITIONAL USE PERMIT U12-002.1, DESIGN REVIEW PERMIT DR13-004.1 AND ENVIRONMENTAL ASSESSMENT EA24-004 TO ALLOW CONSTRUCTION OF A NEW 7,480 SF CLUBHOUSE, REMODEL AND RENOVATION OF AN EXISTING 2,450 SF CLUBHOUSE, CONSTRUCTION OF A NEW 6-LANE SWIMMING POOL AND 1,500 SF POOL HOUSE, AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 1.6-ACRE SITE LOCATED AT 5060 SCOTTS VALLEY DRIVE (APN 022-091-53)**

**WHEREAS**, the Planning Department of the City of Scotts Valley has received the application filed by Mark Schoeman, Anderson Brule Architects for Use Permit No. U12-002.1 and Design Review No. DR13-004.1 at 5060 Scotts Valley Drive; and,

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

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

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

**WHEREAS**, the project was reviewed by the Planning Commission in a duly noticed public hearing on May 14, 2026.

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 May 14, 2026:

### 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 land uses and is consistent with the broad purpose and objectives of the General Plan and the C-S zone.

2. **The establishment, maintenance, or operation of the new building will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.** The proposed Boys and Girls Club 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 uses and is not in close proximity to residential uses. The Boys and Girls Club will provide enrichment programming focused on academics, recreation, art, music, career exploration, health/wellness, and character development for youth ages 6-18, and will be open five days a week after school, on many holidays, and during the summer months. Hours of operation will be 8am to 6pm, Mon-Fri. During the school year, hours of operation will be from 2pm-6pm Monday, Tuesday, Thursday and Friday and 12pm-6pm on Wednesdays (early school dismissal). The Club will be open from 8am-6pm during the summer months, as well as on school in-service days and holidays. Students will arrive on a staggered schedule via a staff led "walking bus" from Vine Hill Elementary, by Club operated van shuttle service from Brook Knoll or San Lorenzo Valley Elementary, or via drop off by parents. Students are picked up between 4pm and 6pm, depending on their family's schedule. Outdoor activities will include outdoor games and swimming. There will be approximately 7 employees, with 4 employees on the largest shift.

### 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 structures are compatible in size and scale to existing structures in the area, they comply with height requirements and setback requirements with the exception of the proposed trash enclosure and service yard located within the side setback area of the Clubhouse along El Pueblo Road. During project review, alternative locations were considered but were too far from the kitchen to be functional, would have a greater impact on the public, and would reduce parking spaces. The 6' easement would still be maintained and the service yard will be screened and landscaped to match the new building.

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 a painted steel frame, gold colored CMU block, exterior wood siding and aluminum curtain walls with tinted glass panels. The proposed new building does not exceed the maximum height limit of 35 feet and 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 is not approved with this Design Review permit.
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. While the project requires removal of 4 protected trees, none were evaluated to be in good condition. The project also includes retaining and protecting many other mature trees on site and a condition of approval requires a replacement ratio of 2:1 for each protected tree that is removed. Overall, 18.4% 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 comply 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 El Pueblo Drive and will shift to Scotts Valley Drive with project implementation.

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 U12-002.1, DR13-004.1 and EA24-004 to allow construction of a new 7,480 sf clubhouse, remodel and renovation of an existing 2,450 sf clubhouse, construction of a new 6-lane swimming pool and 1,500 sf pool house, and associated site improvements on an approximately 1.6-acre site located at 5060 Scotts Valley Drive // APN 022-091-53, subject to the conditions set forth in the attached Exhibit A which are incorporated herein by this reference.

SECTION 5: Use Permit U12-002.1 and Design Review DR13-004.1 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 14<sup>th</sup> day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSET:

---

Lori Gentile, Chair

---

Taylor Bateman, Community Development Director

## **EXHIBIT A**

### **STANDARD**

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

### **PLANNING DEPARTMENT**

5. The colors, materials, size, location, and design of the improvements shall match the approved plans titled "Boys and Girls Club," dated 4.19.2024, revised 3.27.2026. Modifications to the approved project may require approval at the discretion of the Community Development Director.
6. The operation of the use shall be limited to the description of use provided in the application.
7. Applicant shall discontinue shared parking agreement with Google prior to issuance of a certificate of occupancy.

### 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.
12. The landscaping improvements and exterior lighting shall be installed prior to issuance of final building permit.

### 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.

### Signage

15. All future signage shall conform to SVMC Section 17.56 Signs.

### Trees

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.

#### Noise

23. Project construction shall be limited to the hours of 8:00 AM to 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturday. No construction shall be permitted on Sundays.
24. Project construction activities shall implement the following noise Best Management Practices (BMPs):
  - Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
  - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used.
  - Stationary noise sources (e.g., air compressors, generators, pumps) shall be located as far from adjacent residences as possible, and they shall be muffled and enclosed within temporary sheds, incorporated insulation barriers, or other measures to the extent feasible.
25. The project applicant or designated contractor shall post a publicly visible sign at the project entrance(s) which state the anticipated construction

timeline and the allowed hours of construction activity. The sign shall include contact information, including phone numbers, for both the contractor and the City to allow the public to register noise complaints about project construction.

### Grading

26. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
27. If grading in the rainy season (October 15<sup>th</sup> to April 15<sup>th</sup>) is necessary all necessary, approvals from the Building Department shall be obtained.
28. 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.

### Air Quality

29. Project applicant shall implement the following Best Management Practices 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.
30. 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.

#### Water Quality

31. Applicant shall 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.
- 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.

### Archeology

32. Prior to issuance of Demolition or Building Permits, that applicant shall furnish to the City a monitoring contract by a qualified archaeologist.
33. 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.
34. 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.
35. 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.

36. 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 Art

37. The proposed public art will be a custom designed mural located on the west face of the pool house. The Community Development Director will review and approve the final design.

#### **PUBLIC WORKS DEPARTMENT**

38. 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.
39. 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.

40. 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.
41. 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.
42. 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.
43. 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.
44. 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:
  - Stationary equipment such as motors, pumps, and 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 onto Mount Hermon

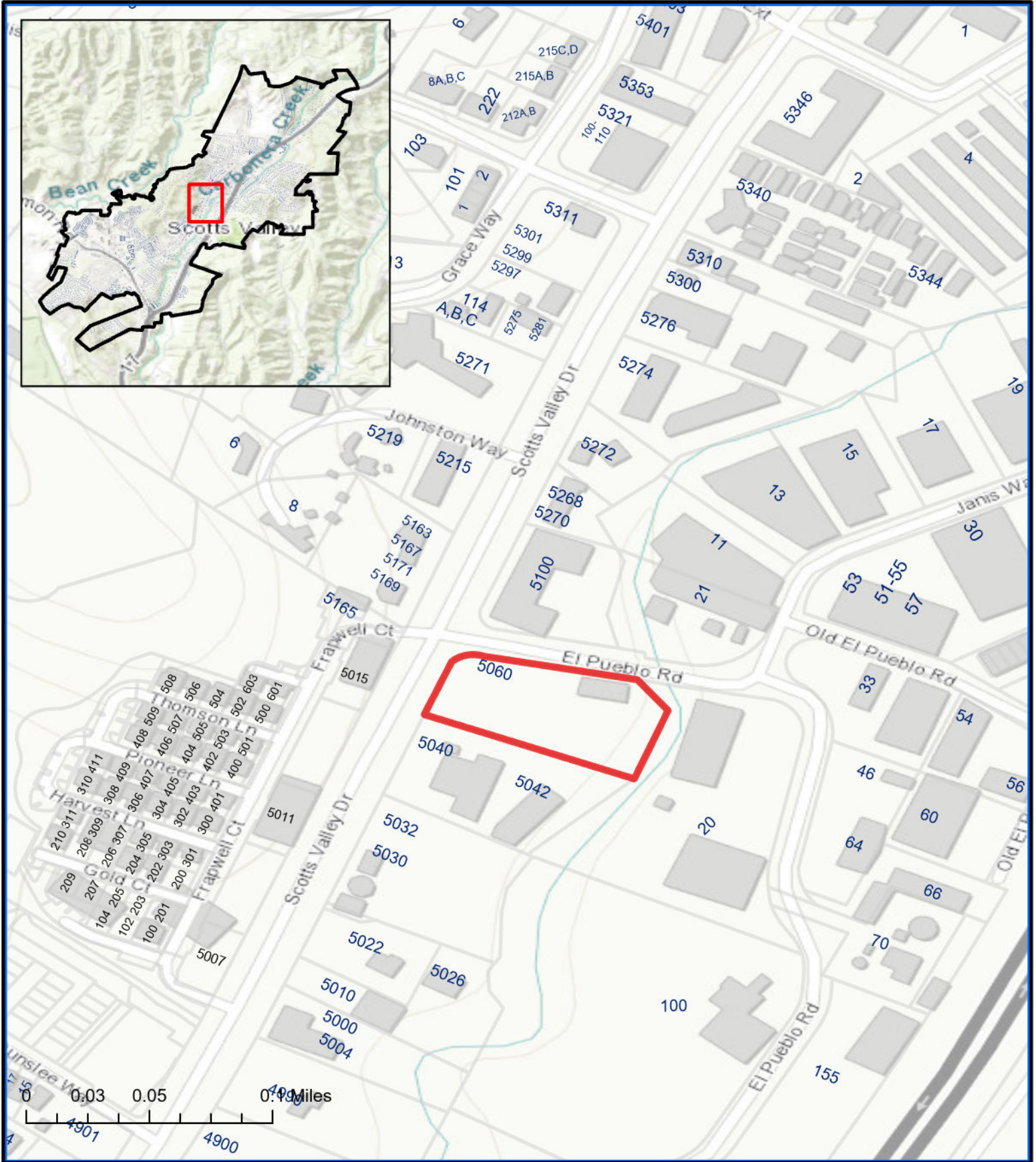
Road.

- 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.
45. 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 and bike lane striping to latest standards for full frontage of project.
46. Based on field verification by Public Works, there is only one existing storm drain outfall into the Carbonera Creek. However, the plans show two existing storm drain outfalls at the same location. The applicant must accurately verify and map the storm drain outfalls to reflect the existing field conditions. Also, if no storm drainage easement exists for the storm drain line, the project shall either provide the necessary easement(s) or coordinate with the Public Works Department to resolve the issue.

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Name and Signature of Property Owner





# Location Map

U12-002.01, DR13-004.1, EA24-004  
5060 Scotts Valley Drive  
APN 022-091-53





# BOYS AND GIRLS CLUB

5060 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CA 95066

## PROJECT INFORMATION

### PROJECT DESCRIPTION:

A NEW BOYS & GIRLS CLUBHOUSE ON THE EXISTING SITE. SCOPE OF WORK INCLUDES A NEW 7,480 SF CLUBHOUSE, THE REMODEL AND RENOVATION OF THE EXISTING 2,450 SF CLUBHOUSE, TO BECOME THE "TEEN CENTER". AS WELL AS THE CONSTRUCTION OF A 6 LANE 75 YARD POOL AND 1,500 SF POOL HOUSE WHICH INCLUDES AN OFFICE, TOILETS, AND EQUIPMENT, AND THE ASSOCIATED SITE WORK INCLUDING FENCING , THE POOL DECK, AND PRE-MANUFACTURED METAL BLEACHERS. THE CONSTRUCTION OF A 37 SPACE PARKING LOT AND ASSOCIATED SITE LANDSCAPE WORK.

INDOOR ACTIVITIES WILL INCLUDE A GAME ROOM, ART ROOM, FOOD PREPERATION AND DINING, AND A LIBRARY COMPUTER ROOM. OUTDOOR ACTIVITIES WILL INCLUDE OUTDOOR GAMES AND SWIMMING. HOURS OF OPERATION WILL BE 8AM TO 6PM, MON-FRI. THERE WILL BE APPROXIMATELY 7 EMPLOYEES, WITH 4 EMPLOYEES ON THE LARGEST SHIFT. THERE ARE 58 EXISTING PARKING SPACES, AND 37 PROPOSED ONES. WITH THE EXCEPTION OF ROOF MOUNTED HVAC EQUIPMENT, THERE IS NO PROPOSED NOISE GENERATING EQUIPMENT. THE PROJECT WILL BE DESIGNED UTILIZING LOW USE PLUMBING FIXTURES AND DROUGHT TOLERANT LANDSCAPING. SURFACE RUN-OFF WILL BE HANDLED IN ACCORDANCE WITH LOCAL AND STATE CODES, WITH ALL WATER BEING TREATED PRIOR TO BEING RELEASED. THE BUILDING WILL MEET OR EXCEED CALIFORNIA TITLE 24 STANDARDS AND IS ANTICIPATED TO INCLUDE SOLAR PANELS, LOCATED ON THE ROOFS OF STRUCTURES. THIS MAY INCLUDE SOLAR PANELS TO HEAT THE WATER FOR THE POOL.. ALL SIGNAGE SHOWN IS CONCEPTUAL AND WILL BE SUBMITTED UNDER A SEPERATE PACKAGE FOR APPROVALS.

### TABLE OF USES:

| NEW BUILDING:         | GROSS SQUARE FOOTAGE= 7,480 SF | RENOVATED EXISTING BUILDING: | GROSS SQUARE FOOTAGE= 2,450 SF |
|-----------------------|--------------------------------|------------------------------|--------------------------------|
| ENTRY/LOBBY           | 472 SF                         | LOBBY                        | 178 SF                         |
| ENTRY DESK            | 165 SF                         | RESTROOMS                    | 143 SF                         |
| HALLWAYS              | 743 SF                         | MAKERSPACE                   | 438 SF                         |
| OFFICE                | 171 SF                         | OFFICE                       | 90 SF                          |
| MEETING ROOM          | 93 SF                          | LEARNING CENTER              | 311 SF                         |
| STORAGE ROOMS         | 111 SF                         | LOUNGE                       | 738 SF                         |
| TOILET ROOMS          | 350 SF                         | ELECTRICAL ROOM              | 29 SF                          |
| STAFF TOILET          | 42 SF                          | HALLWAY                      | 208 SF                         |
| MULTIPURPOSE ROOM     | 1183 SF                        | STAIRWELL                    | 82 SF                          |
| KITCHEN               | 360 SF                         |                              |                                |
| CUSTODIAL             | 50 SF                          |                              |                                |
| ELECTRICAL ROOM       | 82 SF                          |                              |                                |
| LIBRARY COMPUTER ROOM | 760 SF                         |                              |                                |
| ART ROOM              | 728 SF                         |                              |                                |
| GAMES AND LOUNGE      | 1757 SF                        |                              |                                |
| COVERED OUTDOOR AREA  | 1190 SF                        |                              |                                |

| OUTDOOR SPACES:  |         |
|------------------|---------|
| POOL             | 4312 SF |
| POOL SHOWER AREA | 254 SF  |
| ART COURTYARD    | 319 SF  |
| SERVICE YARD     | 512 SF  |
| TRASH ENCLOSURE  | 51 SF   |

| POOL HOUSE:             | GROSS SQUARE FOOTAGE= 1,500 SF |
|-------------------------|--------------------------------|
| POOL MECHANICAL         | 507 SF                         |
| STORAGE ROOMS           | 132 SF                         |
| TOILET / CHANGING ROOMS | 415 SF                         |
| OFFICE                  | 212 SF                         |

| (E) NUMBER OF PARKING      | 58 SPACES |
|----------------------------|-----------|
| PROPOSED NUMBER OF PARKING | 36 SPACES |
| BIKE PARKING               | 14 SPOTS  |

## GENERAL NOTES

- Utilities will be undergrounded as required by SVMC 17.44.050.
- Fire alarm shall be included as per code requirements.

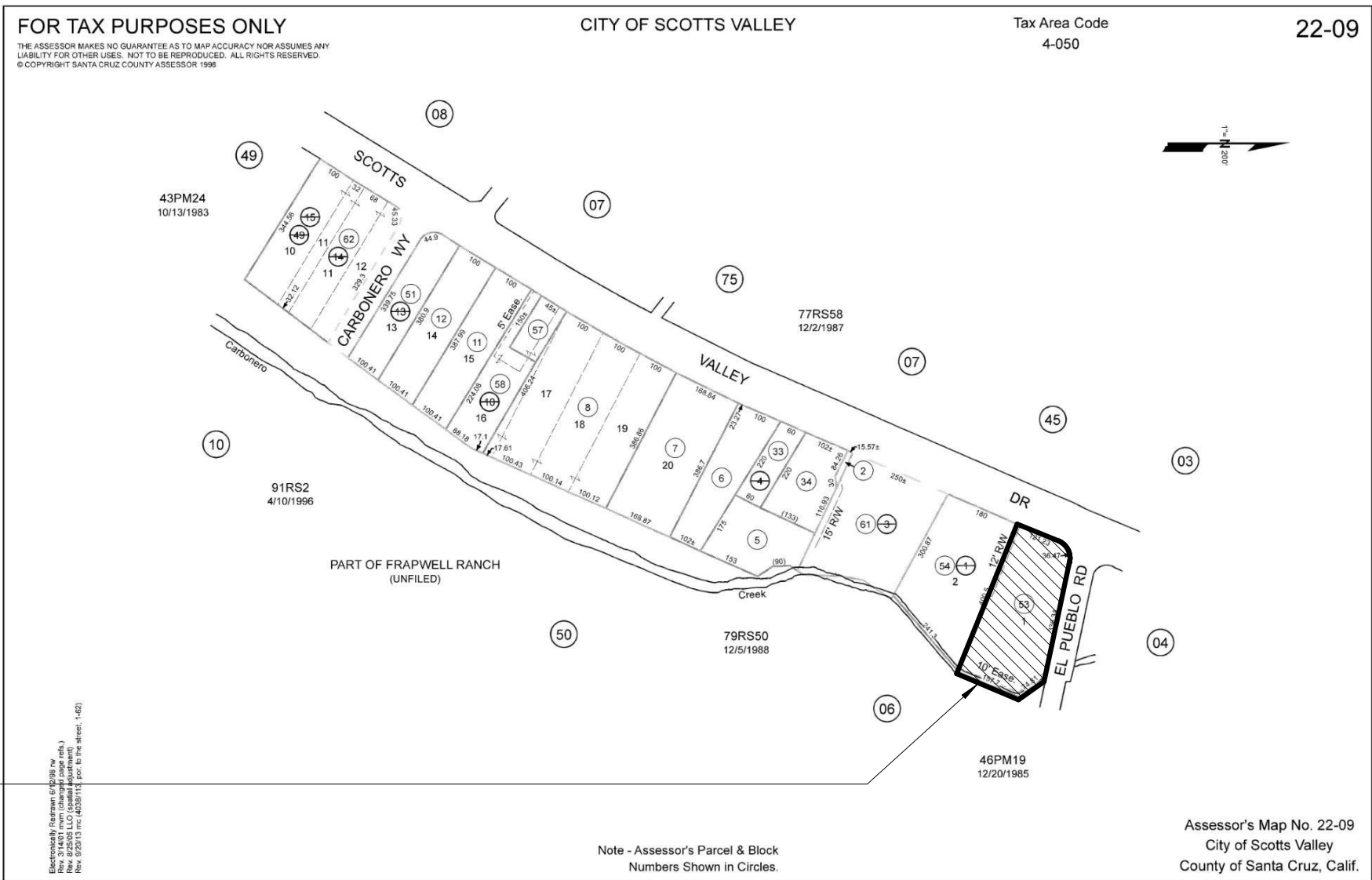


## VICINITY MAP



PROJECT SITE:  
5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

## ASSESSORS MAP



PROJECT SITE:  
5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

## SHEET INDEX

|               |                                              |
|---------------|----------------------------------------------|
| GENERAL       |                                              |
| G000          | COVER SHEET                                  |
| ARCHITECTURAL |                                              |
| A110          | OVERALL SITE PLAN                            |
| A111          | SITE PLAN PHASE 1                            |
| A140          | FENCING PLAN                                 |
| A150          | SITE LIGHTING AND PHOTOMETRIC                |
| A200          | FLOOR PLAN                                   |
| A290          | ENLARGED PLANS                               |
| A300          | EXTERIOR ELEVATIONS                          |
| A301          | EXTERIOR ELEVATIONS                          |
| A350          | RENDERINGS                                   |
| A360          | MATERIAL BOARD                               |
| A700          | PROJECT DETAILS                              |
| LANDSCAPE     |                                              |
| L100          | TREE DISPOSITION PLAN                        |
| L200          | HYDROZONE PLAN                               |
| L210          | RECYCLED WATER NOTES AND DETAILS             |
| L300          | PLANTING PLAN                                |
| CIVIL         |                                              |
| C0.0          | COVER SHEET                                  |
| C1.0          | PRELIMINARY GRADING AND DRAINAGE PLAN        |
| C2.0          | PRELIMINARY UTILITY PLAN                     |
| C3.0          | PRELIMINARY STORMWATER CONTROL PLAN          |
| C3.1          | PRELIMINARY STORMWATER CONTROL DETAILS       |
| C3.2          | PRELIMINARY STORMWATER CONTROL DETAILS       |
| C4.0          | PRELIMINARY FIRE ACCESS AND CIRCULATION PLAN |

## SITE INFORMATION

ZONING DESIGNATION: C-S: SERVICE

APN: 02209153

## LOT COVERAGE

|                        |                                   |
|------------------------|-----------------------------------|
| BUILDING COVERAGE:     |                                   |
| SITE                   | 70,135 SF                         |
| EXISTING CLUBHOUSE     | 2,450 SF                          |
| PROPOSED CLUBHOUSE     | 7,480 SF                          |
| PROPOSED POOL HOUSE    | 1,500 SF                          |
| TOTAL                  | 11,430 SF                         |
| MAX. BUILDING COVERAGE | 45%                               |
| PERCENT COVERAGE       | 11,430 SF / 70,135 SF = 16.29% OK |

LANDSCAPING COVERAGE SEE SHEET L300

## PROJECT DIRECTORY

OWNER: BOYS & GIRLS CLUBS OF SANTA CRUZ COUNTY  
543 CENTER ST  
SANTA CRUZ, CA 95060  
ATTN: LIS DUBOIS  
PHONE: (831) 423-3138  
EMAIL: LIS@BOYSANDGIRLSCLUB.INFO

### ARCHITECT

ANDERSON BRULÉ ARCHITECTS  
325 SOUTH FIRST STREET, 4TH FLOOR  
SAN JOSE, CA 95113  
CONTACT: MARK SCHOEMAN, AIA, DBIA  
PHONE: (408) 353-2909  
EMAIL: MARK@ABA-ARCH.COM

### CIVIL ENGINEER

IFLAND ENGINEERS  
1509 SEABRIGHT AVENUE, SUITE A2  
SANTA CRUZ, CA 95062  
CONTACT: JON IFLAND  
PHONE: (831) 316-3573  
EMAIL: JONIFLAND@IFLANDENGINEERS.COM

### LANDSCAPE ARCHITECT

DEPT OF SPACE  
480 N. INDIAN HILL BLVD, SUITE 1C  
CLAREMONT, CA 91711  
CONTACT: BEN MCCOY  
PHONE: (909) 532-1460  
EMAIL: BEN@DEPTOFSPACE.COM



ANDERSON BRULÉ  
ARCHITECTS  
325 South First Street, 4th Floor  
San Jose, California 95113  
408.298.1885 | www.aba-arch.com

CONSULTANTS LOGO:

STAMP:

PLANNING  
SUBMITTAL

| NO. | DATE       | REVISIONS                |
|-----|------------|--------------------------|
| 1   | 06/11/2025 | PLANNING CORRECTIONS     |
| 2   | 11/19/2025 | PLANNING CORRECTIONS R.2 |
| 3   | 03/27/2026 | PLANNING CORRECTIONS R.3 |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |

PROJECT TITLE:

## BOYS & GIRLS CLUB

5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO. Project Number

DATE: 04/19/2024

SHEET TITLE:

## COVER SHEET

SCALE: As indicated

All drawings and written material appearing herein constitute original and unpublished work of Anderson Brulé Architects and may not be duplicated without the written consent of Anderson-Brulé Architects.

G000





ANDERSON BRULÉ  
ARCHITECTS

325 South First Street, 4th Floor  
San Jose, California 95113  
408.298.1885 | www.aba-arch.com

CONSULTANTS LOGO:

STAMP:  
**PLANNING  
SUBMITTAL**

| NO. | DATE       | REVISIONS                |
|-----|------------|--------------------------|
| 1   | 08/11/2025 | PLANNING CORRECTIONS     |
| 2   | 11/19/2025 | PLANNING CORRECTIONS R.2 |
| 3   | 03/27/2026 | PLANNING CORRECTIONS R.3 |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |

PROJECT TITLE:

**BOYS & GIRLS  
CLUB**  
5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO. Project Number

DATE: 04/19/2024

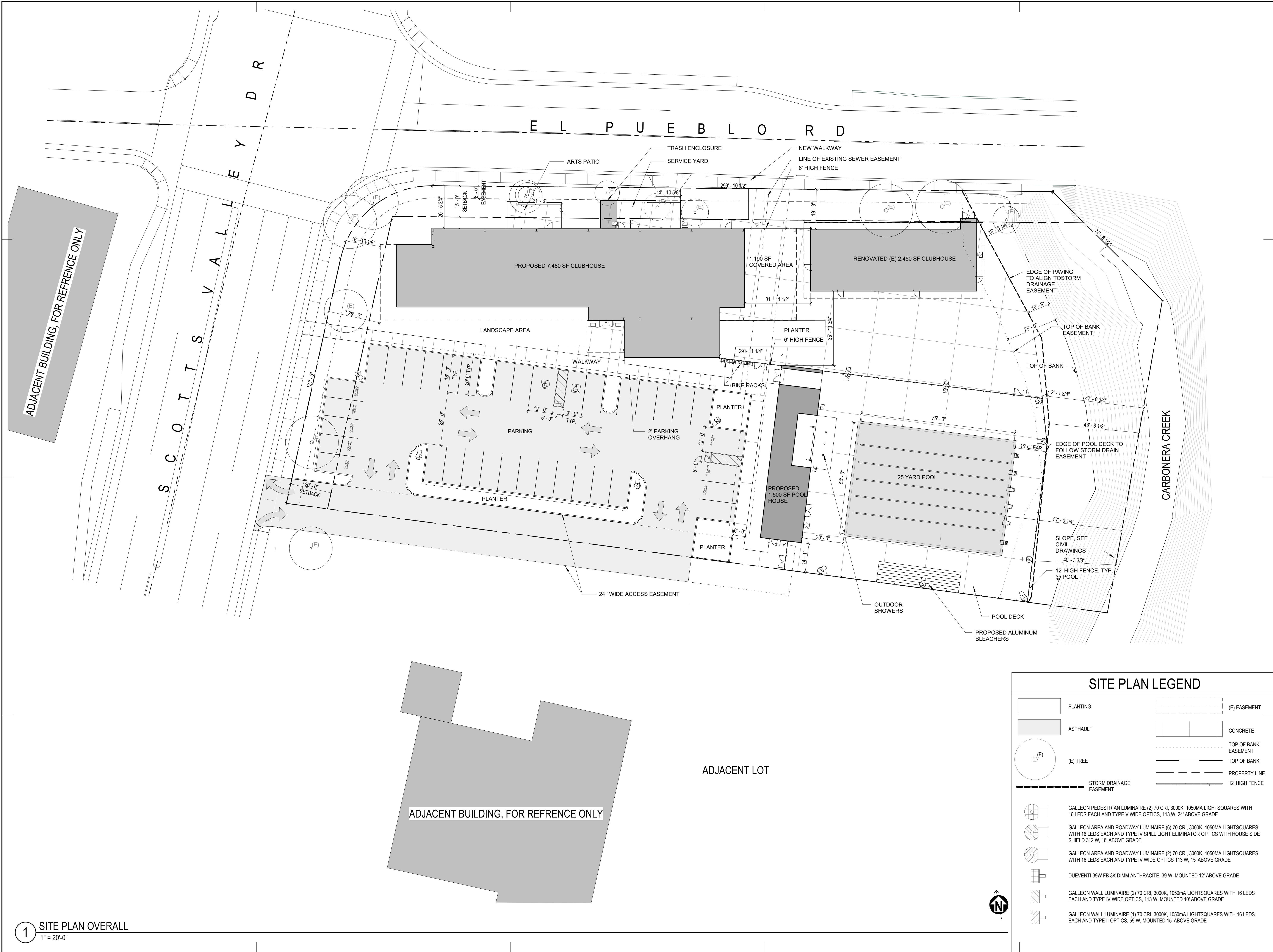
SHEET TITLE:

**OVERALL SITE PLAN**

SCALE: As indicated

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A110



1 SITE PLAN OVERALL  
1" = 20'-0"

4/28/2026 9:27:02 AM





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| 2   | 11/19/2025 | PLANNING CORRECTIONS R.2 |
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|     |            |                          |

PROJECT TITLE:

BOYS & GIRLS  
CLUB  
5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO. Project Number

DATE: 04/19/2024

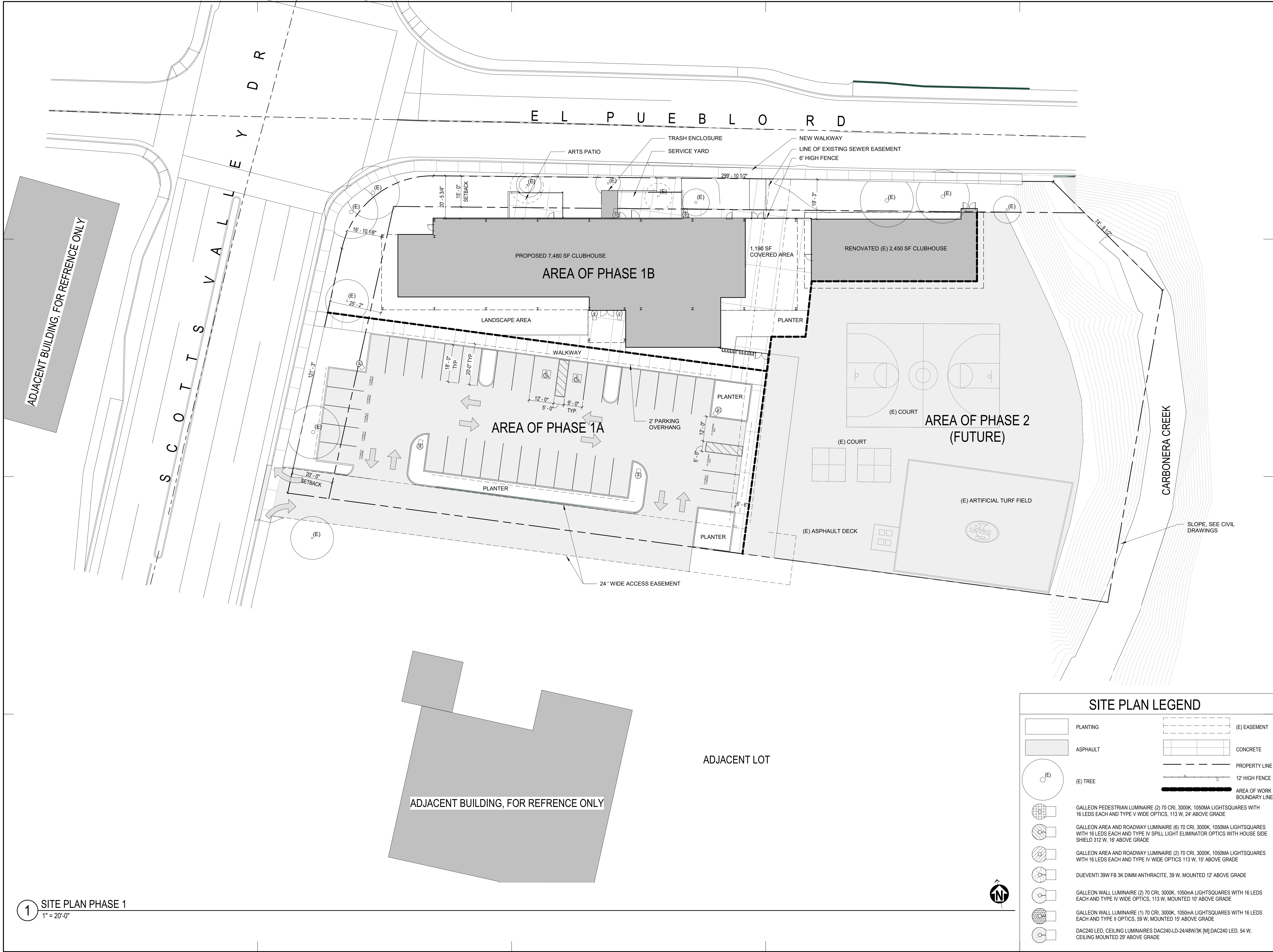
SHEET TITLE:

SITE PLAN PHASE 1

SCALE: As indicated

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| 3   | 03/27/2026 | PLANNING CORRECTIONS R.3 |
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PROJECT TITLE:

**BOYS & GIRLS  
CLUB**  
5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO.                      Project Number

DATE:                                      04/19/2024

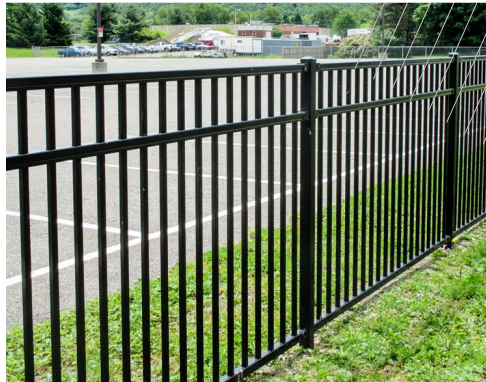
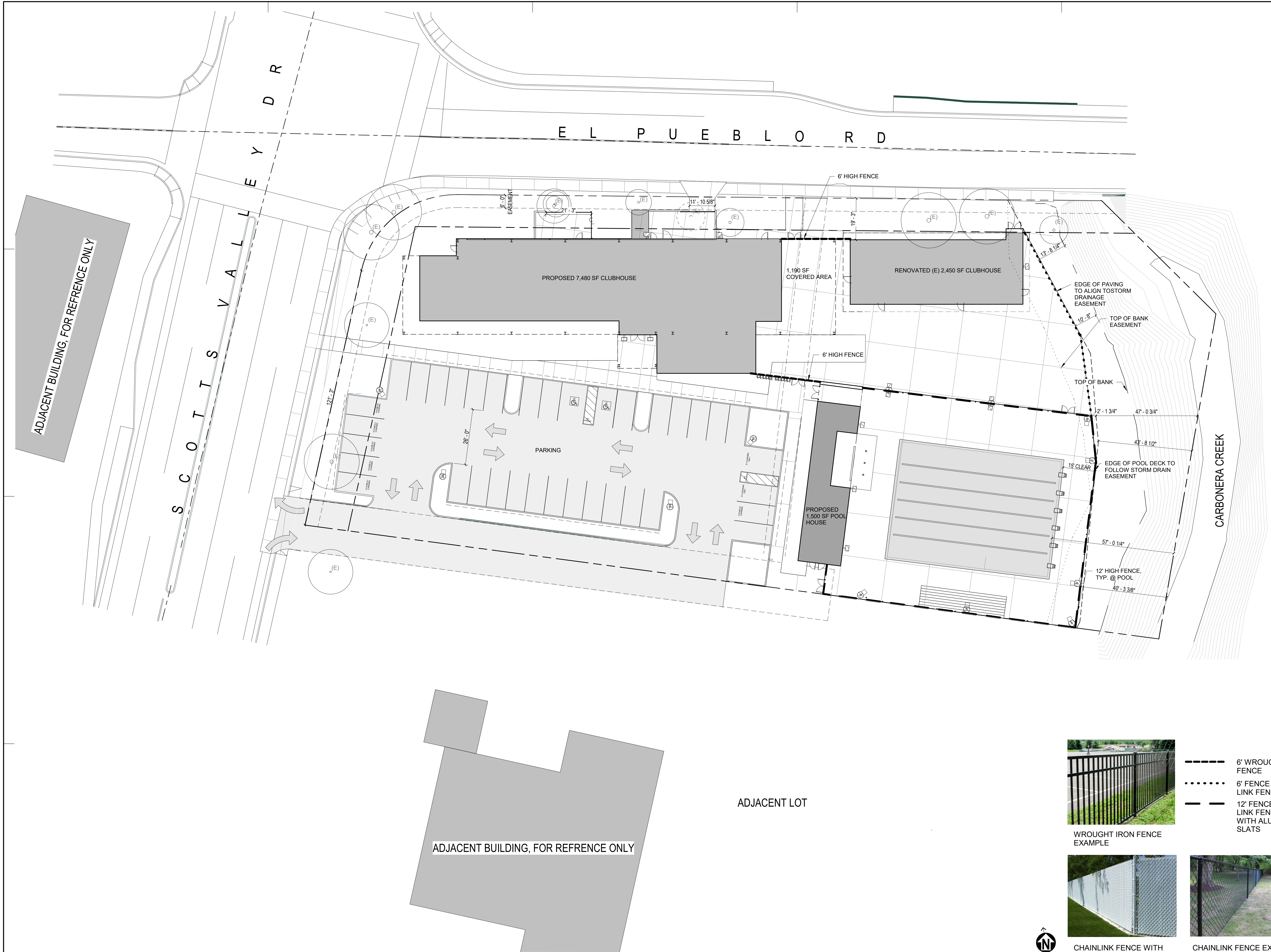
SHEET TITLE:

**FENCING PLAN**

SCALE:    1" = 20'-0"

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**A140**



WROUGHT IRON FENCE  
EXAMPLE



CHAINLINK FENCE WITH  
SLATS EXAMPLE



CHAINLINK FENCE EXAMPLE

- 6' WROUGHT IRON FENCE
- 6' FENCE CHAIN LINK FENCE
- 12' FENCE CHAIN LINK FENCE WITH ALUMINUM SLATS

1 SITE FENCE PLAN  
1" = 20'-0"

4/28/2026 3:27:04 AM



| Statistics           |        |         |         |        |           |           |
|----------------------|--------|---------|---------|--------|-----------|-----------|
| Description          | Symbol | Avg     | Max     | Min    | Max / Min | Avg / Min |
| Northside Calc Plane | +      | 1.5 fc  | 13.9 fc | 0.0 fc | N/A       | N/A       |
| Pool                 | +      | 10.0 fc | 16.7 fc | 5.9 fc | 2.8:1     | 1.7:1     |
| Pool Deck            | +      | 20.2 fc | 29.1 fc | 7.1 fc | 4.1:1     | 2.8:1     |
| Site Area            | +      | 1.5 fc  | 29.3 fc | 0.3 fc | 97.7:1    | 5.0:1     |
| Under Canopy         | +      | 15.8 fc | 21.9 fc | 1.4 fc | 15.6:1    | 11.3:1    |
| Yard                 | +      | 5.2 fc  | 22.1 fc | 1.0 fc | 22.1:1    | 5.2:1     |

**LIGHTING HEIGHTS:**

McGraw-Edison Lighting - GPC-SA2-C-730-U-5WQ-QM-FINISH-WOFXX  
(24' Mounting Height)

Valmont Lighting - S-220050506Y4-D1-FINISH  
(22' Straight Square Aluminum Pole) on 2' concrete base

Arcluce Lighting - DUEVENTI Series # W-DC2143US-16S  
(12' Wall/ Column Mounted)

|             |  |           |  |      |  |
|-------------|--|-----------|--|------|--|
| Project     |  | Catalog # |  | Type |  |
| Prepared by |  | Notes     |  | Date |  |



# McGraw-Hill

## GPC Galleon Pedestrian Companion

### Interactive Menu

- [Ordering Information page 2](#)
- [Product Specifications page 3](#)
- [Optical Configurations page 4](#)
- [Energy and Performance Data page 6](#)
- [Control Options page 7](#)

### Product Certifications





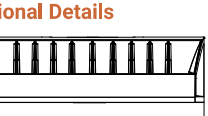




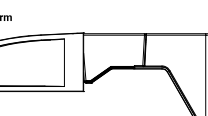

### Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics
- Quick mount pole or mast-arm mounting configurations
- Eight lumens packages from 3,2-15 up to 17,650 lumens
- IP66 rated housing and LED light squares

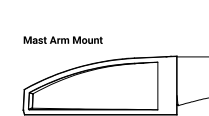
### Dimensional Details



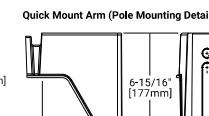
Quick Mount Arm



### Side Arm Mount



Quick Mount Arm Pole Mount Bracket



### EPA

| Effective Projected Area (Sq. Ft.) | Quick Mount Arm | Side Arm |
|------------------------------------|-----------------|----------|
| 0.73                               | 0.73            | 0.82     |

### Weight

|                                              |
|----------------------------------------------|
| Approximate Net Weight<br>27 lbs. (12.3 kg.) |
|----------------------------------------------|

NOTES: 1. See [http://www.mcgraw-hill.com/gpc](#) for complete specifications. All dimensions shown in U.S. customary units.  
2. See Catalog for model, cut and section views.



PROJECTED BY

August 23, 2012 10:24 AM

Outdoor floodlights

Generated on: 11-07-2023 10:20:30

 **Arcluce**  
 Illuminating the world

| Project                                                    |
|------------------------------------------------------------|
|                                                            |
| TYPE                                                       |
| Catalogue                                                  |
| Notes or Product Customization*<br>(describe your request) |

(\*) For customized product please use special code **W-CC2143JUS-16S** IP65

# DEUVENTI

Outdoor compact

Arcluce Code:  
Code Fiat.

**W-CC2143JUS-16S**  
**06850110-830-16US**

**Installation Instructions**

**IES photometry**



## TECHNICAL INFORMATION

|                           |                                                           |
|---------------------------|-----------------------------------------------------------|
| Light source:             | LED 3030K CRI>90                                          |
| Light efficiency:         | 180lm/W                                                   |
| Power efficiency:         | 20W 3030K                                                 |
| Power lifetime:           | > 50.000h (L80 - L70 t25 °C)                              |
| LED life time:            | > 50.000h (L80 - L70 t25 °C)                              |
| High voltage consistency: | > 3.500V                                                  |
| Wiring:                   | 120-277V 60Hz, 0-800V                                     |
| Optics:                   | Refr. 22°                                                 |
| Beam:                     | 22°x 16°                                                  |
| Weight:                   | 13,87 lbs                                                 |
| Size:                     | A: 6" x 3" x 12"<br>B: 14" x 3" x 16"<br>C: 9" x 3" x 16" |

## Construction

- Die-cast aluminum body and trim (EN 4710L)
- Double-layer polymer powder paint resistant to corrosion and salt spray test
- Silicone rubber gaskets
- AISI 316 stainless steel external screws
- Geometric scale to aim light

## Electrical & Optics

- Universal input voltage: 120-277V 50/60Hz
- 0-10V dimming available
- Energy protected against voltage surges up to 10kV
- Wiring on removable galvanized steel Trip
- High-efficiency LEDs with standard 3000K, 4000K (2700K or other CCT) available on request
- Reflector made of engineering plastic metallized in high-vacuum
- Gerson made of 95° thermoplastic resistant tempered glass

## Listings

- UL certified to UL85 and Canadian standards, suitable for wet locations (UL94 mark)
- Suitable for mounting within 1.2 m (4 ft) of combustible materials
- Rated IP65 per EN60598
- Luminaires tested for 50,000 hours ambient temperature
- High quality LED process characterized according to EES TM243, with high color consistency - CRI>90 and long useful life >50.000 hours at L80
- **Installation**
  - Surface installation
  - Die-cast aluminum base (AW740) for anchoring with screw
  - Supplied with power cord (18'AWG conductors)

IP66



IK10



CE

0,077 m

See accessories in the next page



# 8" to 35" SQFT SQUARE NON-TAPERED ALUMINUM 4-Bolt Anchor Base

Poles - Aluminum

|                            |              |                          |             |
|----------------------------|--------------|--------------------------|-------------|
| Job Name: _____            |              | Client Name: _____       |             |
| Job Location + City: _____ |              | Created By: _____        |             |
| Product: _____             | Order: _____ | Customer Approval: _____ | Date: _____ |

## SPECIFICATIONS

**Pole:** The pole shaft is extruded from 6000 series alloy aluminum.

**Pole Top:** A pole top tendon is provided for four mount luminaire and/or trunker. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

**Handle:** A covered handle with hardware and grounding provision is provided.

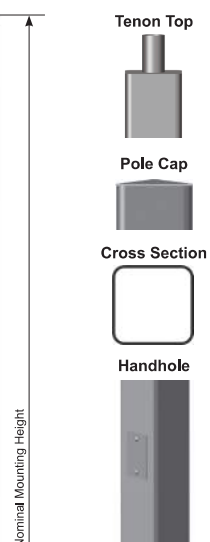
**Base Cover - Optional Duct Square:** 2T cast aluminum and decorative base covers available as special order.

**Anchor Base:** The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a 10 temp. temper. Larger resistant aluminum nut cover discs are included with each base unless otherwise specified.

**Anchor Bolts:** Anchor bolts conform to the ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 1/2" on the threaded end.

**Finish:** The standard finish for the pole assembly and components is satin brushed, natural anodize, duranox® or polyester powder coated coating in accordance with Valmont's Specifications. Additional finish options available upon request.

**Design Criteria:** Please reference Design Criteria Specification for appropriate design conditions.



**Nut Cover Discs  
(Standard)**



**2T Cast Aluminum  
Square Dart - (Optional)**



Top view

8" to 35" SQFT Square Non-Tapered Aluminum 4-Bolt Anchor Base

8" to 35"

VALMONT INDUSTRIES, INC. 22802 DIO STREET, PO BOX 356 - VALLEY, NE 68644 USA

800.255.6566

VALMONTSTRUCTURES.COM



325 South First Street, 4th Floor  
San Jose, California 95113  
408.298.1885 | [www.aba-arch.com](http://www.aba-arch.com)

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PROJECT TITLE:

**BOYS & GIRLS  
CLUB**  
5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

|             |                |
|-------------|----------------|
| PROJECT NO. | Project Number |
| DATE:       | 04/10/2024     |

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SHEET TITLE:

## SITE LIGHTING AND PHOTOMETRIC

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DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO. Project Number

DATE: 04/19/2024

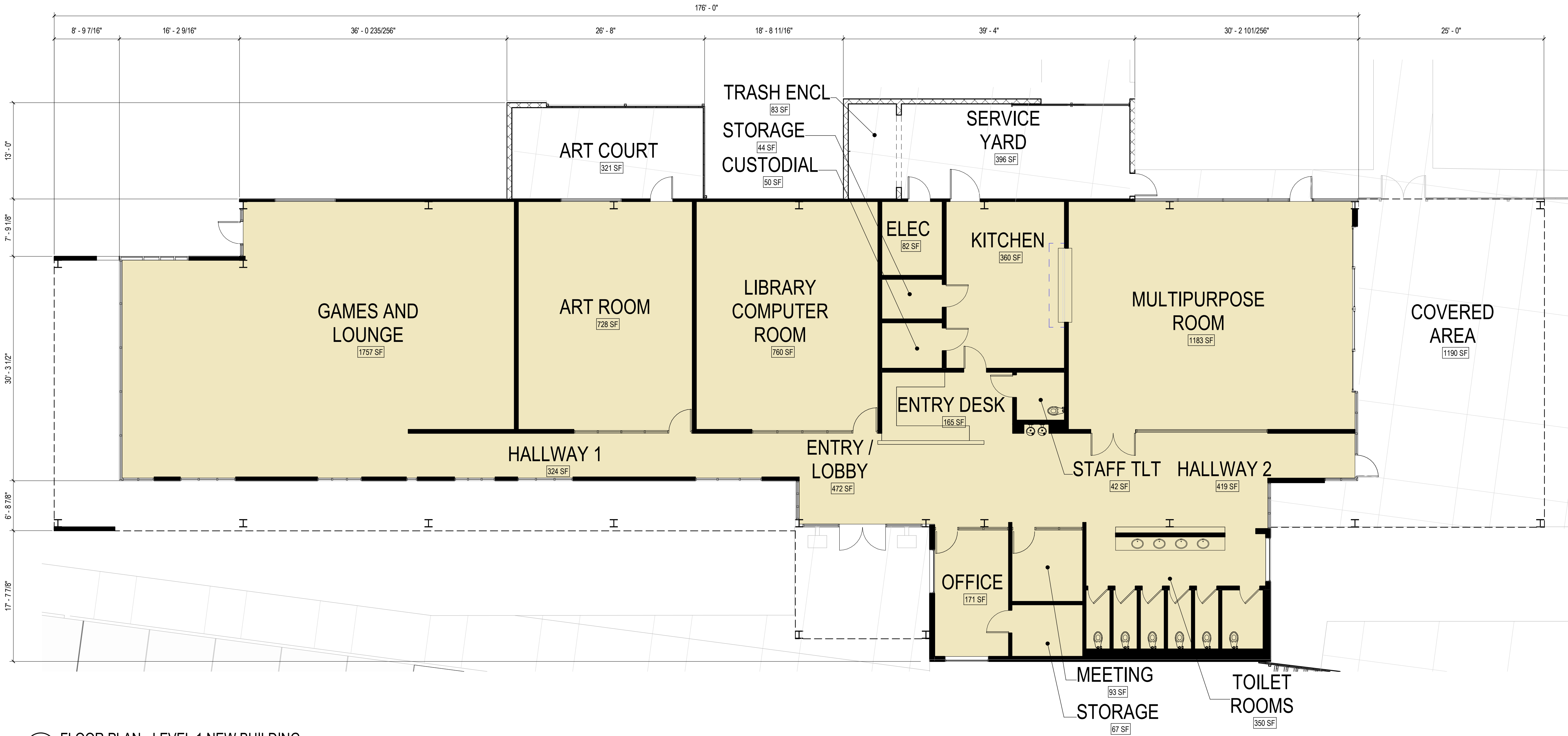
SHEET TITLE:

FLOOR PLAN

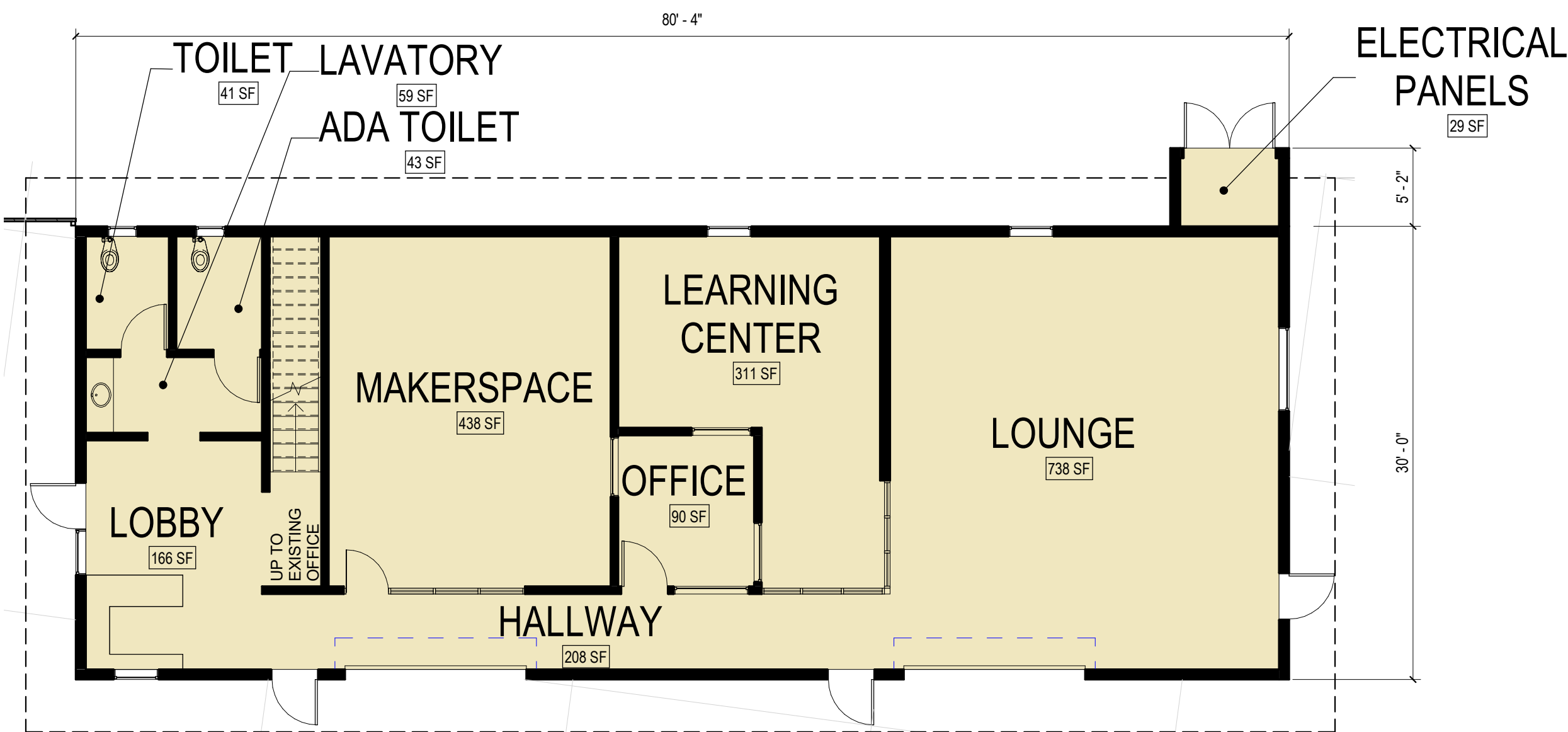
SCALE: 1/8" = 1'-0"

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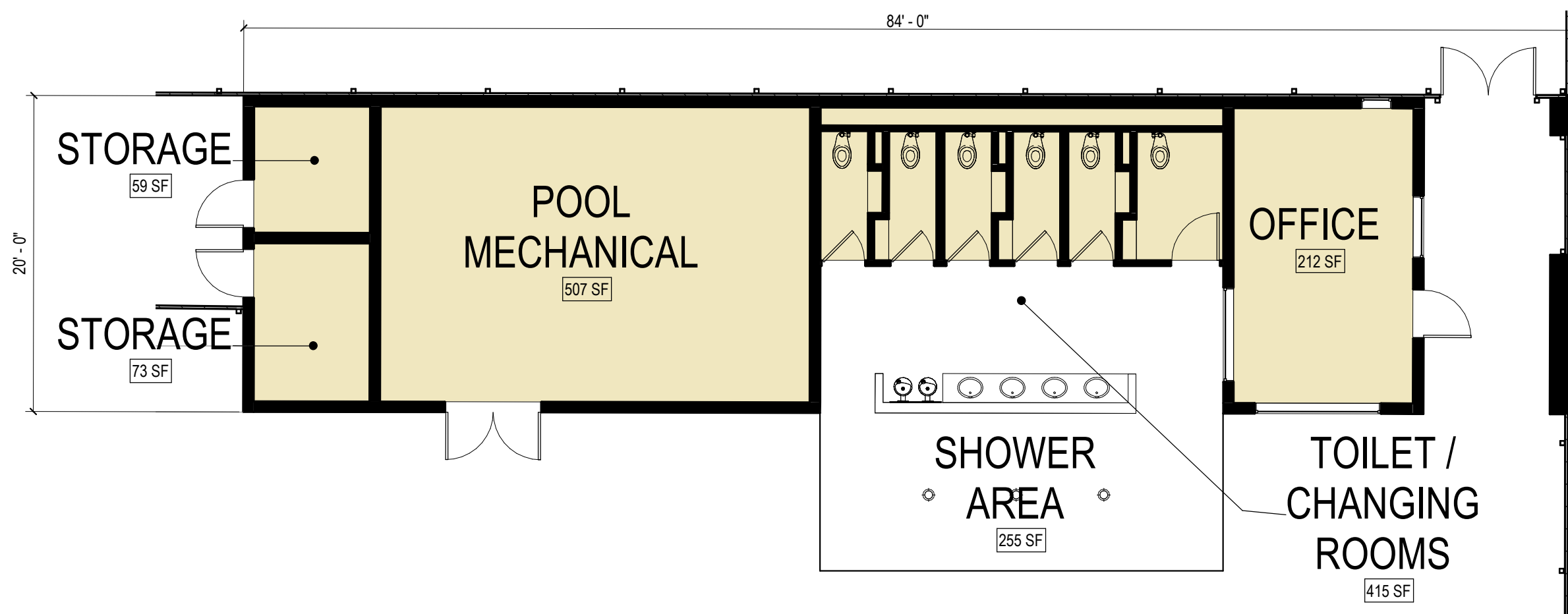
A200



1 FLOOR PLAN - LEVEL 1 NEW BUILDING  
1/8" = 1'-0"



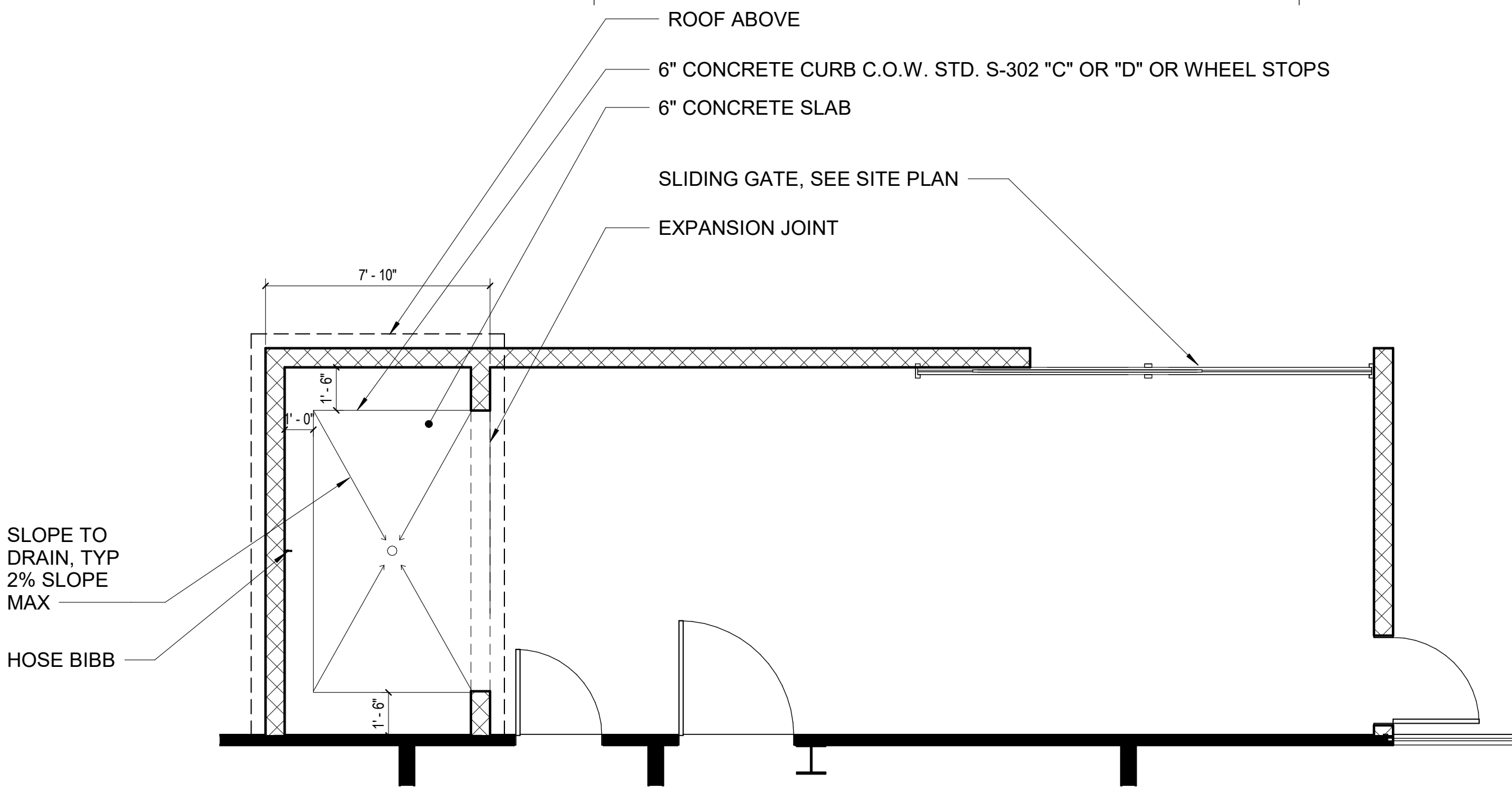
2 FLOOR PLAN - RENOVATED EXISTING BUILDING  
1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 1 POOL HOUSE  
1/8" = 1'-0"



4/28/2026 5:27:06 AM



1 SERVICE YARD ENLARGED PLAN  
1/4" = 1'-0"

ENLARGED PLAN SHEET NOTES

ENLARGED PLAN KEYNOTES

ENLARGED PLAN LEGEND



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SHEET TITLE:

ENLARGED PLANS

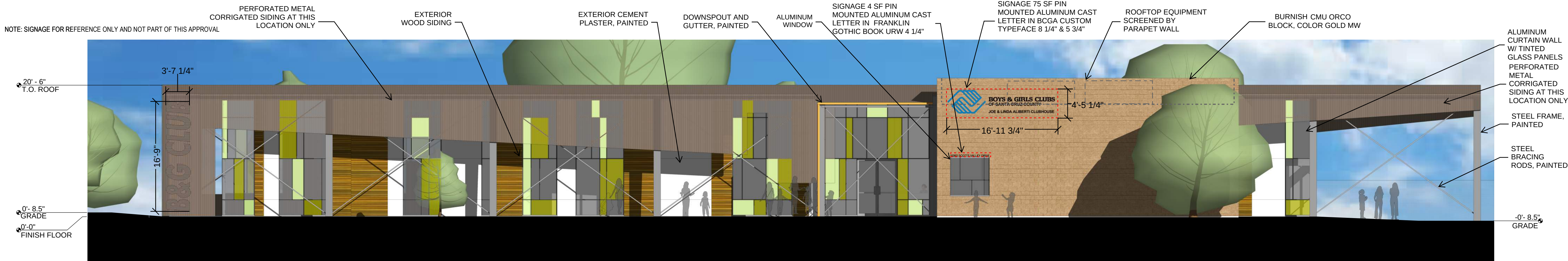
SCALE: 1/4" = 1'-0"

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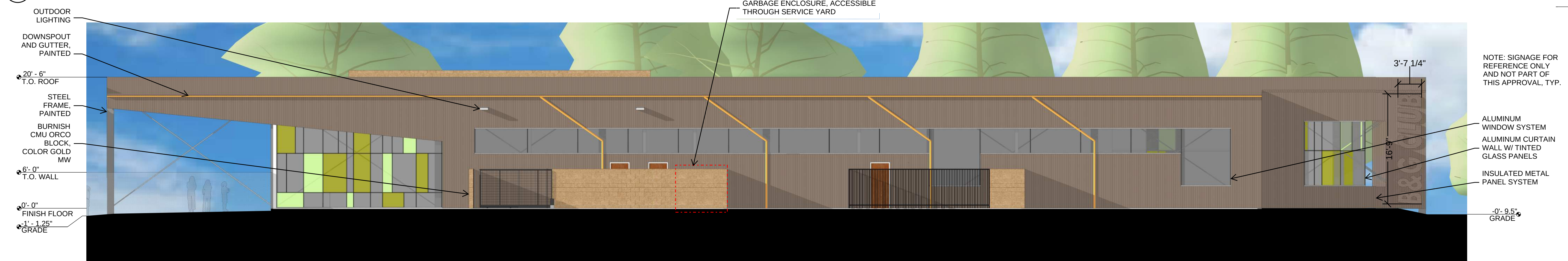




1 PROPOSED BUILDING SOUTH ELEVATION  
1/8" = 1'-0"



2 PROPOSED BUILDING EAST ELEVATION  
1/8" = 1'-0"



3 PROPOSED BUILDING NORTH ELEVATION  
1/8" = 1'-0"



4 PROPOSED BUILDING WEST ELEVATION  
1/8" = 1'-0"



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EXTERIOR  
ELEVATIONS

SCALE: 1/8" = 1'-0"

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EXTERIOR  
ELEVATIONS

SCALE: 1/8" = 1'-0"

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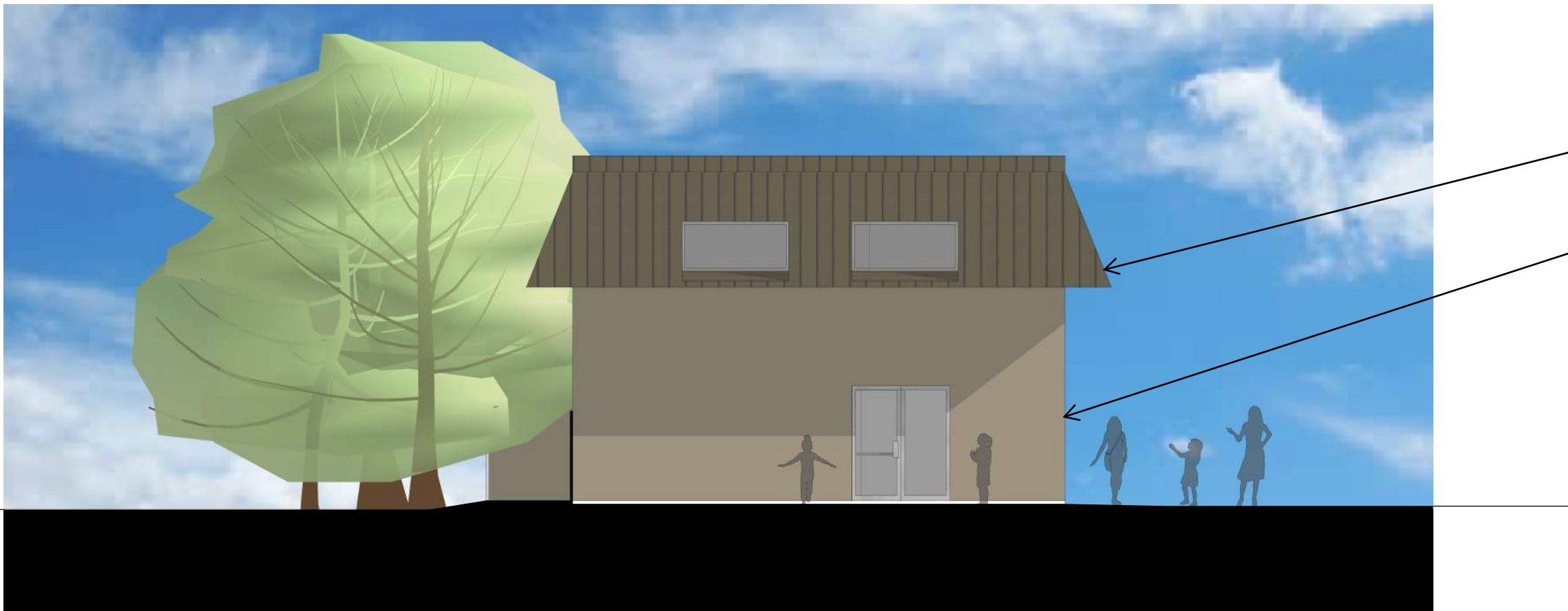
5 RENOVATED EXISTING BUILDING SOUTH ELEVATION  
1/8" = 1'-0"



1 RENOVATED EXISTING BUILDING NORTH ELEVATION  
1/8" = 1'-0"



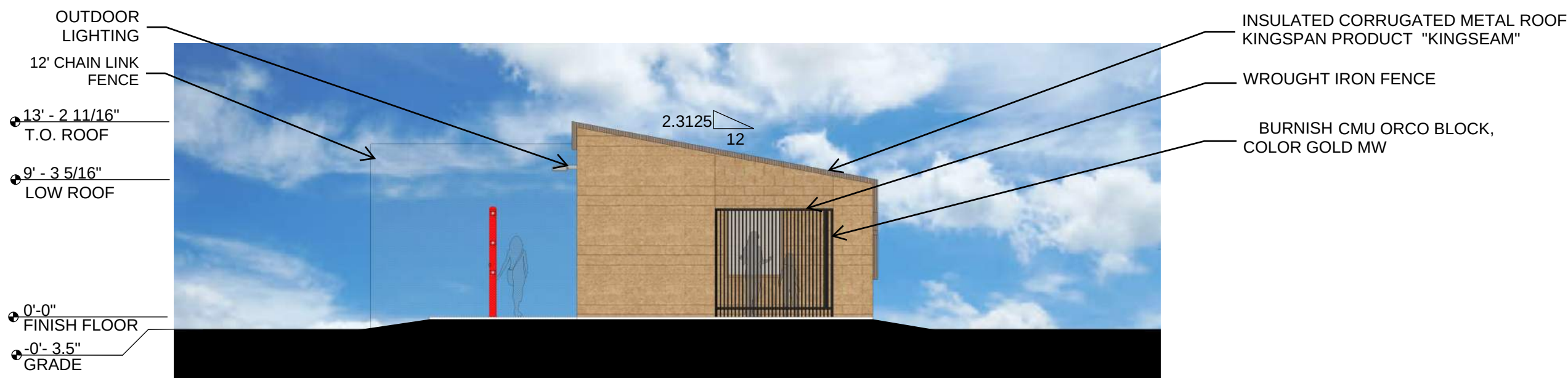
6 RENOVATED EXISTING BUILDING EAST ELEVATION  
1/8" = 1'-0"



2 RENOVATED EXISTING BUILDING WEST ELEVATION  
1/8" = 1'-0"



7 POOL HOUSE SOUTH ELEVATION  
1/8" = 1'-0"



3 POOL HOUSE NORTH ELEVATION  
1/8" = 1'-0"



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



4 POOL HOUSE WEST ELEVATION  
1/8" = 1'-0"





3 SITE RENDERING  
N.T.S.



1 SCOTTS VALLEY DRIVE RENDERING  
N.T.S.



4 CORNER RENDERING  
N.T.S.



2 EL PUEBLO RENDERING  
N.T.S.



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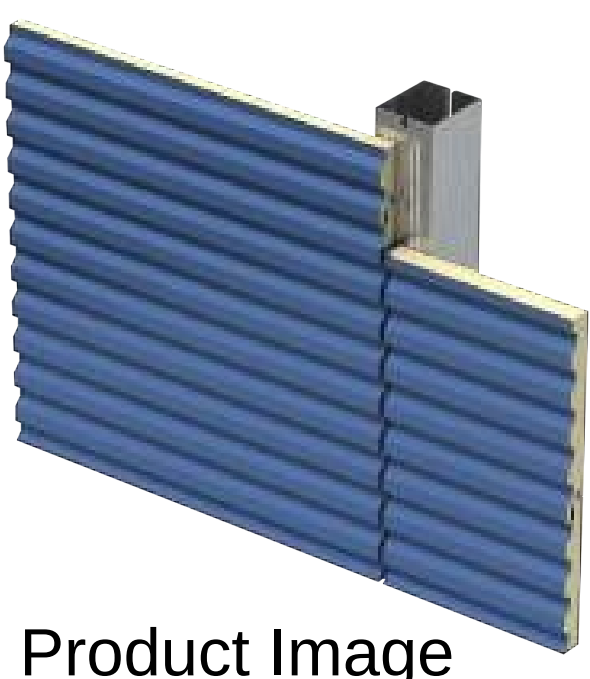
Exterior Wood Look Cladding:

Manufacturer: Knotwood  
Woodgrain Color: Atlantic Cedar



Painted Cement Plaster:

Manufacturer: SIKA USA  
Color: Blush



Insulated Metal Panel System:

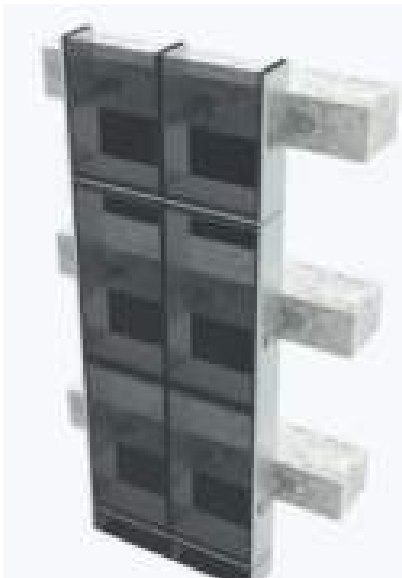
Manufacturer: Kingspan  
Product: Design Wall 2000R  
Insulation: Quadcore KarrierPanel  
Color: Bannister Brown  
Note: Product image is shown for material only, not color. We are proposing vertical application, not horizontal as shown.



Product Image

Insulated Corrugated Metal Roof:

Manufacturer: Kingspan  
Product: Kingseam  
Color:



Product Image

Perforated Metal Siding:

Manufacturer: Dri-Design  
Product: Perforated Screen Systems  
Color: Painted to Match Panel Wall System



CMU Block:

Manufacturer: ORCO Block and Hardscape  
Color: California Gold MW, Burnish



0447



0028

Curtain Wall System:

Aluminum Curtainwall Manufacturer: Oldcastle  
Building Envelope

Glass Panel Manufacturer: Vitro Architectural  
Glass  
Product: Solarban Series

Tinted Glass Panels: Vitro Glass with Venceva  
Interlayer  
Colors: (0028 & 0447)



Painted Steel Frame:

Manufacturer: Dunn Edwards Paints  
Product: Endura Series  
Color: Legendary Gray



(E) Metal Mansard Painted:

Manufacturer: Dunn Edwards Paints  
Product: Endura Series  
Color: Painted to Match Kingspan Roofing



Aluminum Downspout and Gutter, Painted

Manufacturer: Dunn Edwards Paints  
Product: Endura Series  
Color: Yellow Summer



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5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

PROJECT NO.                      Project Number  
DATE:                                      04/19/2024  
SHEET TITLE:

MATERIAL BOARD

SCALE:

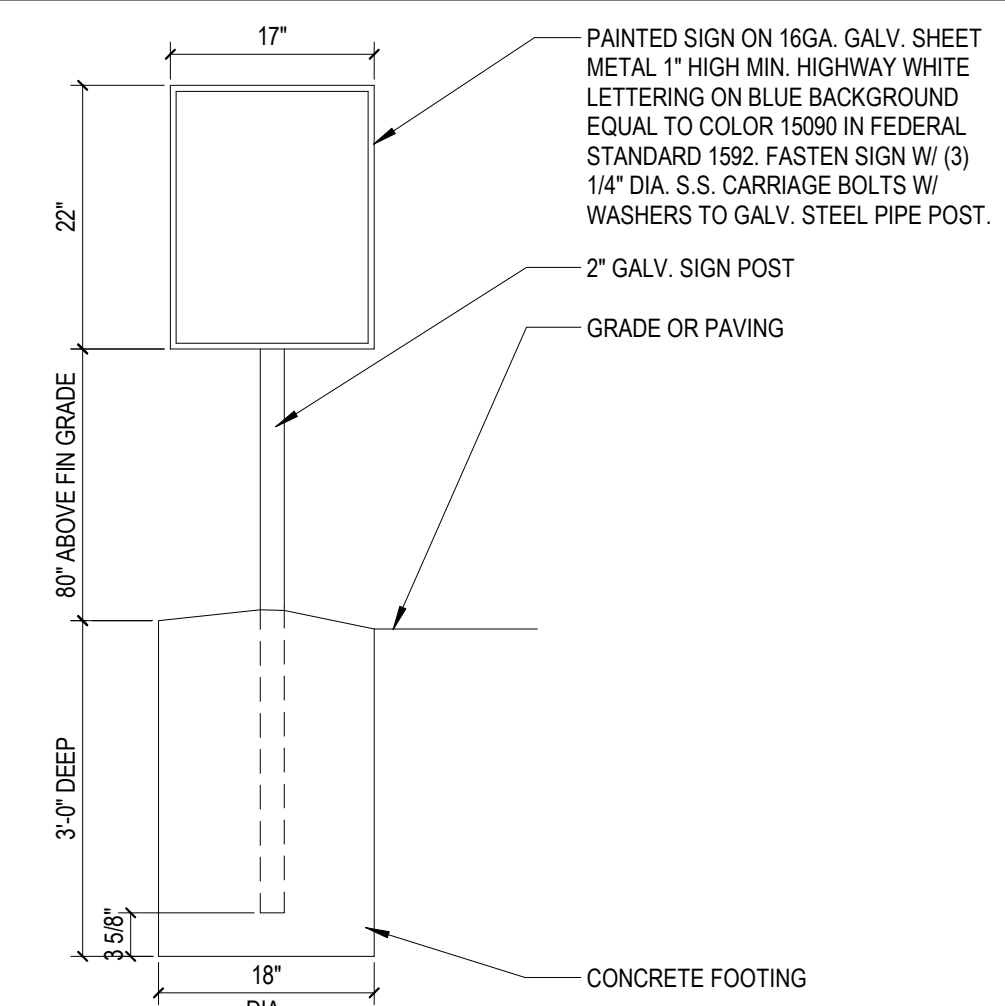
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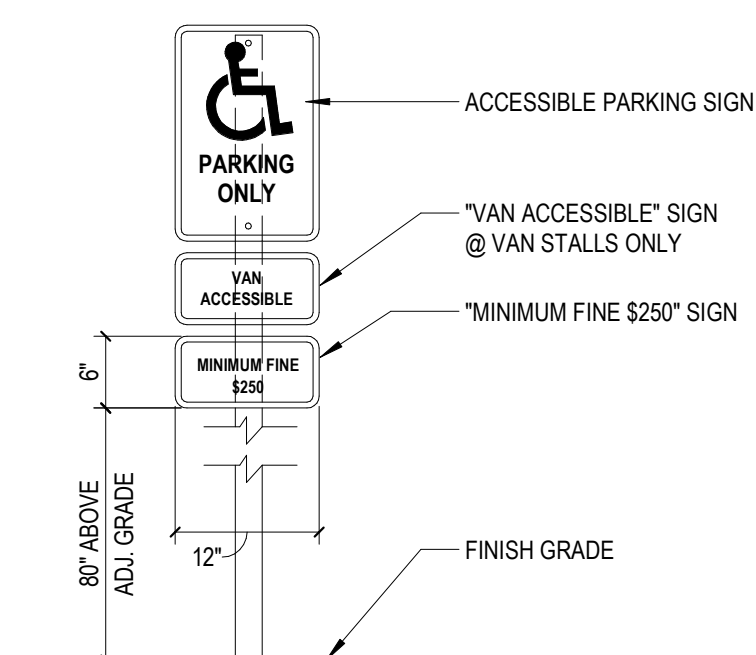


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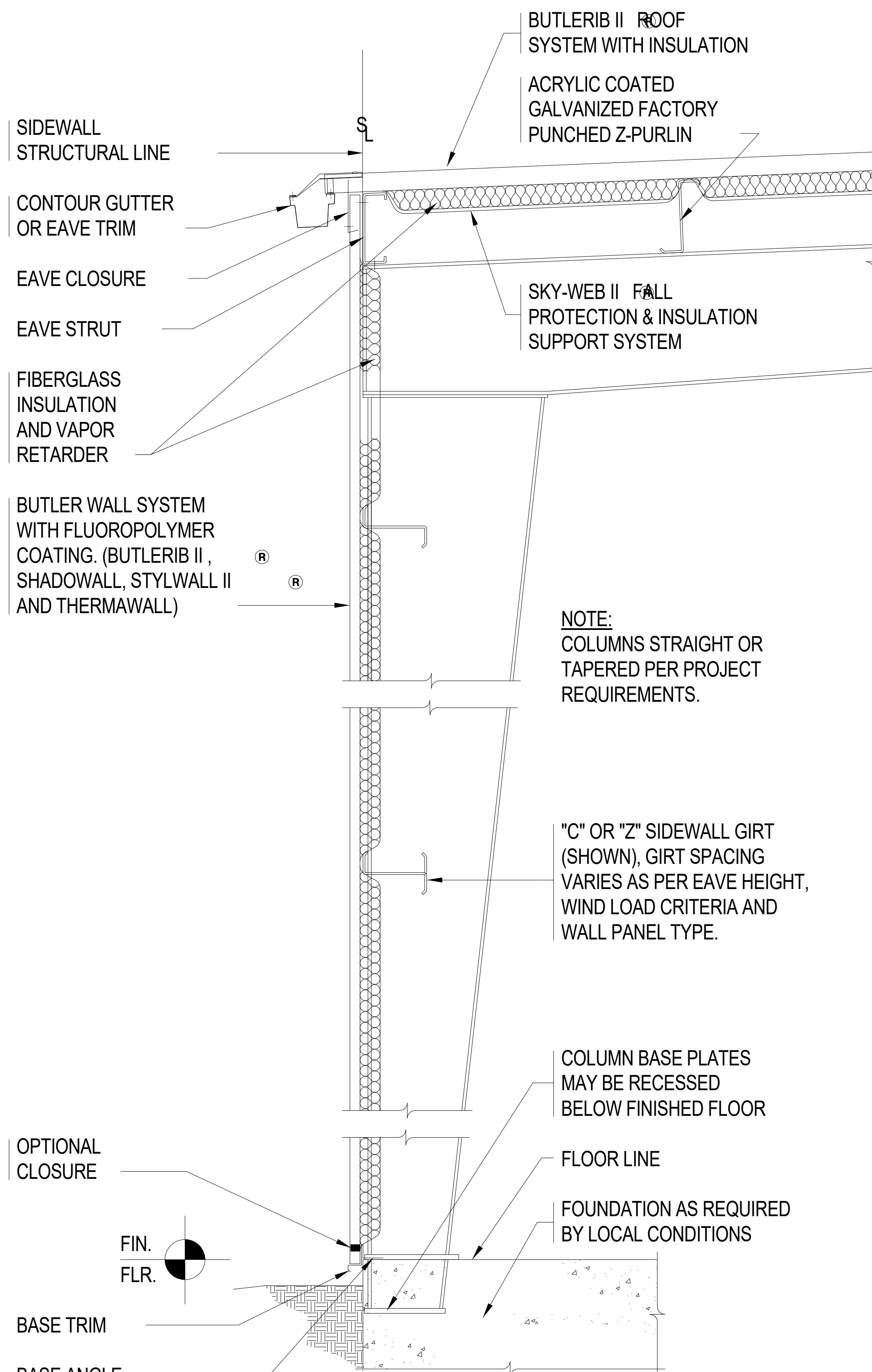
CONSULTANTS LOGO:



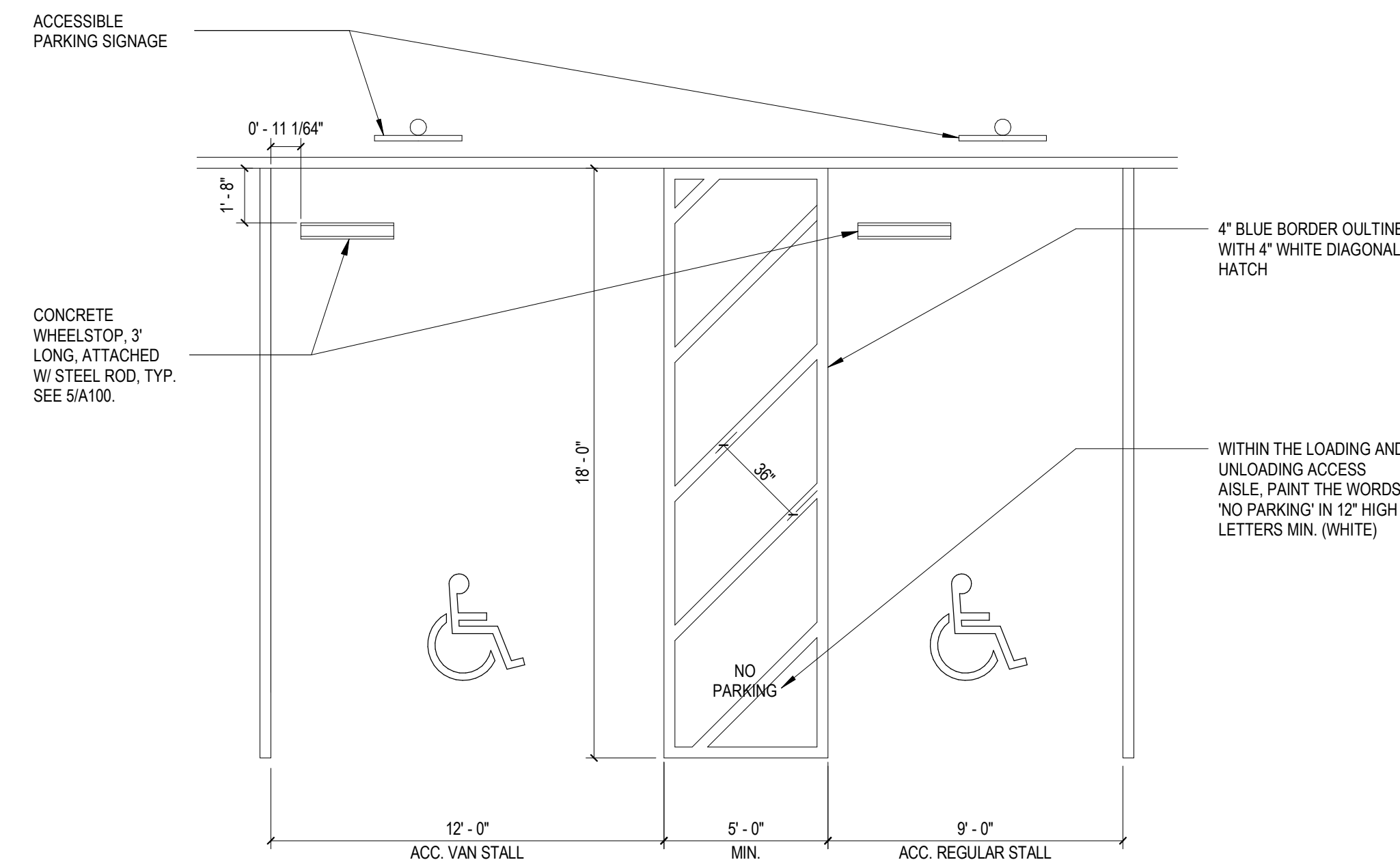
1 TOW AWAY SIGN  
3/4" = 1'-0"



2 ADA PARKING SIGN  
3/4" = 1'-0"



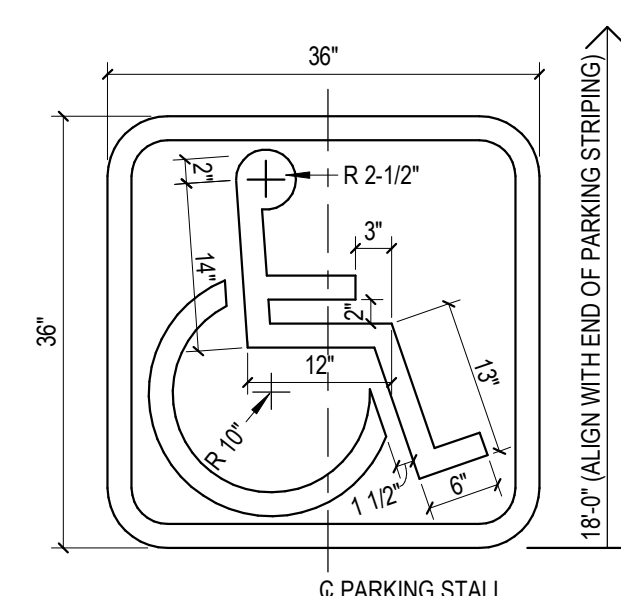
20 WALL ASSEMBLY DETAIL  
1" = 1'-0"



NOTE:  
MAXIMUM 2% CROSS SLOPE IN ANY DIRECTION

GENERAL CONTRACTOR TO VERIFY ACCESSIBLE STALLS ARE IN COMPLIANCE WITH  
ADA & STATE DISABLED STDs

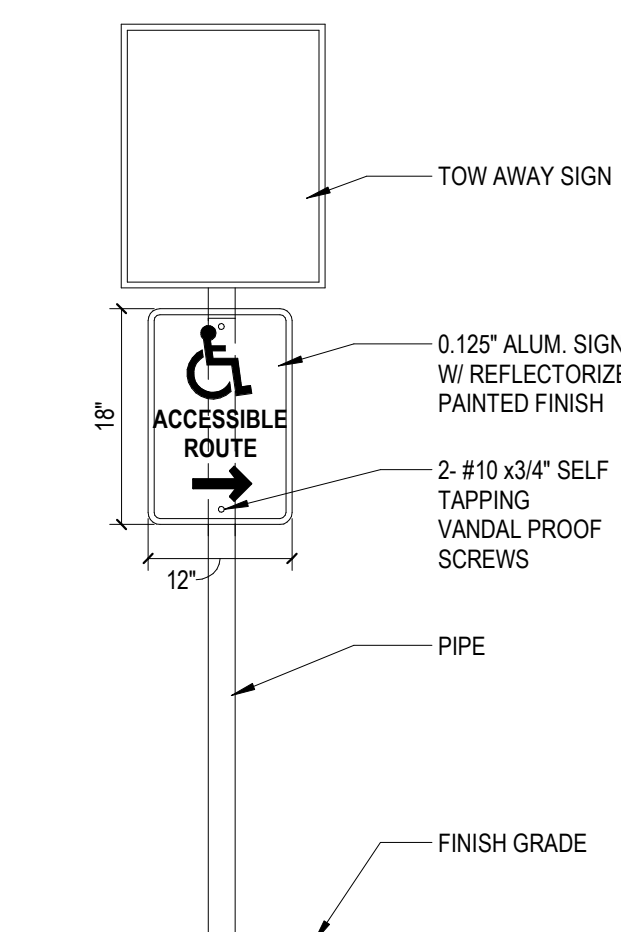
10 ACCESSIBLE PARKING  
1/4" = 1'-0"



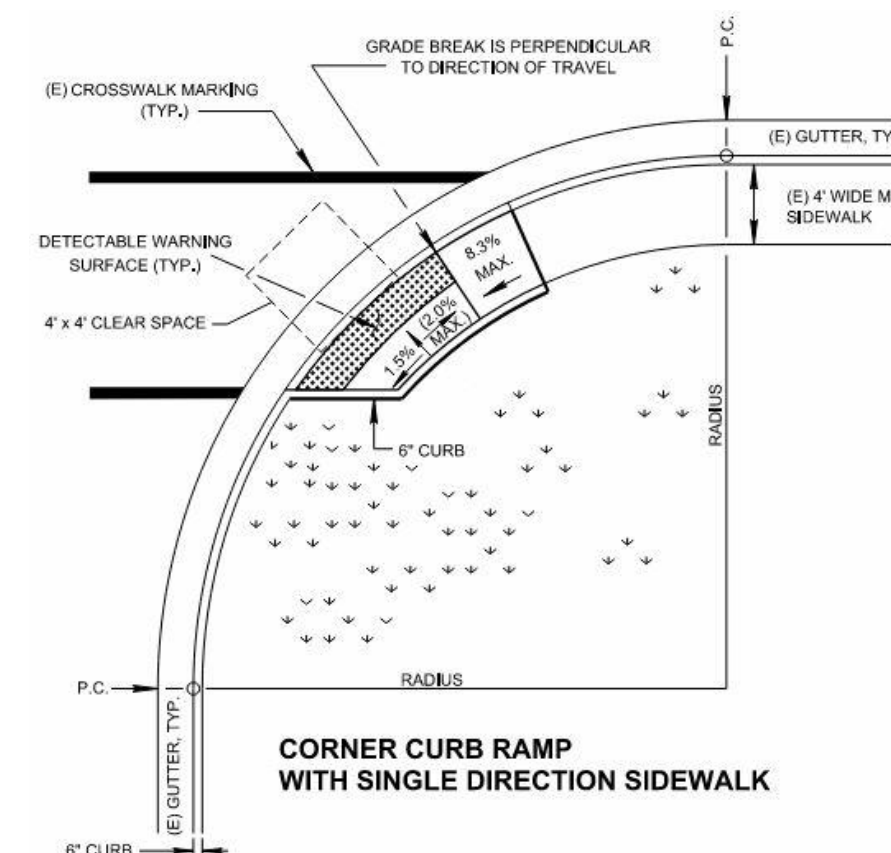
NOTE:  
 "...SURFACE OF EACH ACCESSIBLE  
 PARKING SPACE OR STALL SHALL  
 HAVE A SURFACE IDENTIFICATION  
 DUPLICATING EITHER OF THE  
 FOLLOWING SCHEMES:

1. "BY OUTLINING THE STALL OR  
 SPACE IN WHITE OR SUITABLE  
 CONTRASTING COLOR A PROFILE  
 VIEW DEPICTING A WHEELCHAIR  
 WITH OCCUPANT, OR
2. "BY OUTLINING A PROFILE VIEW  
 OF A WHEELCHAIR WITH OCCUPANT  
 IN WHITE ON BLUE  
 BACKGROUND...AND SHALL BE 36  
 INCHES HIGH BY 36" WIDE. (PER  
 11B-502.6.4.2)

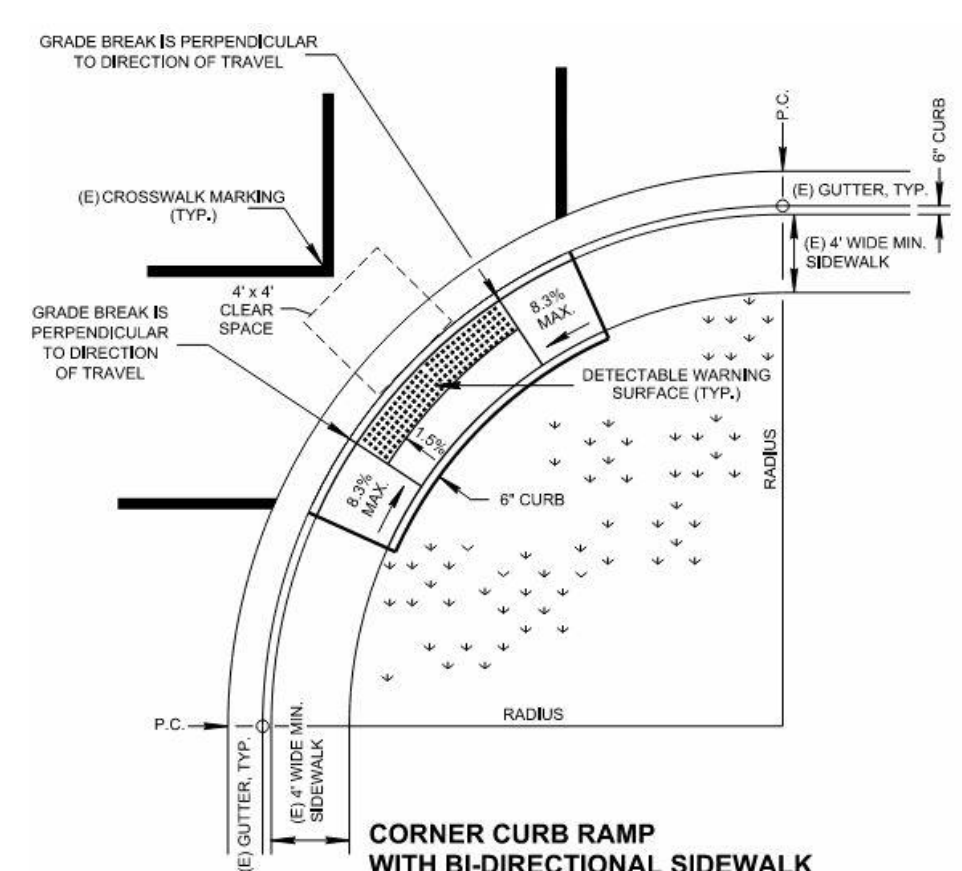
11 ACCESSIBLE PARKING SIGN  
3/4" = 1'-0"



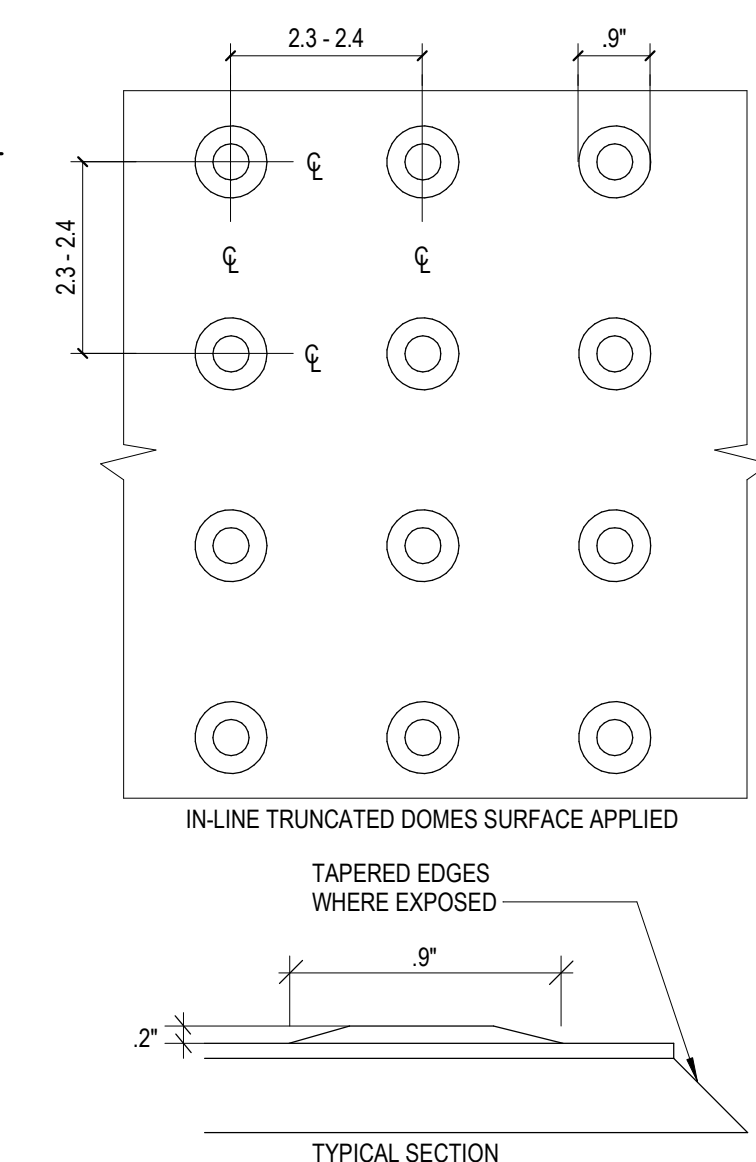
12 ACCESSIBLE ROUTE SIGN  
3/4" = 1'-0"



7 CORNER CURB RAMP W/ SINGLE DIRECTION SIDEWALK  
N.T.S.



8 CORNER CURB RAMP W/ BI-DIRECTIONAL SIDEWALK N.T.S. 4



K **4** TRUNCATED DOMES  
3/4" = 1'-0"

STAMP:

PLANNING  
SUBMITTAL

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|-----|------|-----------|

[illegible]

PROJECT TITLE:

BOYS & GIRLS  
CLUB

5060 SCOTTS VALLEY  
DRIVE, SCOTTS VALLEY,  
CA 95066

|             |                |
|-------------|----------------|
| PROJECT NO. | Project Number |
|-------------|----------------|

DATE: 04/19/2024

SHEET TITLE:

## PROJECT DETAILS

SCALE: As indicated

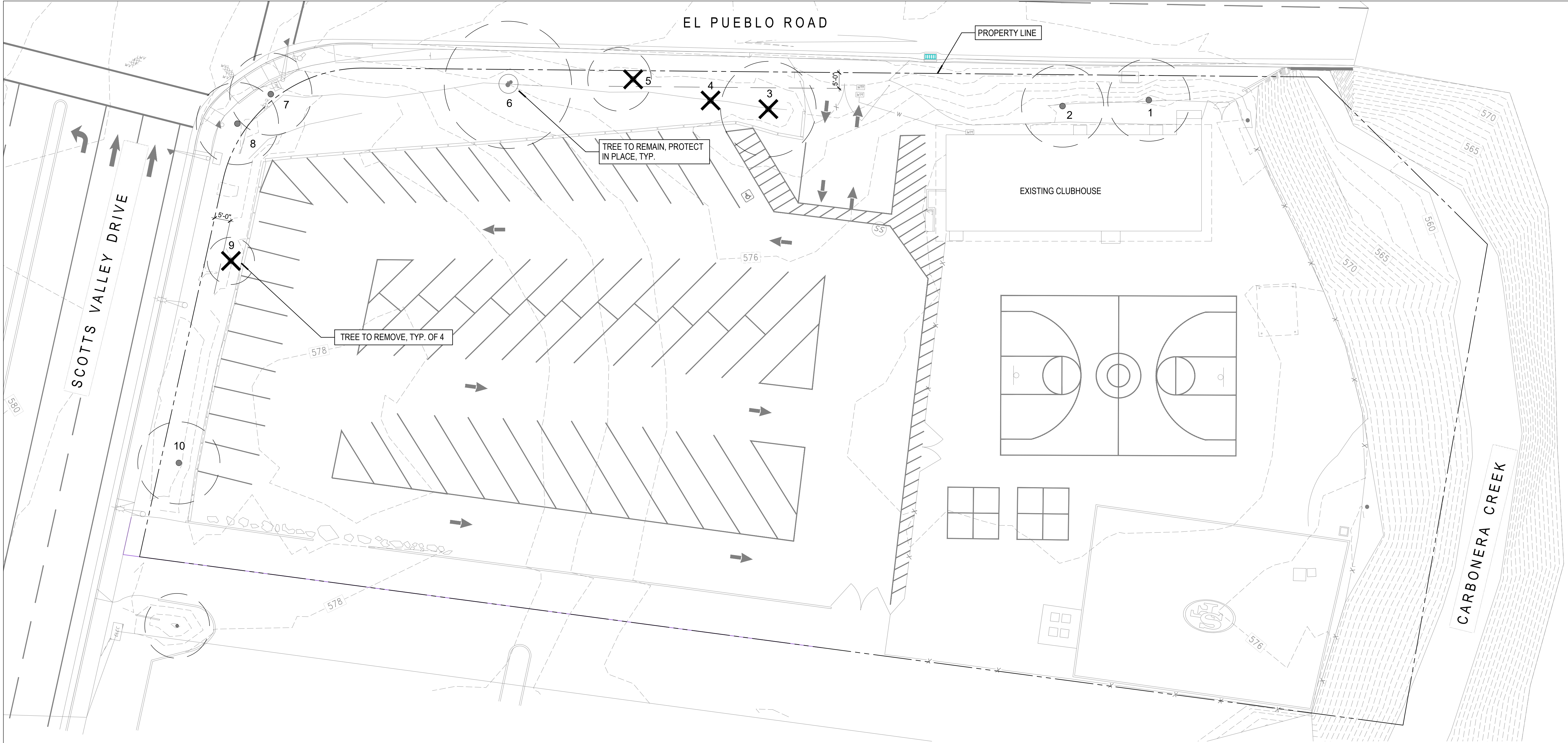
All drawings and written material

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A700





TREE #3



(FORMER) TREE #4

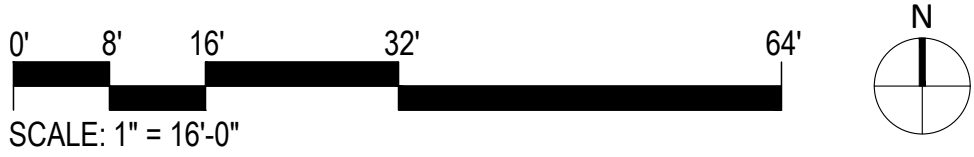


TREE #5



TREE #6

| TREE REMOVAL LEGEND |                                                |                     |           |           |                                                                                                                                                                                                   |
|---------------------|------------------------------------------------|---------------------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREE #              | SPECIES                                        | DBH                 | H X W     | PROTECTED | REASON FOR REMOVAL                                                                                                                                                                                |
| 3                   | Camphor Tree<br><i>Cinnamomum camphora</i>     | 14" @ 24" H (Multi) | 20' X 30' | Yes       | The canopy of this tree is approximately 40% dead along the west side making it a poor candidate for retaining. It is also located within 7 feet of the proposed setback/new building foundation. |
| 4                   | Camphor Tree<br><i>Cinnamomum camphora</i> (?) | N/A                 | N/A       | No        | Formerly a tree, this is currently a stump.                                                                                                                                                       |
| 5                   | Camphor Tree<br><i>Cinnamomum camphora</i>     | 11.5"               | 18' X 10' | Yes       | This tree is growing at a near 45 degree angle, and is currently leaning on the adjacent much healthier Camphor Tree #6.                                                                          |
| 9                   | (Unknown)                                      | 7.5"                | 15' X 10' | No        | This tree is severely damaged with over 60% of it's canopy dead. Small portions of growth still exist but this tree has no retention value.                                                       |



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| 2   | 11/19/2025 | PLANNING CORRECTIONS R.2 |
| 3   | 03/27/2026 | PLANNING CORRECTIONS R.3 |
|     |            |                          |
|     |            |                          |
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PROJECT TITLE:

BOYS & GIRLS CLUB

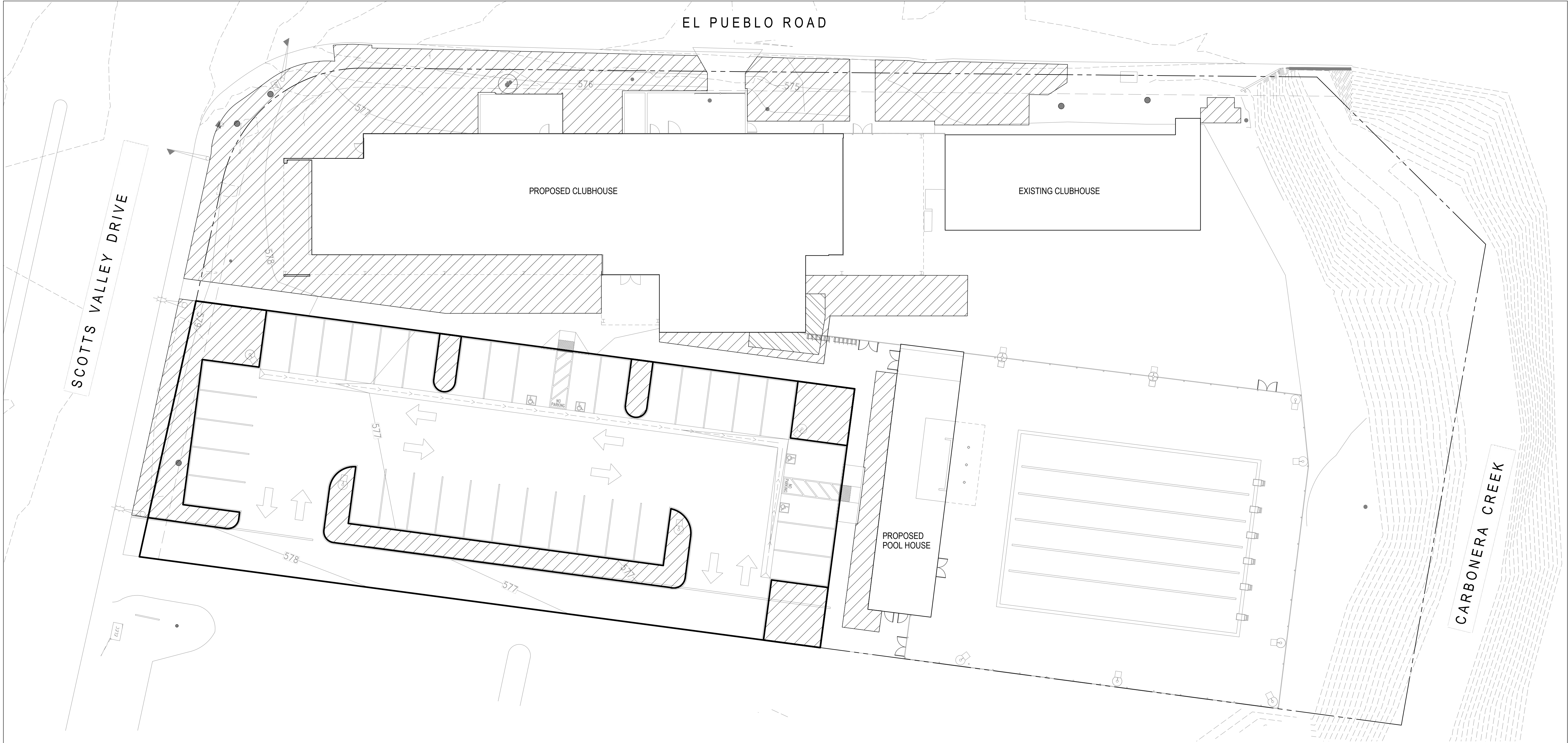
5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

PROJECT NO. 2401  
DATE: 03/27/2026  
SHEET TITLE:

TREE DISPOSITION PLAN

SCALE: AS SHOWN

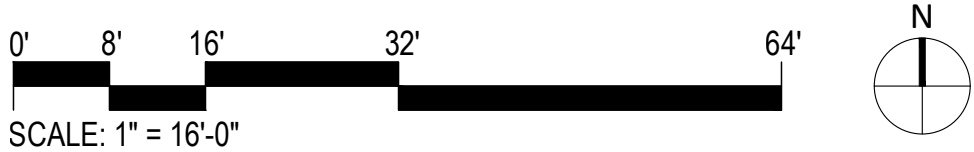




| PRELIMINARY MWELO CALCULATIONS           |                      |            |                   |                   |                            |              |                         |             |                                  |
|------------------------------------------|----------------------|------------|-------------------|-------------------|----------------------------|--------------|-------------------------|-------------|----------------------------------|
| Reference Evapotranspiration (Eto)       |                      |            |                   |                   | MAX ETAF Non-Res           |              |                         |             |                                  |
| 40.7                                     |                      |            |                   |                   | 0.45                       |              |                         |             |                                  |
| Hydrozone #                              | Planting Description | Water Need | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq. ft) | ETAF x Area | Estimated Total Water Use (ETWU) |
| Regular Landscape Areas                  |                      |            |                   |                   |                            |              |                         |             |                                  |
| A-1                                      | Shrubs, Trees        | Low        | 0.2               | In-line Drip      | 0.81                       | 0.25         | 12726                   | 3142        | 79,291                           |
| A-2                                      | Trees                | Medium     | 0.5               | In-line Drip      | 0.81                       | 0.62         | 203                     | 125         | 3,162                            |
| Totals                                   |                      |            |                   |                   |                            |              | 12929                   | 3268        | 82,453                           |
| Special Landscape Areas                  |                      |            |                   |                   |                            |              |                         |             |                                  |
|                                          |                      |            | 0.8               | Spray             | 0.75                       | 1            | 0                       | 0           | -                                |
|                                          |                      |            |                   |                   |                            | Totals       | -                       | -           | -                                |
| ETWU Total                               |                      |            |                   |                   |                            |              |                         | 82,453      |                                  |
| Maximum Allowable Water Allowance (MAWA) |                      |            |                   |                   |                            |              |                         | 146,812.67  |                                  |
| Average ETAF                             |                      |            |                   |                   |                            |              |                         |             | 0.25                             |

| HYDROZONE LEGEND |                   |           |                          |
|------------------|-------------------|-----------|--------------------------|
| SYMBOL           | WATER REQUIREMENT | AREA      | % AREA OF TOTAL PLANTING |
|                  | LOW               | 12,726 SF | 98.4%                    |
|                  | MEDIUM            | 203 SF    | 1.6%                     |
| TOTAL            |                   | 12,929 SF |                          |

RECYCLED WATER WILL BE USED EXCLUSIVELY FOR IRRIGATION.



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PROJECT TITLE:

BOYS & GIRLS CLUB

5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

PROJECT NO. 2401  
DATE: 03/27/2026  
SHEET TITLE:

HYDROZONE PLAN

SCALE: AS SHOWN



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

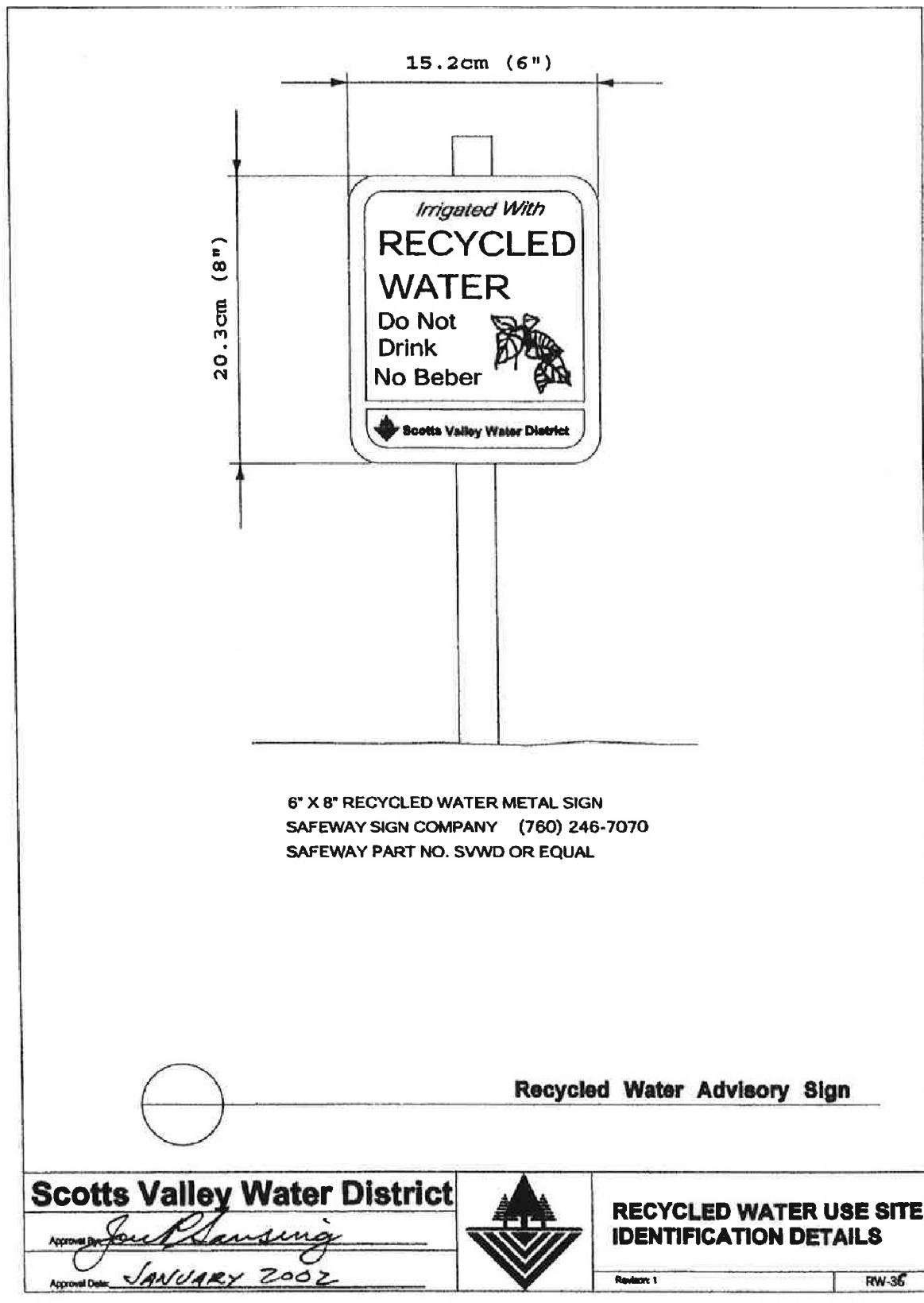
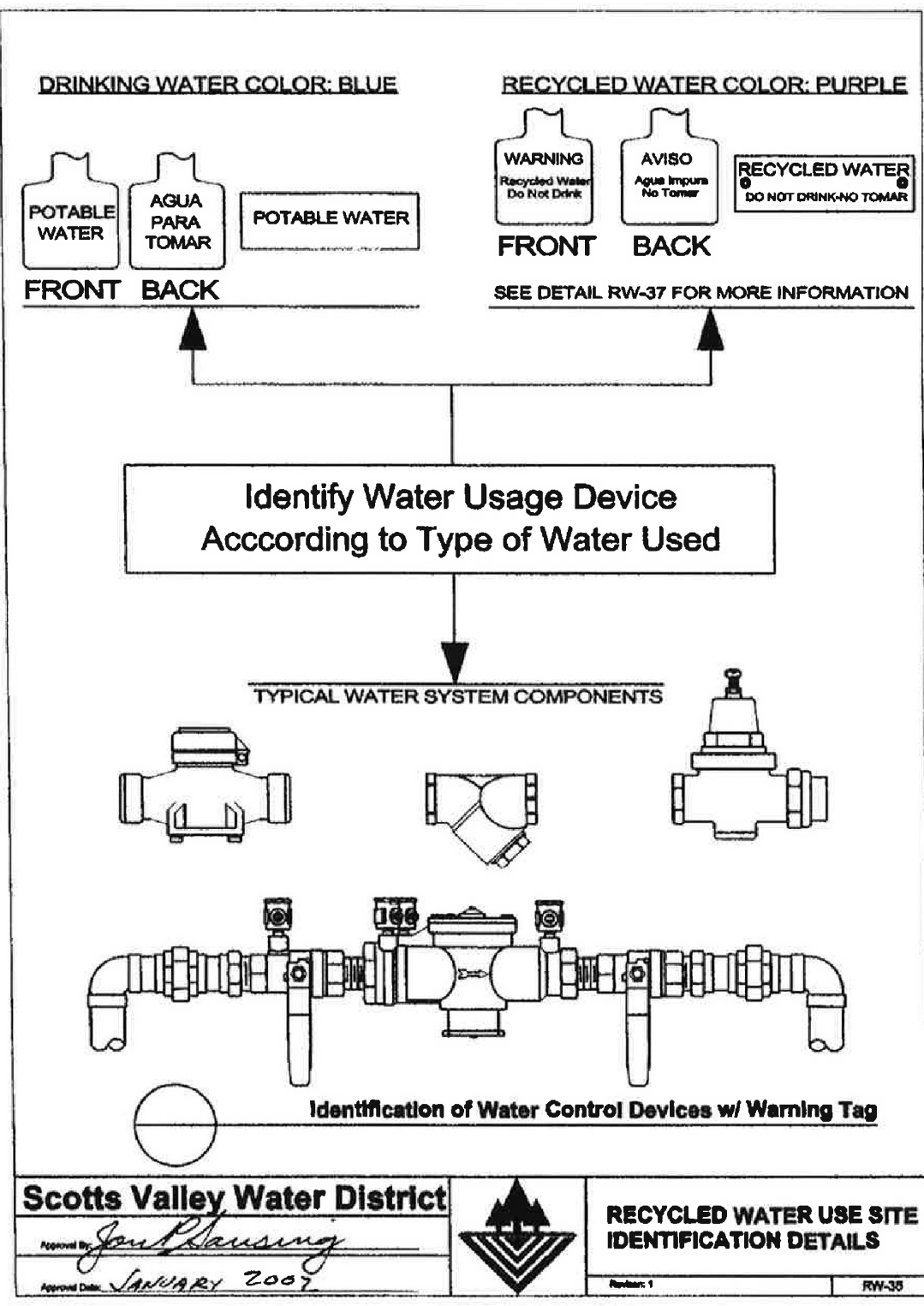
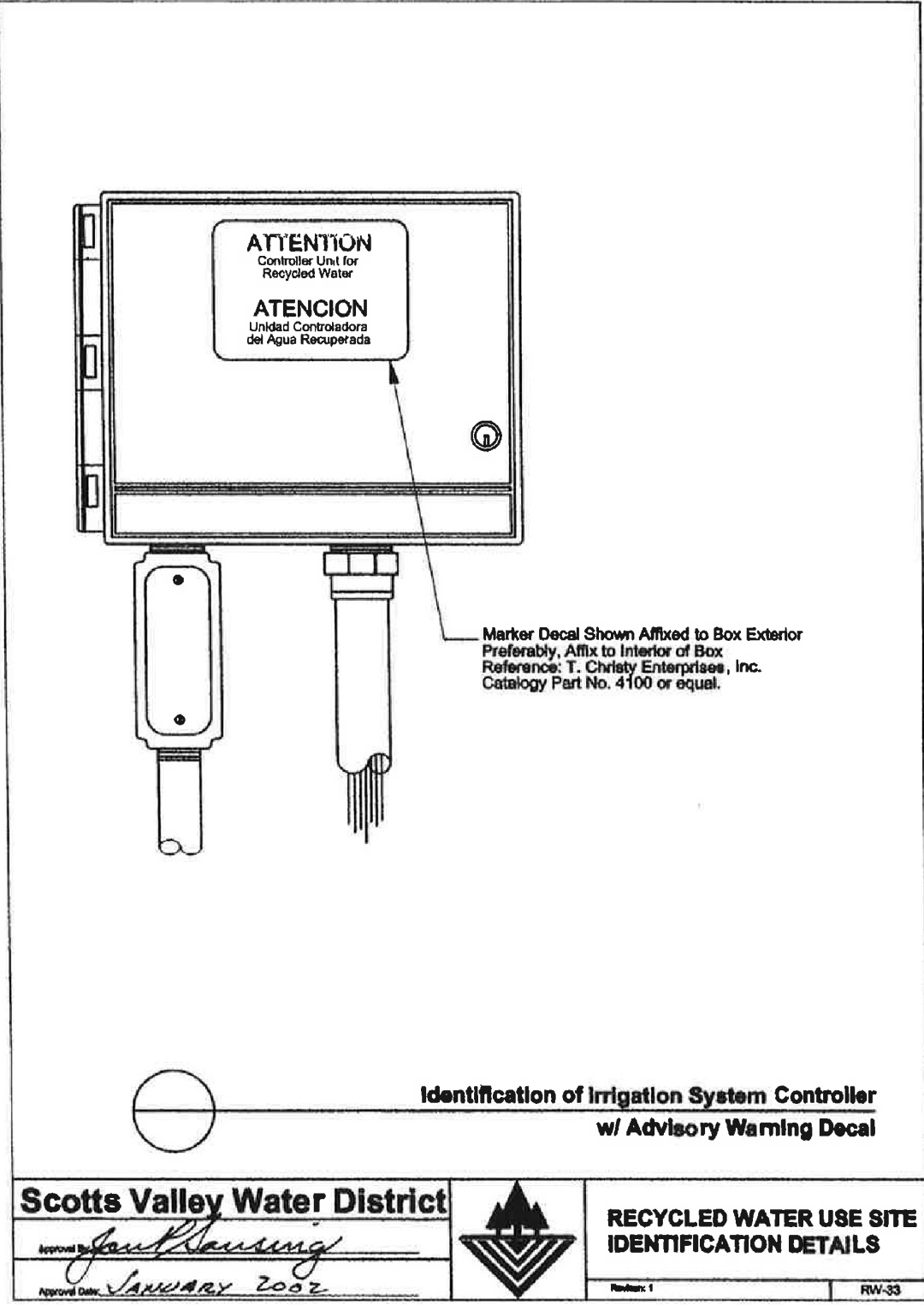
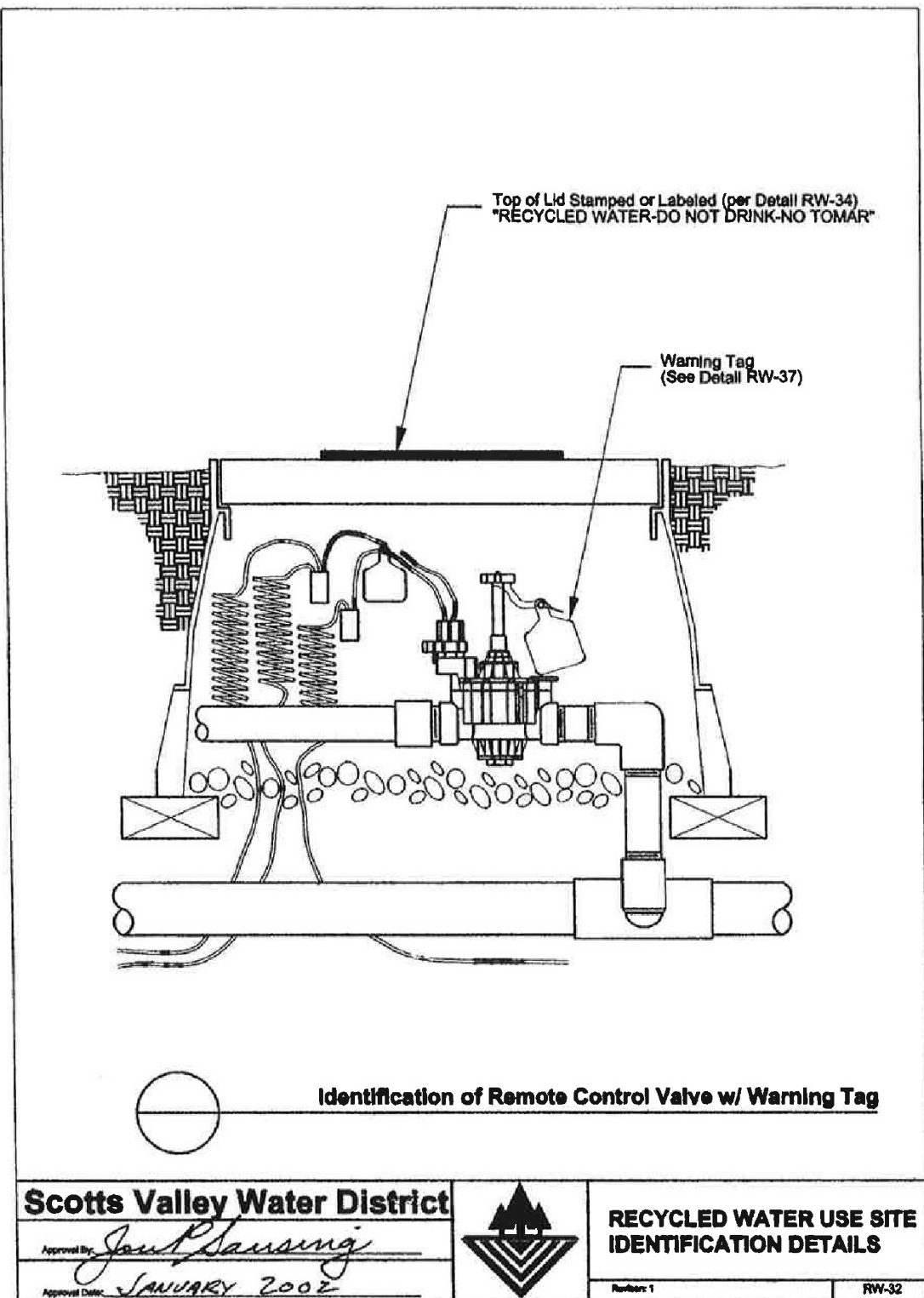
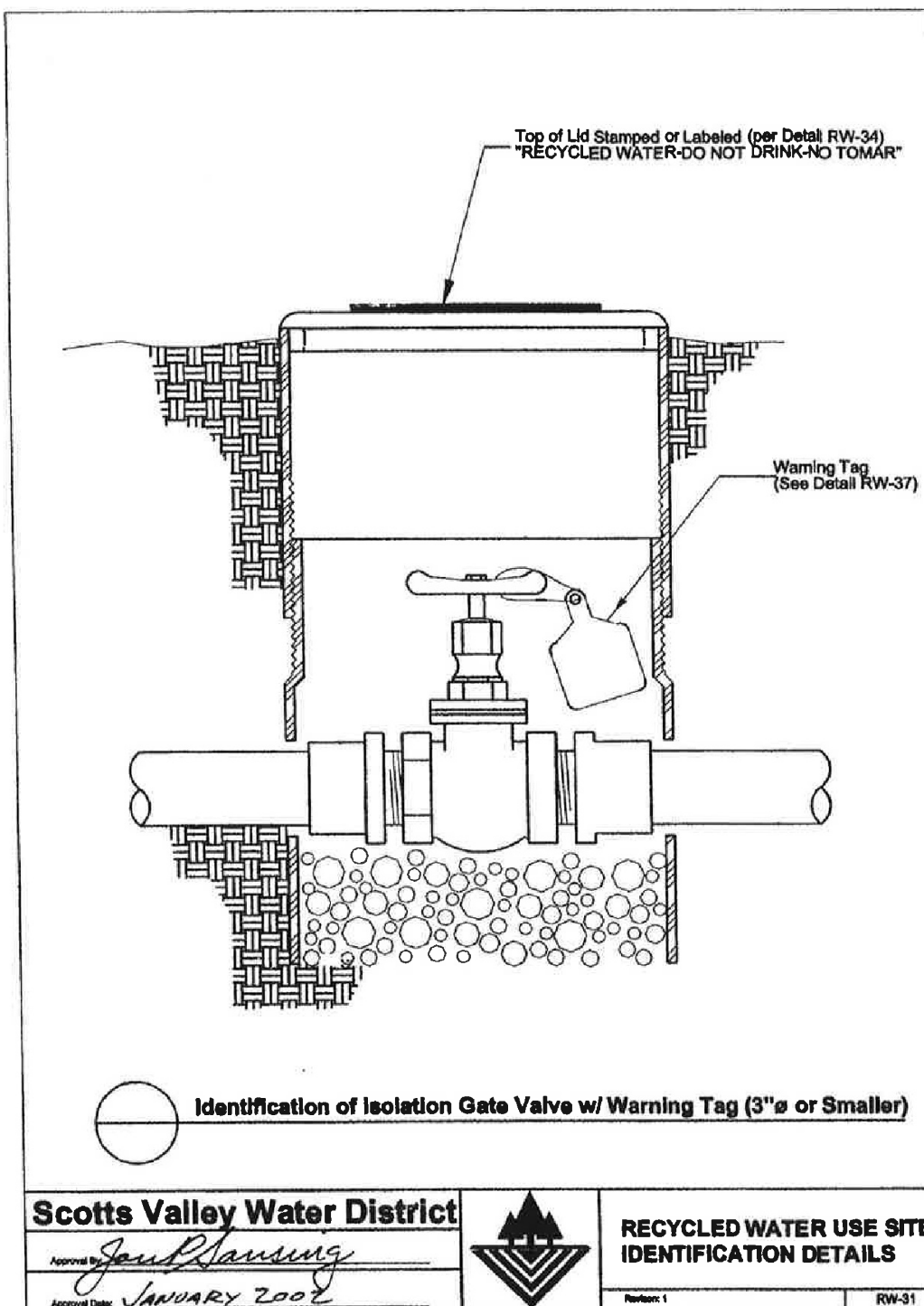
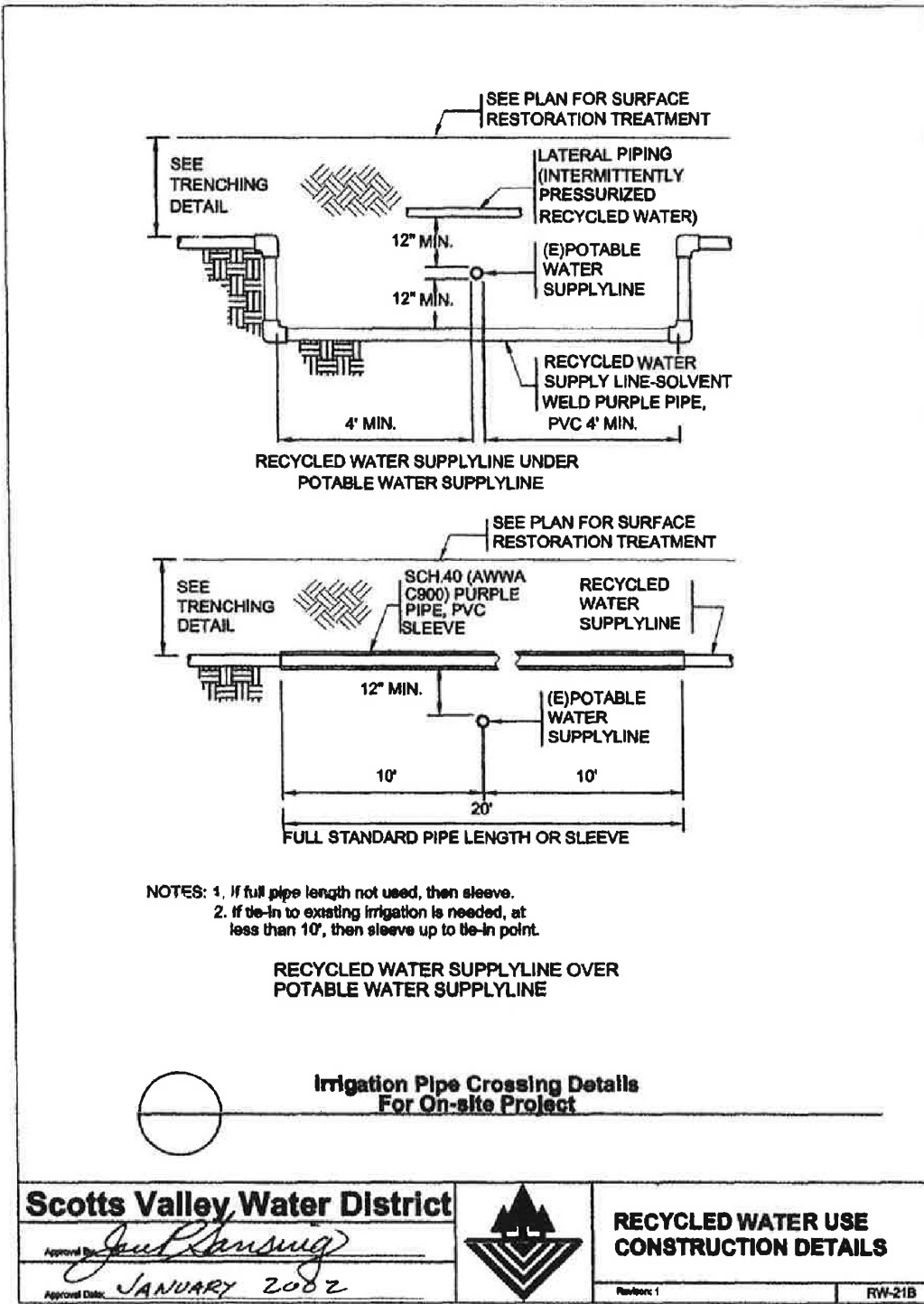
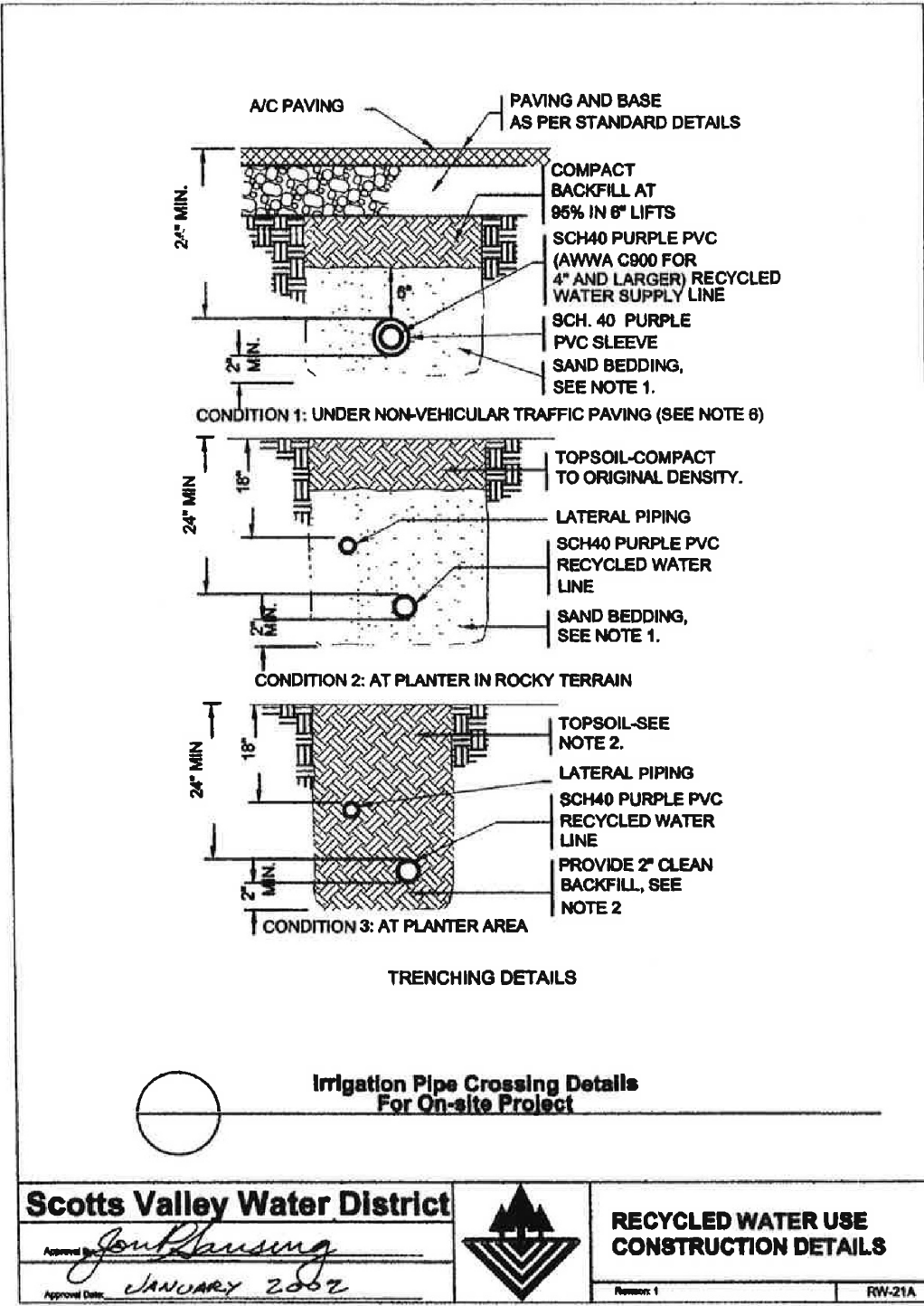
1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SVWD. A PERMIT WILL BE GRANTED AFTER:
  - INSPECTION BY SVWD HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SVWD RULES AND REGULATIONS;
  - A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
  - 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

Page 1 of 2

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

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.

Page 2 of 2



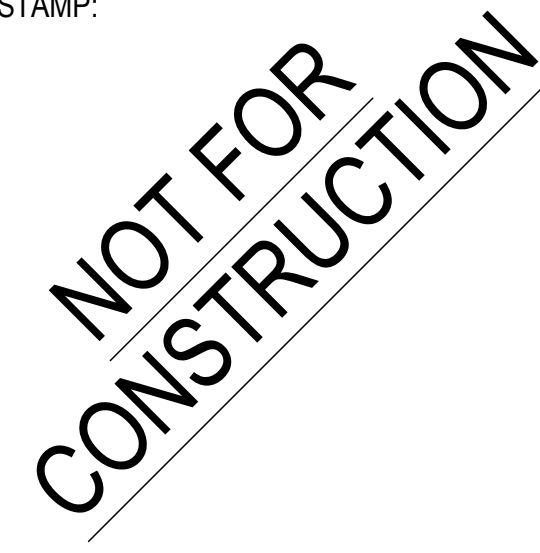
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PROJECT TITLE:

BOYS & GIRLS  
CLUB

5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

PROJECT NO. 2401

DATE: 03/27/2026

SHEET TITLE:

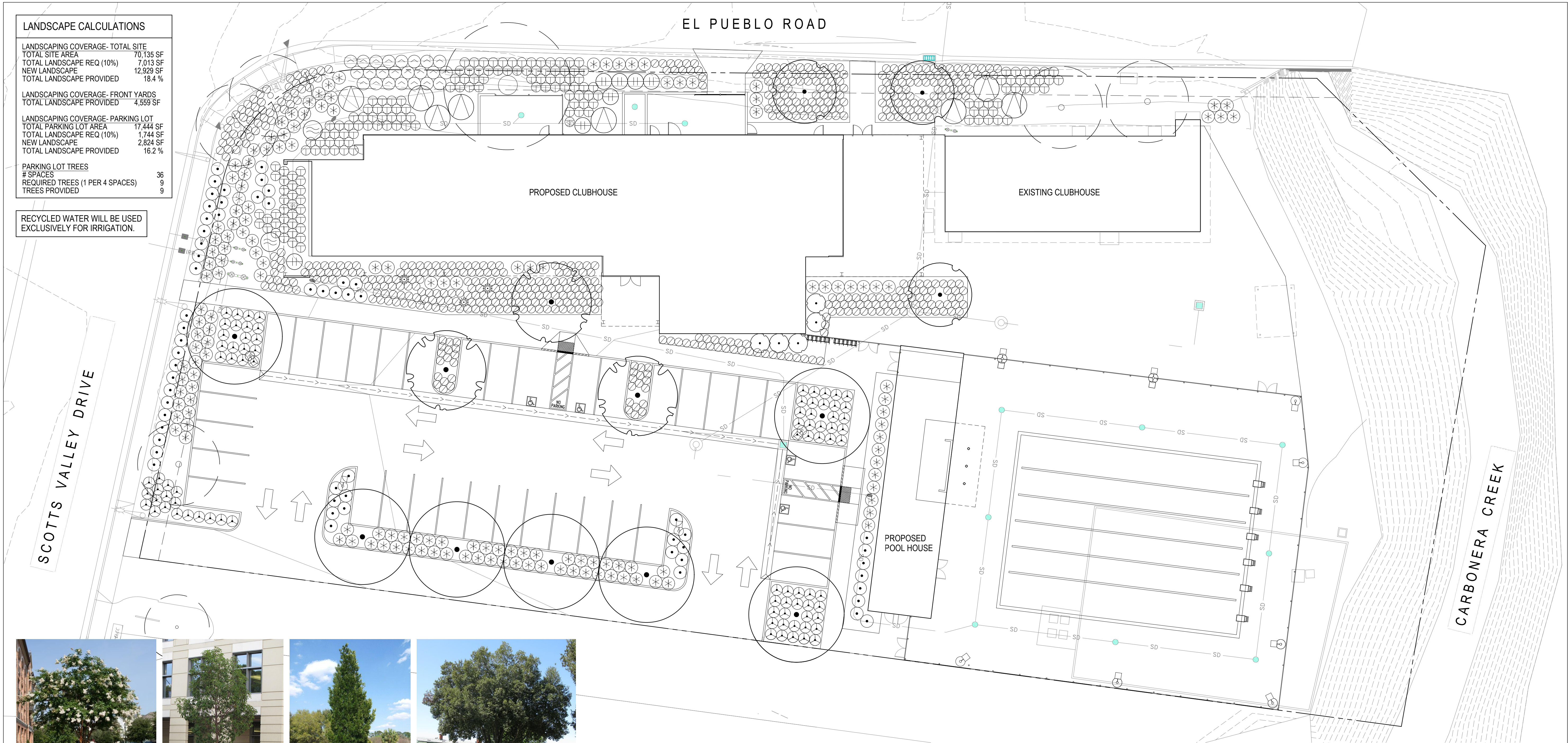
RECYCLED  
WATER NOTES  
AND DETAILS

SCALE: AS SHOWN



| LANDSCAPE CALCULATIONS            |           |
|-----------------------------------|-----------|
| LANDSCAPING COVERAGE- TOTAL SITE  |           |
| TOTAL SITE AREA                   | 70,135 SF |
| TOTAL LANDSCAPE REQ (10%)         | 7,013 SF  |
| NEW LANDSCAPE                     | 12,929 SF |
| TOTAL LANDSCAPE PROVIDED          | 18.4 %    |
| LANDSCAPING COVERAGE- FRONT YARDS |           |
| TOTAL LANDSCAPE PROVIDED          | 4,559 SF  |
| LANDSCAPING COVERAGE- PARKING LOT |           |
| TOTAL PARKING LOT AREA            | 17,444 SF |
| TOTAL LANDSCAPE REQ (10%)         | 1,744 SF  |
| NEW LANDSCAPE                     | 2,824 SF  |
| TOTAL LANDSCAPE PROVIDED          | 16.2 %    |
| PARKING LOT TREES                 |           |
| # SPACES                          | 36        |
| REQUIRED TREES (1 PER 4 SPACES)   | 9         |
| TREES PROVIDED                    | 9         |

RECYCLED WATER WILL BE USED EXCLUSIVELY FOR IRRIGATION.



LAGERSTROEMIA INDICA X F. 'NATCHEZ' NATCHEZ CRAPE MYRTLE



LOPHOSTEMON CONFERTUS BRISBANE BOX



PODOCARPUS MACROPHYLLUS YEW PODOCARPUS



QUERCUS ILEX HOLLY OAK



ARCTOSTAPHYLOS 'HOWARD MCMINN' HOWARD MCMINN MANZANITA



BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BRUSH



BERBERIS AQUIFOLIUM VAR. REPENS CREEPING BARBERRY



HETEROMELES ARBUTIFOLIA TOYON



LANTANA MONTEVIDENSIS TRAILING LANTANA



LOMANDRA LONGIFOLIA BREEZE DWARF MAT RUSH



LOROPETALUM CHINENSE VAR. RUBRUM BURGUNDY CHINESE FRINGE FLOWER



PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM



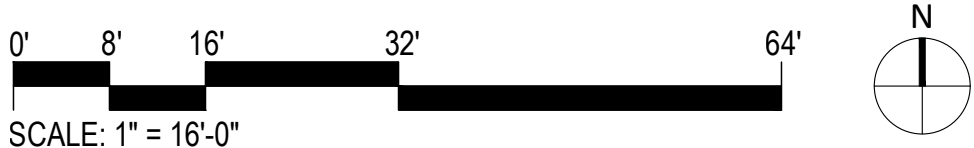
RHAMPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN



YUCCA ALOIFOLIA SPANISH BAYONET

| TREE LEGEND |                                                                |                                    |               |      |
|-------------|----------------------------------------------------------------|------------------------------------|---------------|------|
| SYMBOL      | BOTANIC NAME<br>COMMON NAME                                    | SIZE                               | WATER<br>REQ. | QTY. |
|             | LAGERSTROEMIA INDICA X F. 'NATCHEZ' NATCHEZ CRAPE MYRTLE       | 48" BOX<br>STD. FORM               | LOW           | 3    |
|             | LOPHOSTEMON CONFERTUS BRISBANE BOX                             | 36" BOX<br>STD. FORM               | LOW           | 3    |
|             | PODOCARPUS MACROPHYLLUS YEW PODOCARPUS                         | 48" BOX<br>LOW BRANCHING<br>COLUMN | MED           | 5    |
|             | QUERCUS ILEX HOLLY OAK                                         | 48" BOX<br>STD. FORM               | LOW           | 7    |
|             | EXISTING TREE TO REMAIN, PROTECT IN PLACE, REFER TO SHEET L001 |                                    |               |      |

| SHRUB AND GROUNDCOVER LEGEND |                                                                           |                      |                     |                 |               |      |
|------------------------------|---------------------------------------------------------------------------|----------------------|---------------------|-----------------|---------------|------|
| SYMBOL                       | BOTANIC NAME<br>COMMON NAME                                               | SIZE /<br>SPACING    | HEIGHT /<br>WIDTH   | SUN             | WATER<br>REQ. | QTY. |
|                              | ARCTOSTAPHYLOS 'HOWARD MCMINN' HOWARD MCMINN MANZANITA                    | 15 GAL<br>@ 6' O.C.  | 8' H/W              | FULL            | VERY<br>LOW   | 2    |
|                              | BACCHARIS PILULARIS 'TWIN PEAKS' DWARF COYOTE BRUSH                       | 5 GAL<br>@ 4' O.C.   | 6'-18" H<br>4'-6" W | FULL            | LOW           | 23   |
|                              | BERBERIS AQUIFOLIUM VAR. REPENS CREEPING BARBERRY                         | 1 GAL<br>@ 2' O.C.   | 1'-2" H<br>2'-3" W  | PART /<br>SHADE | LOW           | 164  |
|                              | HETEROMELES ARBUTIFOLIA TOYON                                             | 15 GAL<br>@ 8' O.C.  | 6'-12" H/W          | FULL /<br>PART  | LOW           | 8    |
|                              | LANTANA MONTEVIDENSIS TRAILING LANTANA                                    | 1 GAL<br>@ 4' O.C.   | 1'-2" H<br>4'-5" W  | FULL            | LOW           | 59   |
|                              | LOMANDRA LONGIFOLIA BREEZE DWARF MAT RUSH                                 | 1 GAL<br>@ 2.5' O.C. | 1'-18" H<br>2'-3" W | FULL /<br>PART  | LOW           | 553  |
|                              | LOROPETALUM CHINENSE VAR. RUBRUM BURGUNDY CHINESE FRINGE FLOWER           | 15 GAL<br>@ 4' O.C.  | 6'-8" H<br>4'-8" W  | FULL /<br>PART  | LOW           | 7    |
|                              | PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM | 1 GAL<br>@ 3.5' O.C. | 2'-3" H<br>3'-5" W  | FULL /<br>PART  | LOW           | 85   |
|                              | RHAMPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN                              | 1 GAL<br>@ 4' O.C.   | 3'-5" H /<br>W      | FULL /<br>PART  | LOW           | 150  |
|                              | YUCCA ALOIFOLIA SPANISH BAYONET                                           | 24" BOX<br>@ 3' O.C. | 5'-10" H<br>3'-5" W | FULL            | LOW           | 3    |



ANDERSON BRULÉ  
ARCHITECTS  
325 South First Street, 4th Floor  
San Jose, California 95113  
408.298.1885 | www.aba-arch.com

DEPARTMENT OF SPACE  
SITE DESIGN STUDIO  
480 N Indian Hill Blvd, Suite 2B  
Claremont, CA 91711

STAMP:  
**NOT FOR  
CONSTRUCTION**

| NO. | DATE       | REVISIONS                |
|-----|------------|--------------------------|
| 1   | 06/11/2025 | PLANNING CORRECTIONS     |
| 2   | 11/19/2025 | PLANNING CORRECTIONS R.2 |
| 3   | 03/27/2026 | PLANNING CORRECTIONS R.3 |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |
|     |            |                          |

PROJECT TITLE:

**BOYS & GIRLS  
CLUB**

5060 SCOTTS VALLEY DRIVE  
SCOTTS VALLEY, CA 95066

PROJECT NO. 2401  
DATE: 03/27/2026  
SHEET TITLE:

**PLANTING PLAN**

SCALE: AS SHOWN



SCOTTS VALLEY DRIVE

EL PUEBLO ROAD

NEW BUILDING

EXISTING CLUBHOUSE

NEW PARKING

NEW POOL

|      |                            |      |                                    |
|------|----------------------------|------|------------------------------------|
| AB   | AGGREGATE BASE             | IRR  | IRRIGATION                         |
| AGG  | AGGREGATE                  | JB   | JUNCTION BOX                       |
| ARV  | AIR-RELEASE VALVE          | JT   | JOINT TRENCH                       |
| BFP  | BACKFLOW PREVENTER         | LF   | LINEAR FOOT                        |
| BO   | BLOW-OFF VALVE             | LIP  | LIP OF CUTTER                      |
| BRW  | BOTTOM OF RETAINING WALL   | LOG  | LIMIT OF GRADING                   |
| BSW  | BACK OF SIDEWALK           | LP   | LOW POINT                          |
| BVC  | BEGIN VERTICAL CURVE       | MFS  | MECHANICAL FILTRATION SYSTEM       |
| BW   | BOTTOM OF WALL             | MH   | MANHOLE                            |
| CATV | CABLE TELEVISION           | N    | NORTH                              |
| CB   | CATCH BASIN                | NE   | NORTHEAST                          |
| CI   | CURB INLET                 | NW   | NORTHWEST                          |
| CIP  | CAST IRON PIPE             | OH   | OVERHEAD                           |
| CL   | CENTERLINE                 | PCC  | PORTLAND CEMENT CONCRETE           |
| CMP  | CORRUGATED METAL PIPE      | PE   | POLYETHYLENE                       |
| CMU  | CONCRETE MASONRY UNIT      | PP   | POWER POLE                         |
| CO   | CLEANOUT                   | PL   | PROPERTY LINE                      |
| COMM | COMMERCIAL                 | PRC  | POINT OF REVERSE CURVE             |
| CONC | CONCRETE                   | PIV  | POST-INDICATOR VALVE               |
| COTG | CLEANOUT TO GRADE          | PV   | PAVEMENT                           |
| DIP  | DUCTILE IRON PIPE          | PVC  | POLYVINYL CHLORIDE PIPE            |
| DOM  | DOMESTIC                   | R    | RADIUS                             |
| DTL  | DETAIL                     | R.C. | RELATIVE COMPACTION                |
| DWG  | DRAWING                    | RCP  | REINFORCED CONCRETE PIPE           |
| DWY  | DRIVEWAY                   | ROW  | RIGHT-OF-WAY                       |
| E    | EAST, ELECTRICAL           | RPPB | REDUCE PRESSURE PRINCIPLE BACKFLOW |
| EG   | EXISTING GROUND            | RW   | RECYCLED WATER                     |
| EP   | EDGE OF PAVEMENT           | S    | SOUTH, SLOPE                       |
| (E)  | EXISTING                   | SD   | STORM DRAIN                        |
| EX   | EXISTING                   | SE   | SOUTHEAST                          |
| FC   | FACE OF CURB               | SDMH | STORM DRAIN MANHOLE                |
| FDC  | FIRE DEPARTMENT CONNECTION | SS   | SANITARY SEWER                     |
| FG   | FINISH GRADE               | SSMH | SANITARY SEWER MANHOLE             |
| FF   | FINISH FLOOR               | STA  | STATION                            |
| FL   | FIRE HYDRANT               | STD  | STANDARD                           |
| FL   | FLOWLINE                   | SW   | SIDEWALK, SOUTHWEST                |
| FNC  | FENCE                      | T    | TELEPHONE                          |
| FO   | FIBER OPTIC                | TC   | TOP OF CURB                        |
| FT   | FOOT/FEET                  | TRAN | TRANSFORMER                        |
| FW   | FIRE WATER                 | TRW  | TOP OF RETAINING WALL              |
| G    | GAS                        | TW   | TOP OF WALL                        |
| GB   | GRADE BREAK                | UG   | UNDERGROUND SERVICE ALERT          |
| GT   | HEIGHT                     | VS   | VALLEY GUTTER                      |
| HDPE | HIGH-DENSITY POLYETHYLENE  | W    | WEST, WATER                        |
| HP   | HIGH POINT                 | WM   | WATER METER                        |
| INT  | INTERSECTION               | WV   | WATER VALVE                        |
| INV  | INVERT                     |      |                                    |

**DESCRIPTION**

AIR RELEASE VALVE

AREA DRAIN

BLOW-OFF VALVE

CATCH BASIN

CURB INLET

CLEANOUT STRUCTURE

FIRE HYDRANT

GUY ANCHOR

MANHOLE STRUCTURE

WATER THRUST BLOCK

WATER METER

WATER VALVE

**PROPOSED**



|                     |      |
|---------------------|------|
| COMMUNICATION LINE  | COMM |
| ELECTRICAL LINE     | E    |
| FIBER OPTIC LINE    | FO   |
| FIRE WATER LINE     | FW   |
| GAS LINE            | G    |
| IRRIGATION LINE     | IRR  |
| JOINT TRENCH LINE   | JT   |
| OVERHEAD LINE       | OH   |
| RECYCLED WATER LINE | RW   |
| STORM DRAIN LINE    | SD   |
| SANITARY SEWER LINE | SS   |
| TELEPHONE LINE      | T    |
| CABLE TV LINE       | TV   |
| WATER LINE          | W    |

MAP DATA © GOOGLE

## VICINITY MAP

N.T.S.

## SURVEY

SURVEY FOR THIS PROJECT WAS PROVIDED BY HANAGAN LAND SURVEYING, JOB NO. 22001.

## BENCHMARK

BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #812, A BRASS DISC LOCATED ON THE CONCRETE ABUTMENT OF A BRIDGE SPANNING CARBONERA CREEK.

ELEVATION= 574.15 FEET      DATUM: NAVD 88

## BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS PER THAT CERTAIN PARCEL MAP FOUND IN BOOK 46 OF PARCEL MAPS, AT PAGE 19 OF THE SANTA CRUZ COUNTY RECORDS.

## INDEX OF SHEETS

| <b><u>SHEET NO.</u></b> | <b><u>DESCRIPTION</u></b>                    |
|-------------------------|----------------------------------------------|
| C0.0                    | COVER SHEET                                  |
| C1.0                    | PRELIMINARY GRADING AND DRAINAGE PLAN        |
| C2.0                    | PRELIMINARY UTILITY PLAN                     |
| C3.0                    | PRELIMINARY STORMWATER CONTROL PLAN          |
| C3.1-C3.2               | PRELIMINARY STORMWATER CONTROL DETAILS       |
| C4.0                    | PRELIMINARY FIRE ACCESS AND CIRCULATION PLAN |

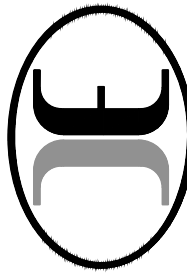


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SANTA CRUZ, CA 95062  
TEL. (831) 426-5313  
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COVER SHEET

**B&G CLUB OF THE VALLEYS**

5050 SCOTT'S VALLEY DRIVE SCOTT'S VALLEY, CALIFORNIA

# COVER SHEET

APN 022-091-53  
DESIGN REVIEW AND USE PERMIT

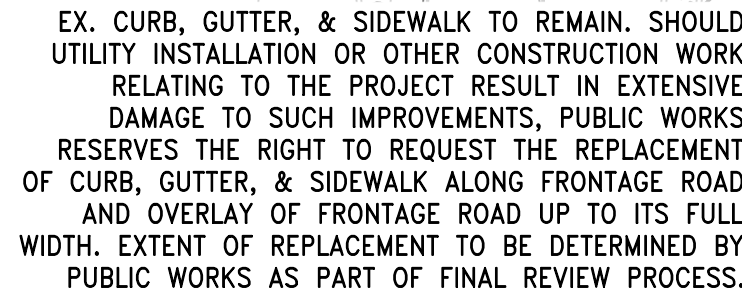
|       |        |       |
|-------|--------|-------|
| DATE  | DESIGN | DRAWN |
| 19/24 | JPI    | STAFF |

SHEET

C0.0

JOB NO. 21048



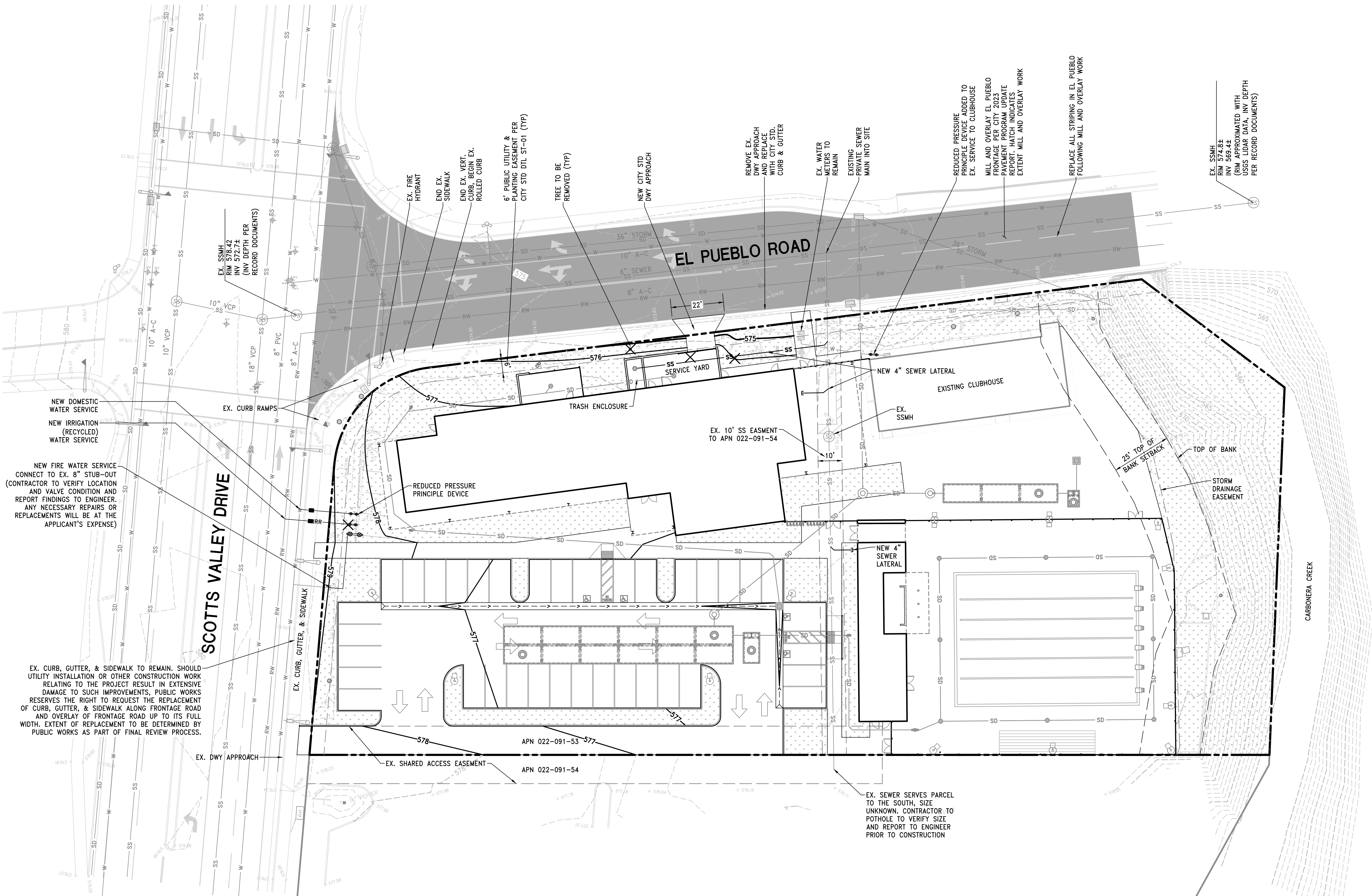


Page 72 of 12



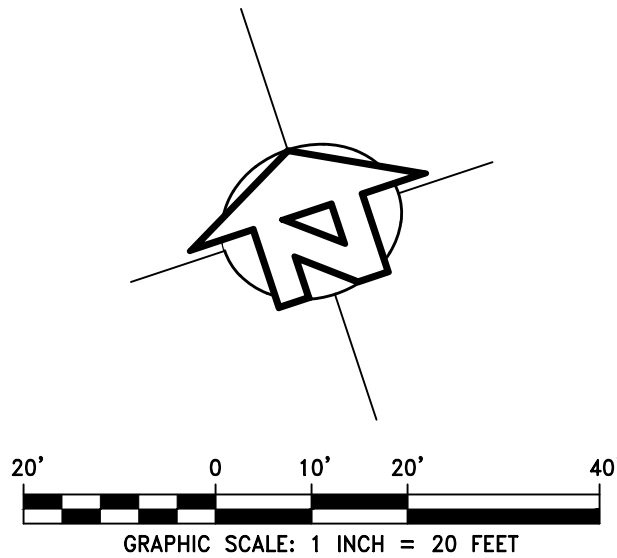
I:\\_PROJECTS\2024\21048 BOYSSO\DWG\1 - SD PHASE\22.0-UTIL.dwg 28Apr26 08:54:20 AM jbourick © IFLAND ENGINEERS, INC.

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NOTES:

1. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLANS TO THE PUBLIC WORKS DEPARTMENT AND OBTAIN AN ENCROACHMENT PERMIT PRIOR TO CONSTRUCTION OF UTILITIES WITHIN PUBLIC RIGHT OF WAY.



PRELIMINARY

UTILITY PLAN

**B&G CLUB OF THE VALLEYS**

5060 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA

APN 022-091-53

DESIGN REVIEW AND USE PERMIT

DATE 4/19/24

DESIGN JPI

DRAWN STAFF

SHEET

**C2.0**

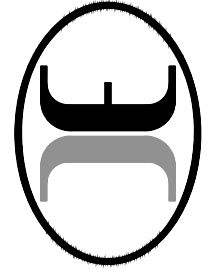
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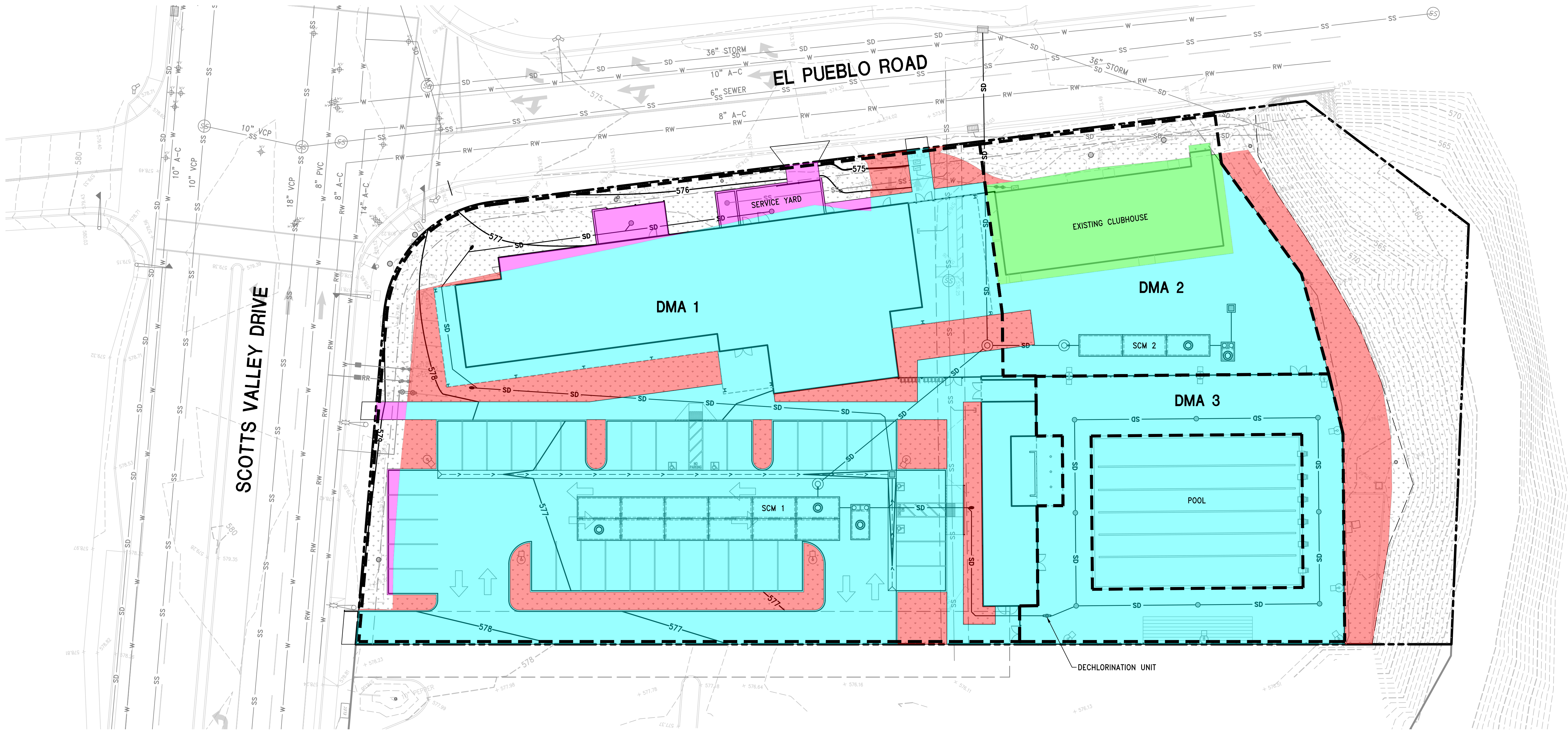
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| BY  | REVISION                     | DATE      |
|-----|------------------------------|-----------|
| JDS | ROUND 3 PLANNING CORRECTIONS | 3/27/2026 |
| JDS | ROUND 2 PLANNING CORRECTIONS | 1/17/2025 |
| JDS | ROUND 1 PLANNING CORRECTIONS | 6/11/2023 |





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

Project Name: Boys and Girls Club of the Valleys  
Application/Permit No: TBD  
APN: 022-091-53  
Address: 5060 Scotts Valley Drive

A. Development Type:

New Development ☐  
Redevelopment/Remodel ☒

B. Impervious & Pervious Data:

|                                      |           |
|--------------------------------------|-----------|
| Pre development                      |           |
| Impervious =                         | 56,606 SF |
| Post development                     |           |
| Existing Impervious to Remain =      | 3,236 SF  |
| Replaced Impervious =                | 40,617 SF |
| New Impervious =                     | 1,293 SF  |
| Total =                              | 45,146 SF |
| Reduced Impervious Area Credit=      | 11,460 SF |
| Combined New & Replaced Impervious = | 41,910 SF |
| Net Impervious Area =                | 30,450 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              |

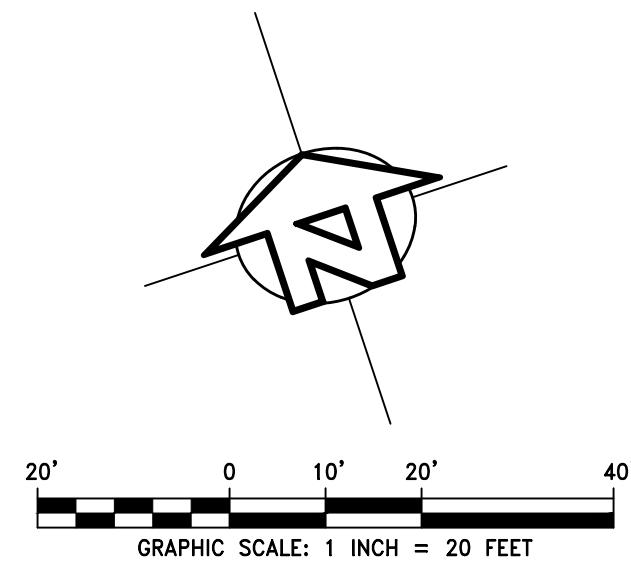
Version: 1.00

IMPERVIOUS AREAS LEGEND

- EX. IMPERVIOUS AREA TO REMAIN
- EX. IMPERVIOUS AREA TO BE REMOVED
- REPLACED IMPERVIOUS AREA
- NEW IMPERVIOUS AREA

NOTES:

- THE PROJECT IS CLASSIFIED AS A TIER 4 PROJECT, THEREFORE, RUNOFF REDUCTION, WATER QUALITY TREATMENT, RETENTION (TO THE EXTENT FEASIBLE), AND DETENTION ARE REQUIRED.
- SINCE REDEVELOPMENT OF THE SITE EXCEEDS 50% OF THE SITE, THE ENTIRE SITE WILL REQUIRE MITIGATION.
- TIER 2 REQUIREMENTS WILL BE MET VIA BIOPOD BIOFILTRATION UNITS LOCATED UPSTREAM OF THE RETENTION/DETENTION FACILITIES.
- TIER 3 AND 4 REQUIREMENTS WILL BE MET VIA STORMCAPTURE CHAMBERS WITH SUFFICIENT VOLUME FOR THE RETENTION AND INFILTRATION OF THE 95TH PERCENTILE STORM, AND THE DETENTION OF THE 10-YEAR STORM. CONTROLLED RELEASE FOR THE 10-YEAR STORM IS PROVIDED VIA OUTLET CONTROL STRUCTURES. RUNOFF FROM NEW AND EXISTING BUILDING ROOFS WILL BE ROUTED TO THESE FACILITIES. SPECIFIC ROUTING TO BE PROVIDED IN FINAL DESIGN.
- NRCS DATA INDICATES SITE SOILS ARE SANDY AND HAVE A HIGH INFILTRATION RATE (8"/HOUR AT A DEPTH OF 4 FEET) SUCH THAT ON-SITE RETENTION APPEARS FEASIBLE. FOR CALCULATION PURPOSES AN INFILTRATION RATE OF 4"/HOUR WAS USED. SITE SPECIFIC INFILTRATION TESTING WILL BE PERFORMED PRIOR TO FINAL DESIGN.
- RUNOFF FROM THE POOL DECK WILL BE DIRECTED TO A DECHLORINATION UNIT PRIOR TO RETENTION/INFILTRATION.
- INCIDENTAL RUNOFF FROM THE TRASH ENCLOSURE WILL BE DIRECTED TO THE SANITARY SEWER SYSTEM.
- AREA DRAINS WITHIN LANDSCAPED AREAS, IF NEEDED, WILL BE SHOWN IN FINAL DESIGN ONCE LANDSCAPE DESIGN IS COMPLETE.



PRELIMINARY

STORMWATER CONTROL PLAN  
B&G CLUB OF THE VALLEYS  
5060 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA

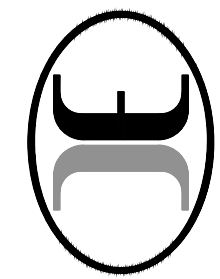
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DESIGN REVIEW AND USE PERMIT  
DATE 4/19/24  
DESIGN JPI  
DRAWN STAFF

SHEET  
C3.0

JOB NO. 21048

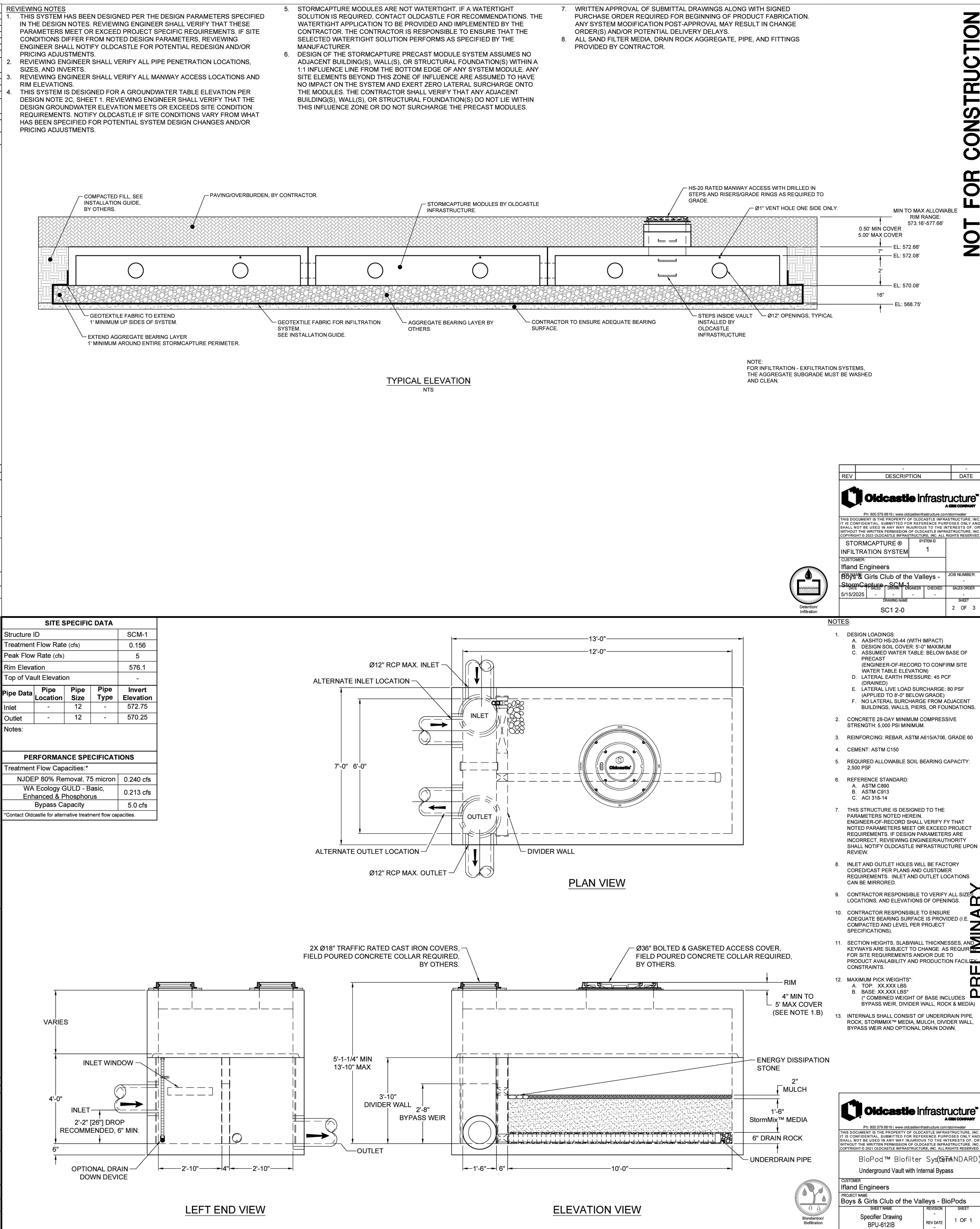
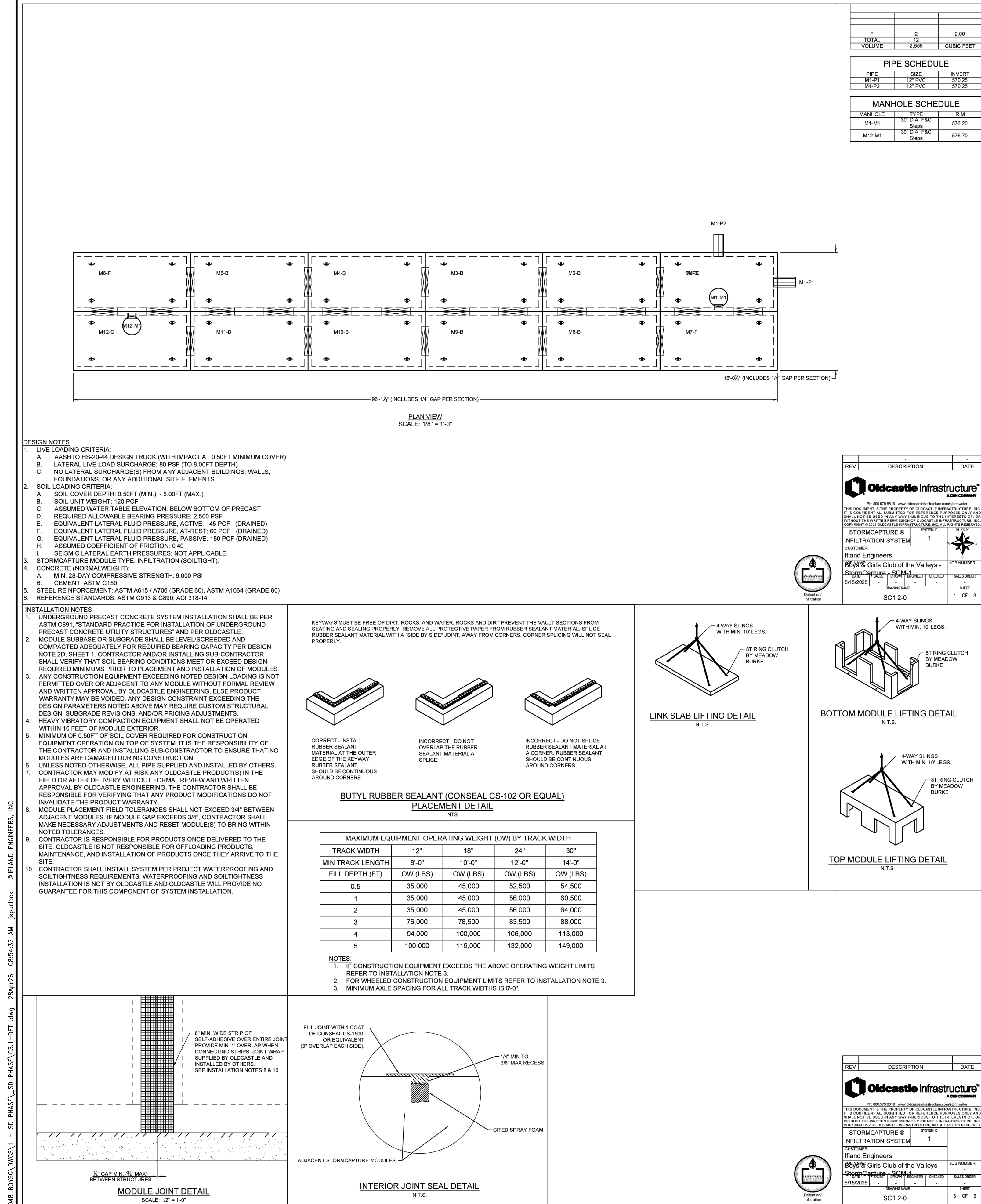
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JDS Δ ROUND 3 PLANNING CORRECTIONS  
JDS Δ ROUND 3 PLANNING CORRECTIONS  
JDS Δ ROUND 3 PLANNING CORRECTIONS  
6/11/2023  
REVISION  
BY





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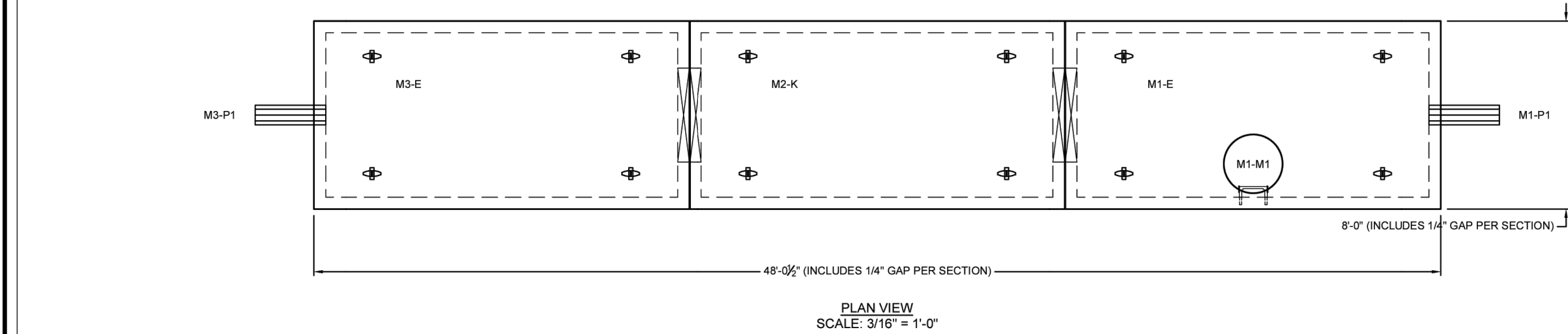
**B&G CLUB OF THE VALLEYS**  
5060 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA

APN 022-091-53  
DESIGN REVIEW AND USE PERMIT  
DATE 4/19/24  
DESIGN JPI  
STAFF

SHEET  
**C3.1**  
JOB NO. 21048

3/27/2026  
PLANNING CORRECTIONS  
6/11/2025  
PLANNING CORRECTIONS  
DATE





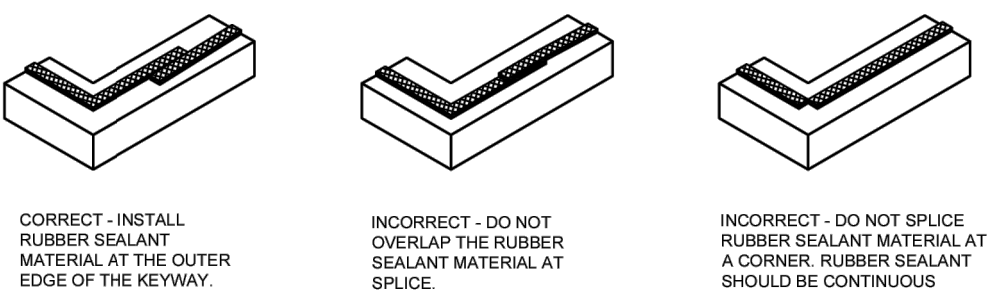
DESIGN NOTES

- |    |                                                                      |
|----|----------------------------------------------------------------------|
| 1  | LIVE LOADING CRITERIA:                                               |
| 2  | A. ASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50FT MINIMUM COVER) |
| 3  | B. LIVE LOAD SURFACE SURCHARGE: 100 PCF (TO 0.00FT DEPTH)            |
| 4  | C. NO LATERAL SURCHARGES(S) FROM ANY ADJACENT BUILDINGS, WALLS,      |
| 5  | D. FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS                      |
| 6  | SOIL LOADING CRITERIA:                                               |
| 7  | A. SOIL COVER DEPTH: 0.50FT (MIN.) - 5.00FT (MAX.)                   |
| 8  | B. SOIL UNIT WEIGHT: 120 PCF                                         |
| 9  | C. ASSUMED WATER TABLE: 10.00 FT (BASE BOTTOM OF PRECAST             |
| 10 | D. REQUIRED ALLOWABLE BEARING PRESSURE: 2.50 PSF                     |
| 11 | E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)       |
| 12 | F. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)     |
| 13 | G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)     |
| 14 | H. ASSUMED COEFFICIENT OF FRICTION: 0.40                             |
| 15 | I. SEISMIC LATERAL EARTH PRESSURE: 0.20 G (IF APPLICABLE)            |
| 16 | 3. STORMCUPCAST MODULE TYPE: INFILTRATION (SOLIHTIGHT).              |
| 17 | 4. CONCRETE (NORMALWEIGHT)                                           |
| 18 | A. MIN. 28 DAY COMPRESSIVE STRENGTH: 5,000 PSI                       |
| 19 | B. CEMENT: ASTM C150                                                 |
| 20 | C. AGGREGEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)   |
| 21 | 6. REFERENCE STANDARDS: ASTM A615 / A706, ACI 318-14                 |

## INSTALLATION NOTES

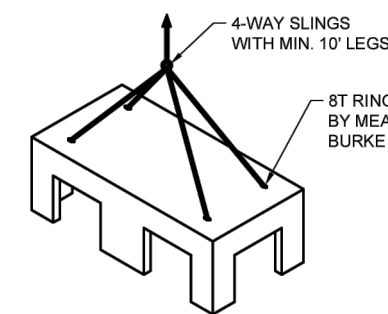
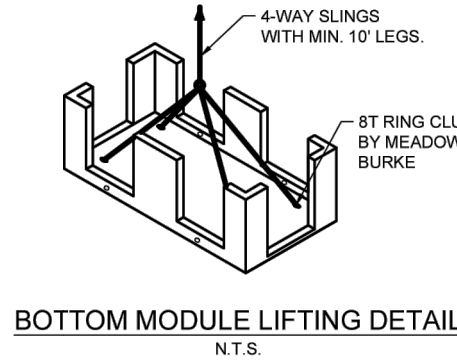
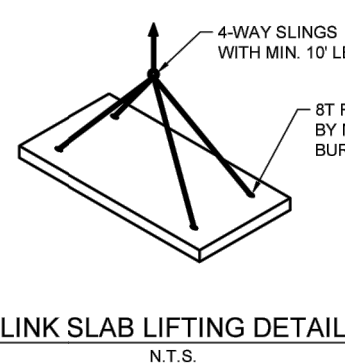
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C881, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE SYSTEMS".
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREENED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN. PRECAST CONCRETE MODULES SHALL BE PLACED ON A SUBGRADE THAT SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OCLDCASTE ENGINEERING. ELSE PRODUCT WARRANTY MAY BE VOIDED ANY DESIGN CONSTRUCTION EXCEEDING THE DESIGN PARAMETERS AND/OR EXCEEDING THE DESIGN INTENT OF THE DESIGN. SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF ANY PRODUCT.
5. MINIMUM OF 5.0FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS. CONTRACTOR MAY NOT MAKE ANY RISER OR OTHER MODIFICATIONS TO THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OCLDCASTE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL PRODUCT MODIFICATIONS THAT DO NOT INVALIDATE THE PRODUCT WARRANTY.
7. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
8. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OCLDCASTE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
9. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOIL/TIGHTNESS REQUIREMENTS. WATERPROOFING AND SOIL/TIGHTNESS INSTALLATION IS NOT THE RESPONSIBILITY OF OCLDCASTE. OCLDCASTE PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



| MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH |          |          |          |          |
|--------------------------------------------------------|----------|----------|----------|----------|
| TRACK WIDTH                                            | 12"      | 18"      | 24"      | 30"      |
| MIN TRACK LENGTH                                       | 8'-0"    | 10'-0"   | 12'-0"   | 14'-0"   |
| FILL DEPTH (FT)                                        | OW (LBS) | OW (LBS) | OW (LBS) | OW (LBS) |
| 0.5                                                    | 35,000   | 45,000   | 52,500   | 54,500   |
| 1                                                      | 35,000   | 45,000   | 56,000   | 60,500   |
| 2                                                      | 35,000   | 45,000   | 56,000   | 64,000   |
| 3                                                      | 76,000   | 78,500   | 83,500   | 88,000   |
| 4                                                      | 94,000   | 100,000  | 106,000  | 113,000  |
| 5                                                      | 100,000  | 116,000  | 132,000  | 149,000  |

- NOTES:**
1. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
  2. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
  3. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



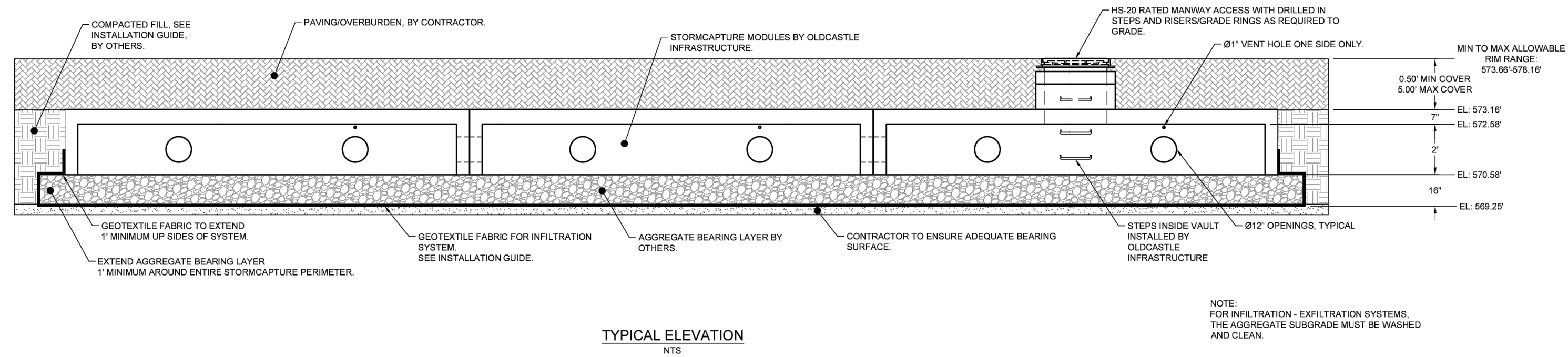
| MODULE NOTES |          |            |
|--------------|----------|------------|
| TYPE         | QUANTITY | HEIGHT     |
| E            | 2        | 2.00'      |
| K            | 1        | 2.00'      |
| TOTAL        | 3        |            |
| VOLUME       | 633      | CUBIC FEET |

| PIPE SCHEDULE |        |         |
|---------------|--------|---------|
| PIPE          | SIZE   | INVERT  |
| M1-P1         | 6" PVC | 570.75' |
| M3-P1         | 6" PVC | 570.75' |

| MANHOLE SCHEDULE |                    |         |
|------------------|--------------------|---------|
| MANHOLE          | TYPE               | RIM     |
| M1-M1            | 30" DIA. F&C Steps | 576.60' |

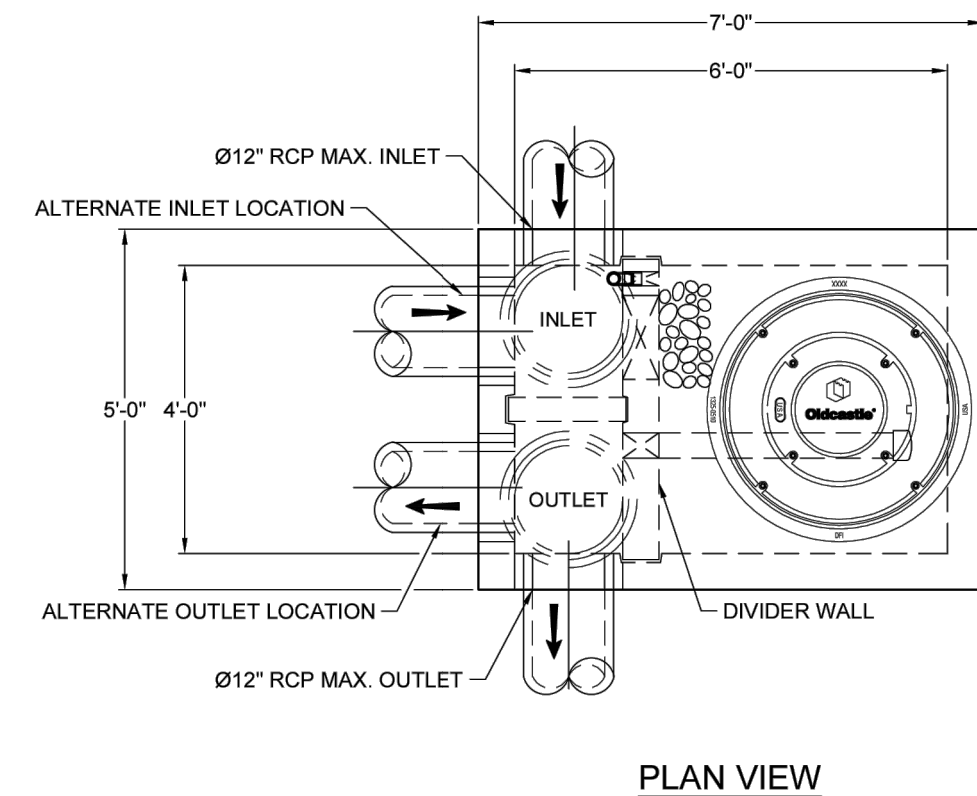
REVIEWING NOTES

- THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE DESIGN PARAMETERS MEET OR EXCEED THE REQUIREMENTS OF THE DESIGN. IF SITE CONDITIONS DIFFER FROM NOTE DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OCLDCASTE FOR POTENTIAL REDESIGN AND/OR PRICE ADJUSTMENTS.
- REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND UVERTS.
- REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND SIZES.
- THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 3, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER TABLE ELEVATION EXCEEDS THE DESIGN REQUIREMENTS. NOTIFY OCLDCASTE IF SITE CONDITIONS VARY FROM WHAT WAS ASSUMED IN THE DESIGN. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN WAS SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICE ADJUSTMENTS.
- IF A DESIGN CHANGE TO THE SYSTEM IS REQUIRED, CONTACT OCLDCASTE FOR RECOMMENDATIONS. THE WATERIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE DESIGN. THE CONTRACTOR SHALL SELECTED WATERIGHT SOLUTION PERFORMS AS SPECIFIED BY THE DESIGN.
- DESIGN OF THE STORMPUMP/TREAT PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDINGS, WALLS, OR STRUCTURAL FOUNDATIONS) WITHIN A 10' INFLUENCE LINE FROM THE PRECAST MODULE. IF AN ADJACENT BUILDING OR SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE BEEN EXISTING ON THE SITE, THE CONTRACTOR SHALL NOTIFY OCLDCASTE TO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDINGS, WALLS, OR STRUCTURAL FOUNDATIONS) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULE.



| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DESCRIPTION                                                                                                                                        | DATE                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|  <b>Oncast Infrastructure</b><br><small>A CBM COMPANY</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |                     |
| <p>Ph: 080 578 8151   <a href="http://www.adastrafranchise.com/australia">www.adastrafranchise.com/australia</a></p> <p><small>© 2015 OCAST INFRASTRUCTURE. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF OCAST INFRASTRUCTURE. IT IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF OCAST INFRASTRUCTURE. IT IS THE PROPERTY OF OCAST INFRASTRUCTURE. IT IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF OCAST INFRASTRUCTURE. IT IS THE PROPERTY OF OCAST INFRASTRUCTURE.</small></p> |                                                                                                                                                    |                     |
| <p><b>STORMCAPTURE®</b><br/> <b>INFILTRATION SYSTEM</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                    |                     |
| <p>SYSTEM ID: 1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                    |                     |
| <p>PLAN A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |                     |
| <p>CUSTOMER NAME: <b>CLINTON CLUB</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                    |                     |
| <p><b>CLINTON CLUB</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                    | <p>JOB NUMBER:</p>  |
| <p><b>StormCapture™ M2</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                    |                     |
| <p>DATE: 5/15/2025</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>SALES: <input type="checkbox"/>    DESIGN: <input type="checkbox"/>    ORDER: <input type="checkbox"/>    CHECKED: <input type="checkbox"/></p> | <p>SALES ORDER:</p> |
| <p>DRAWING NAME:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    | <p>SHEET</p>        |
| <p><b>SC1 2-0</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                    | <p>1 OF 3</p>       |

| SITE SPECIFIC DATA                                         |               |           |           |                  |
|------------------------------------------------------------|---------------|-----------|-----------|------------------|
| Structure ID                                               |               |           |           | SCM-2            |
| Treatment Flow Rate (cfs)                                  |               |           |           | 0.035            |
| Peak Flow Rate (cfs)                                       |               |           |           | 5                |
| Rim Elevation                                              |               |           |           | 576.6            |
| Top of Vault Elevation                                     |               |           |           | -                |
| Pipe Data                                                  | Pipe Location | Pipe Size | Pipe Type | Invert Elevation |
| Inlet                                                      | -             | 6         | -         | 573.25           |
| Outlet                                                     | -             | 6         | -         | 570.75           |
| Notes:                                                     |               |           |           |                  |
| PERFORMANCE SPECIFICATIONS                                 |               |           |           |                  |
| Treatment Flow Capacities: *                               |               |           |           |                  |
| NJDPEP 80% Removal, 75 micron                              |               |           |           | 0.064 cfs        |
| WA Ecology GULB - Basic, Enhanced & Phosphorus             |               |           |           | 0.057 cfs        |
| Bypass Capacity                                            |               |           |           | 5.0 cfs          |
| *Contact Odessa for alternative treatment flow capacities. |               |           |           |                  |



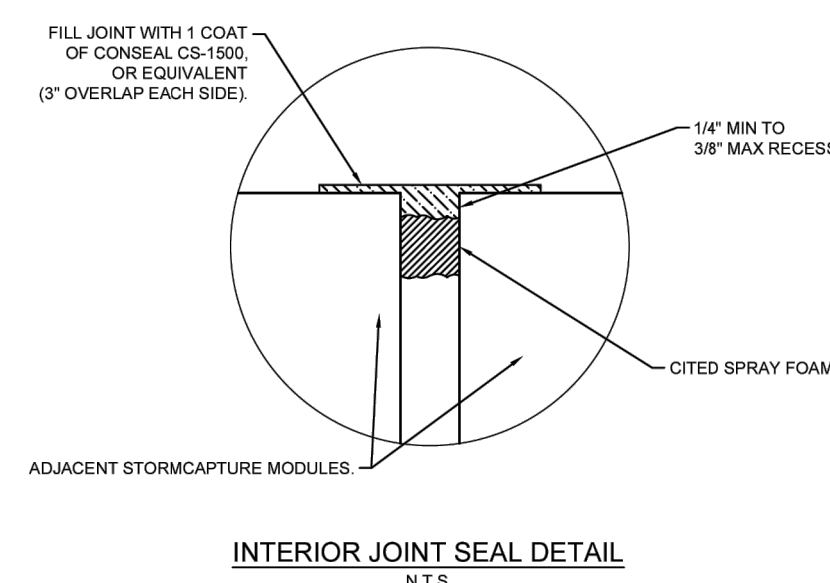
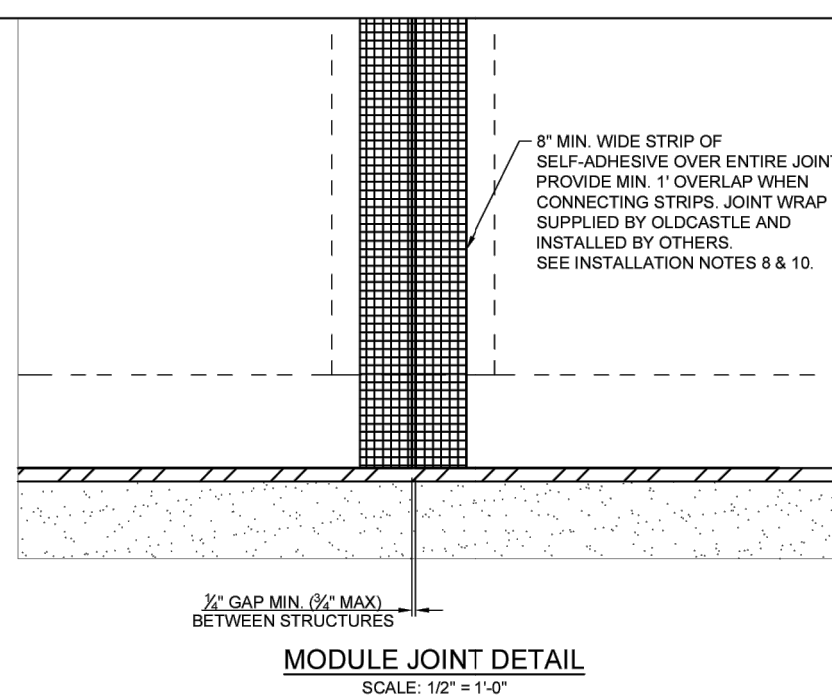
**NOTES:**

1. DESIGN LOADINGS:
  - A. DESIGN SOIL COVER: 0-6" WITH IMPACT.
  - B. DESIGN SOIL COVER: 5'-0" MAXIMUM
  - C. DESIGN LIVE LOAD: TABLE BELOW BASE OF PRECAST  
(MINIMUM OF RECT TO PROTECT SITE WATER LEVEL ELEVATION)
  - D. LATERAL AIRLINE PRESSURE: 45 PCF
  - E. LATERAL LIVE LOAD SURCHARGE: 80 PSF
  - F. 12" TO 14" OF BEDDING OVER SUBGRADE
  - G. NO LATERAL SURCHARGE FROM ADJACENT EXISTING WALLS OR FOUNDATIONS
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5000 PSI MINIMUM
3. REINFORCING: REBAR, ASTM A617A708, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERRED STANDARD:
  - A. ASTM C595
  - B. ASTM C913
  - C. ASTM C1314

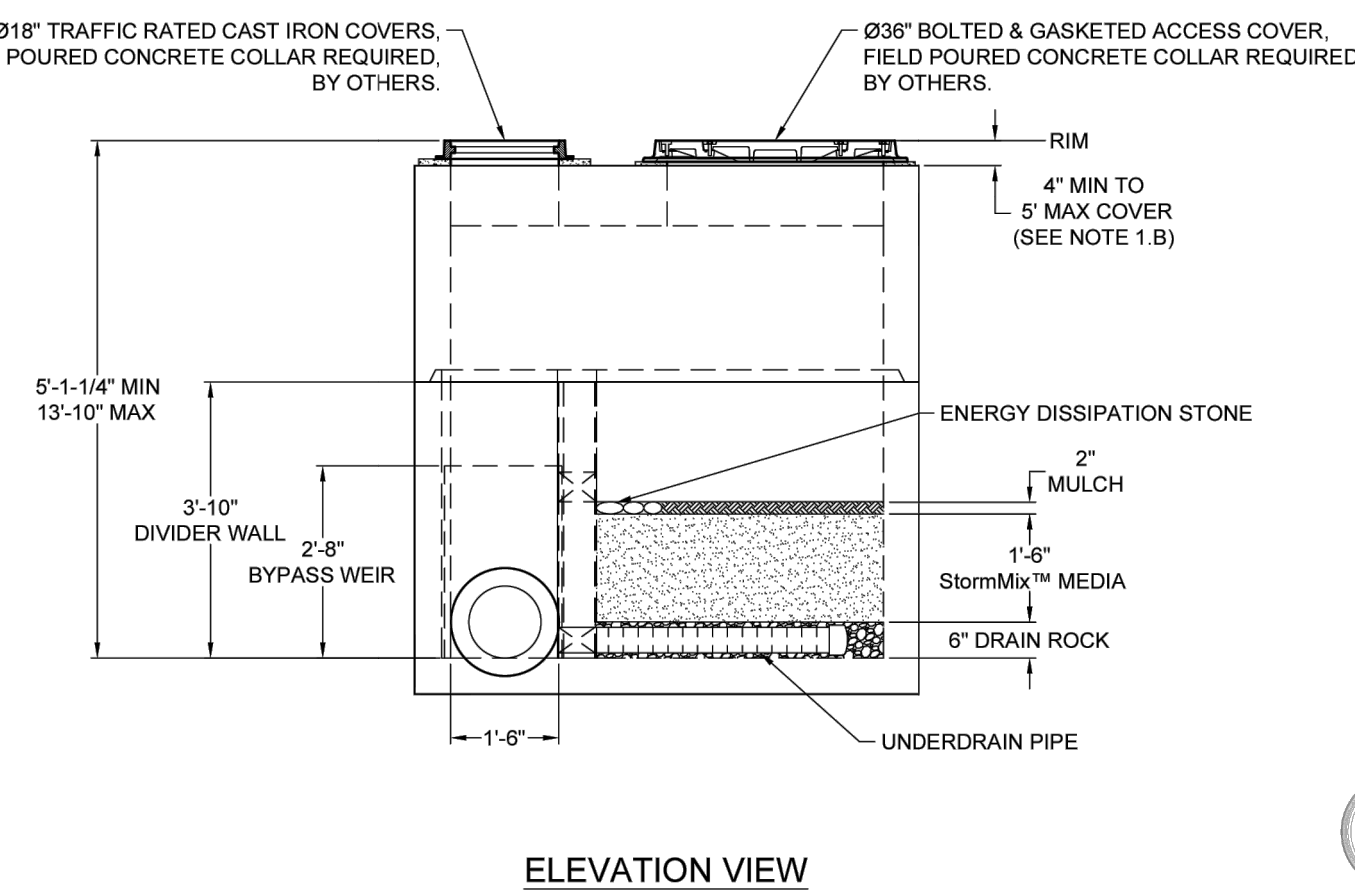
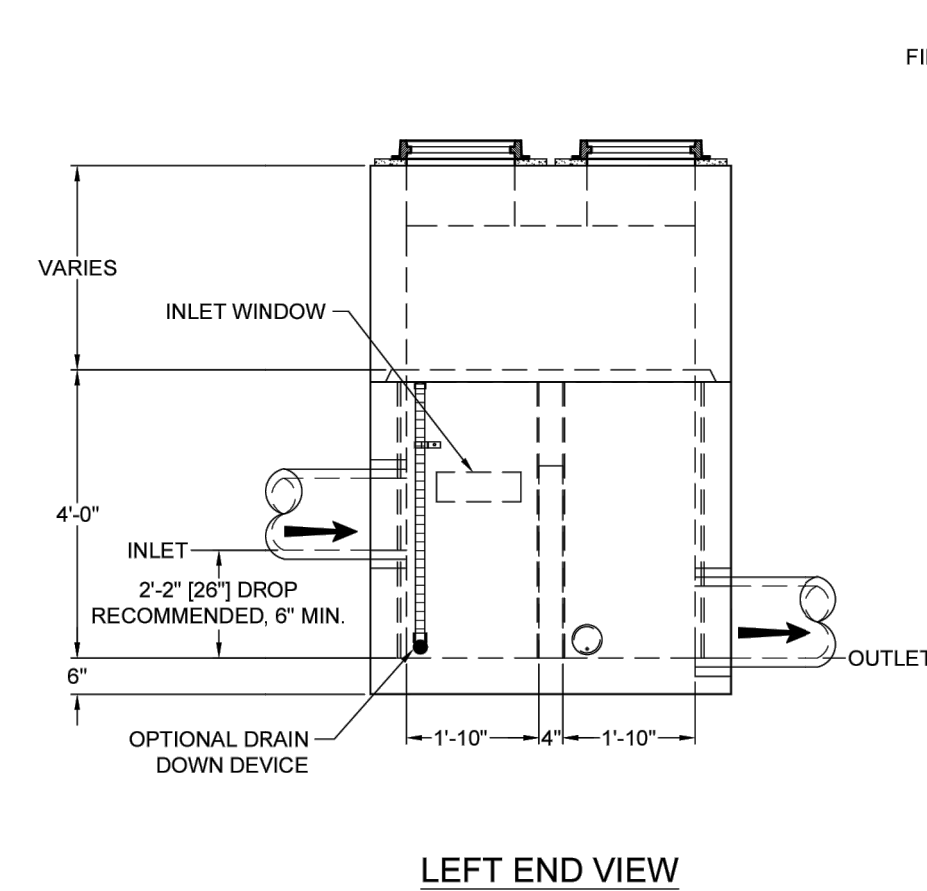
THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN.  
IF ANY RECORD SHALL VERIFY IF THIS PROJECT NOTED PARAMETERS MET OR EXCEEDED PROJECT REQUIREMENTS, IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY COLLECTIVE INFRASTRUCTURE UPON REVIEW.

8. INLET AND OUTLET LOCATIONS WILL BE FACTORY DETERMINED BASED ON ALL APPLICABLE REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERY LARGE SIZES, CONDITIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (IE. MINIMUM LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS FOR CURB PLANS AND ELEVATIONS AS REQUIRED FOR SITE REQUIREMENTS AND/OR due to LOCAL VARIATIONS IN MATERIALS AND PRODUCTION FACTOR CONSTRAINTS.
12. MAXIMUM POOL WEIGHTS\*:
  - A. XXXX'XXX'XXX"
  - B. XXX'XXX'XXX"
  - C. COMBINED WEIGHT OF BASE INCLUDES REBAR, DESIGNER WALL, ROCK & MEDIA
13. INTERNALS SHALL CONSIST OF UNDERPINNER PAIL ROCK STOPPAGES/MAX MEDIA MUCH UNDER PINNED, WALL, AND OPTIONAL DRAINAGE AT BOTTOM OF WALL.

| SALE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DESCRIPTION                                                                                                                  | DATE                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
|  <b>Oidcastle Infrastructure</b><br><small>A CLOUD COMPANY</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                              |                                                          |
| <small>Ph: 800 578 0910   <a href="http://www.oidcastleinfrastructure.com">www.oidcastleinfrastructure.com</a></small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                                                          |
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| <b>STORMCAPTURE®</b><br><b>INFILTRATION SYSTEM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                              | <small>ITEM #</small><br><b>1</b>                        |
| <small>CUSTOMER:</small><br><b>CUSTOMER NAME</b><br><b>055 Girls Club of the Valleys -</b><br><b>StormCapture - SCM 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |                                                          |
| <small>QUANTITY</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <small>UNIT</small>                                                                                                          | <small>IOS NUMBER</small>                                |
| 515/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <small>ORDER</small><br><small>QUANTITY</small><br><small>UNIT</small><br><small>ORDER</small><br><small>SALES ORDER</small> | <small>SALES ORDER</small><br><small>SALES ORDER</small> |
| <small>DRAWING NAME</small><br><b>SCM 2-1.0</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                              | <small>SHEET</small><br><b>2</b> of <b>3</b>             |



| REV                                                                                                                                                                                                                                                                                                                                                                                                                        | DESCRIPTION | DATE         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|
|  <b>Oidcastle Infrastructure</b><br><small>A COMMERCIAL COMPANY</small>                                                                                                                                                                                                                                                               |             |              |
| PH: (800) 578-8815   <a href="http://www.oidcastleinfrastructure.com">www.oidcastleinfrastructure.com</a><br><small>THIS DOCUMENT IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC. IT IS CONFIDENTIAL, SUBMITTED FOR REFERENCE PURPOSES ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF OIDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.</small> |             |              |
| STORMCAPTURE®                                                                                                                                                                                                                                                                                                                                                                                                              |             | SYSTEM D     |
| INFILTRATION @                                                                                                                                                                                                                                                                                                                                                                                                             |             | 1            |
| CUSTOMER:                                                                                                                                                                                                                                                                                                                                                                                                                  |             |              |
| CUSTOMER NAME                                                                                                                                                                                                                                                                                                                                                                                                              |             |              |
| 88th & Girls Club of the Valleys -                                                                                                                                                                                                                                                                                                                                                                                         |             |              |
| Slopeside                                                                                                                                                                                                                                                                                                                                                                                                                  |             |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                            | DATE        | JOB NUMBER   |
| 5/15/2025                                                                                                                                                                                                                                                                                                                                                                                                                  | 5/15/2025   | BALE0000     |
|                                                                                                                                                                                                                                                                                                                                                                                                                            | OWNER NAME  |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                            | SC1 2-0     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                            |             | SHEET 3 OF 3 |



NOTE: THE MANUFACTURER DETAILS ON THIS PAGE ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND LOCAL AGENCY REVIEW STAFF. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE CURRENCY OF THE DATA CONTAINED ON SAID DETAILS AND ENCOURAGES THE CONTRACTOR TO OBTAIN CURRENT COPIES FOR USE ON THE PROJECT. SHOULD ANY DISCREPANCIES BECOME EVIDENT BETWEEN THESE PLANS AND THE CURRENT DETAIL, THE ENGINEER SHALL BE CONSULTED PRIOR TO CONSTRUCTION.

**NOT FOR CONSTRUCTION**

## STORMWATER CONTROL DETAILS - SCM 2

## B&G CLUB OF THE VALLEYS

5060 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CALIFORNIA

APN 022-091-53

## DESIGN REVIEW AND USE PERMIT

| DATE | DESIGN | DRAWN |
|------|--------|-------|
|------|--------|-------|

|       |     |      |
|-------|-----|------|
| 19/24 | JPI | STAF |
|-------|-----|------|

C

JOB NO. 21048

Page 76 of 12









# HEXAGON TRANSPORTATION CONSULTANTS, INC.

September 24, 2024

Ms. Lis Dubois  
Boys & Girls Club of Santa Cruz County  
543 Center Street  
Santa Cruz, CA 95060

**Re: Trip Generation Study for Proposed Boys & Girls Club in Scotts Valley**

Dear Ms. Dubois:

At the request of the City of Scotts Valley, Hexagon has completed a trip generation study for the proposed expansion of the Boys & Girls Club located at 5060 Scotts Valley Drive in Scotts Valley, California. The expansion project would increase the number of students visiting the club by 20, generating additional traffic to and from the site. This memo describes the trip generation of the existing facility and the addition of trips with the expansion.

Since trip generation data for a Boys & Girls Club are not included in standard references, we prepared the trip generation estimate based on the information you provided.

## Existing Conditions

Currently, about 70 students visit the Boys & Girls Club on a typical weekday during the school year. Table 1 presents the number of trips they make, what time they travel, and their mode of transportation.

**Table 1**  
**Trip Generation Estimate of 70 Students on a Weekday (After School Program)**

| Mode of Transportation   | Arriving Students        |          | Departing Students       |          |                          |          |
|--------------------------|--------------------------|----------|--------------------------|----------|--------------------------|----------|
|                          | Between 2:00 and 3:00 PM |          | Between 3:45 and 6:00 PM |          | Between 5:00 and 6:00 PM |          |
|                          | Inbound                  | Outbound | Inbound                  | Outbound | Inbound                  | Outbound |
| Walk                     | 36                       | 0        | 0                        | 5        | 0                        | 0        |
| Shuttle Bus <sup>1</sup> | 3                        | 3        | 0                        | 0        | 0                        | 0        |
| Car <sup>2</sup>         | 0                        | 0        | 45                       | 45       | 15                       | 15       |

<sup>1</sup> 34 Students arrive in 3 Shuttle Buses

<sup>2</sup> 65 Students are picked up in 45 vehicles

The students typically arrive between 2:00 and 3:00 in the afternoon. About 36 Vine Hill Elementary School and Baymonte Christian School students walk via a staff-led group. The other 34 students arrive in three shuttle buses. In the afternoon, between 3:45 and 6:00, almost all students are picked up by car. Since some students would carpool with other students, it is estimated that the pick-up involves 45 vehicles arriving and leaving the club between these afternoon hours. It is estimated that about 30 vehicle trips are made, picking up students between 5:00 and 6:00 PM, with 15 vehicles inbound and outbound, which is the busiest commute hour for traffic.



The club also runs a summer program wherein about 60 students participate. Table 2 presents the number of trips they make, what time they travel, and their mode of transportation.

**Table 2**  
**Trip Generation Estimate of 60 Children on a Weekday (Summer Program)**

| Mode of Transportation | Arriving Children        |          | Departing Children       |          |                          |          |
|------------------------|--------------------------|----------|--------------------------|----------|--------------------------|----------|
|                        | Between 8:00 and 9:15 AM |          | Between 3:45 and 6:00 PM |          | Between 5:00 and 6:00 PM |          |
|                        | Inbound                  | Outbound | Inbound                  | Outbound | Inbound                  | Outbound |
| Walk/Bike              | 5                        | 0        | 0                        | 5        | 0                        | 0        |
| Car <sup>1</sup>       | 40                       | 40       | 40                       | 40       | 15                       | 15       |

<sup>1</sup> 55 Children are dropped off and picked up in 40 vehicles

During the summer program, the children arrive in the morning between 8:00 and 9:15. Almost all children are dropped off by car and picked up again later in the afternoon. Very few children live nearby and walk to and from the club. Since some children carpool with other children, it is estimated that the pick-up and drop-off involve 40 vehicles arriving and leaving the club between these morning and afternoon hours. It is estimated that about 30 vehicle trips are being made to pick up children between 5:00 and 6:00 PM peak hour, with 15 vehicles inbound and outbound.

### With Project Conditions

The project would increase the number of students visiting the Boys & Girls Club to 90 on a typical weekday during the school year. It is assumed that the travel patterns of the additional 20 students are proportional to the trips made by the existing students. Table 3 presents the number of trips the 90 students would make, what time they travel, and their mode of transportation.

**Table 3**  
**Trip Generation Estimate with of 90 Students on a Weekday (After School Program)**

| Mode of Transportation   | Arriving Students        |          | Departing Students       |          |                          |          |
|--------------------------|--------------------------|----------|--------------------------|----------|--------------------------|----------|
|                          | Between 2:00 and 3:00 PM |          | Between 3:45 and 6:00 PM |          | Between 5:00 and 6:00 PM |          |
|                          | Inbound                  | Outbound | Inbound                  | Outbound | Inbound                  | Outbound |
| Walk                     | 46                       | 0        | 0                        | 5        | 0                        | 0        |
| Shuttle Bus <sup>1</sup> | 3                        | 3        | 0                        | 0        | 0                        | 0        |
| Car <sup>2</sup>         | 0                        | 0        | 58                       | 58       | 19                       | 19       |

<sup>1</sup> 44 Students arrive in 3 Shuttle Buses

<sup>2</sup> 84 Students are picked up in 58 vehicles

The project wouldn't increase the number of vehicle trips of arriving students between 2:00 and 3:00 since it is assumed that the three shuttle buses would be able to transport the 44 students. The number of inbound and outbound vehicle trips for the departing students during the afternoon would increase by 18, from 40 under existing conditions to 58 with the project. During the PM peak commute hour, the inbound and outbound vehicle trips would increase by 4, from 15 to 19.





The summer program would see a similar pattern where the number of students would increase from 60 to 80. Table 4 presents the number of trips the 80 students would make, the time they would travel, and their mode of transportation

**Table 4**  
**Trip Generation Estimate of 80 Children on a Weekday (Summer Program)**

| Mode of Transportation | Arriving Children        |          | Departing Children       |          |                          |          |
|------------------------|--------------------------|----------|--------------------------|----------|--------------------------|----------|
|                        | Between 8:00 and 9:15 AM |          | Between 3:45 and 6:00 PM |          | Between 5:00 and 6:00 PM |          |
|                        | Inbound                  | Outbound | Inbound                  | Outbound | Inbound                  | Outbound |
| Walk/Bike              | 7                        | 0        | 0                        | 7        | 0                        | 0        |
| Car <sup>1</sup>       | 53                       | 53       | 53                       | 53       | 20                       | 20       |

<sup>1</sup> 73 Children are dropped off and picked up in 53 vehicles

The project would increase the number of vehicle trips of arriving students in the morning and departing students in the afternoon by 26, 13 inbound, and 13 outbound vehicle trips. During the PM peak commute hour, the project would increase the inbound and outbound trips by 5 vehicles.

### Google Traffic

Currently, the Boys & Girls Club rents 40 spaces in the parking lot to Google, which provides a park-and-ride service for employees who ride a bus to Google's Silicon Valley offices. The parking lot operates on weekdays from 8:00 AM to 6:00 PM. This program generates a maximum of 40 inbound vehicle trips in the morning and 40 outbound vehicle trips in the afternoon. Most of those trips occur during the AM and PM peak commute hours. The employees are transported from and to the parking lot in one Google bus. However, this partnership with Google will likely not continue following the project's construction of a new, larger building, as there might not be enough parking spaces for Google commuters to park. Therefore, the number of vehicle trips arriving in the morning and afternoon commute hours at the Boys and Girls Club parking lot could be reduced by up to 40 vehicles.

### Summary

During the after-school program, the project would not result in an increase in vehicles between 2:00 and 3:00 in the afternoon. During pick-up times, the number of vehicle trips would increase by 13 inbound and outbound vehicles between 3:45 and 6:00. During the PM peak commute hour (between 5:00 and 6:00), the project would add four inbound and outbound vehicles.

During the summer program, the project would increase the number of vehicles during the tail end of the morning commute (between 8:00 and 9:15 AM) and the afternoon (between 3:45 and 6:00 PM) by 13 inbound and outbound vehicles. During the afternoon peak hour, the project would add 5 inbound and outbound trips.

If the Google partnership is discontinued after the project is constructed, the number of inbound vehicle trips during the AM peak commute hour could be reduced by up to 40 vehicles compared to existing conditions during the months when the club operates its after-school program. During the PM peak commute hour, this could result in up to  $40 - 19 = 21$  fewer outbound vehicle trips.



Ms. Lis Dubois  
September 24, 2024  
Page 4 of 4

During the summer program, the number of inbound vehicle trips during the AM peak commute hour could be reduced by up to 40 inbound vehicles, increasing only by  $53 - 40 = 13$  inbound vehicle trips. During the PM peak commute hour, this could result in up to  $40 - 20 = 20$  fewer outbound vehicle trips.

Let me know if you have any questions about this analysis.

Sincerely,

**HEXAGON TRANSPORTATION CONSULTANTS, INC.**

A handwritten signature in blue ink, appearing to read 'At van den Hout'.

At van den Hout  
Vice-President

Attachment: Data provided by the Boys and Girls Clubs of Santa Cruz County





Jodi McGraw Consulting  
www.jodimcgrawconsulting.com  
PO Box 221 • Freedom, CA • 95019  
phone/fax: (831) 768-6988  
jodi@jodimcgrawconsulting.com

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June 29, 2024

Lis DeBois, Executive Director  
Boys and Girls Clubs of Santa Cruz County  
543 Center St  
Santa Cruz, CA 95060

**RE: Habitat Assessment for 5060 Scotts Valley Drive, Scotts Valley, California (APN: 022-091-53)**

Dear Ms. DeBois:

I am writing to provide the results of the habitat assessment that I conducted on June 28, 2024, on parcel 022-091-53, a 1.5-acre property located at 5060 Scotts Valley Drive, in the City of Scotts Valley, California. I understand that your organization is proposing to expand the existing facility which includes a 2,450-sf clubhouse and outdoor yard areas including a sport court, to include a new 7,480 sf clubhouse, remodel the existing clubhouse, and construct a 75 yard pool and 1,500 sf pool house, as well as make other improvements further described in the project plans.

I understand that the City of Scotts Valley flagged the parcel as potentially featuring sandhills habitat and recommended you engage a qualified biologist to conduct a habitat assessment. The purpose of my habitat assessment was to evaluate whether the proposed project would impact habitat for, or occurrences of, special-status plants and animals or sensitive communities of the Santa Cruz Sandhills, that are protected by state or federal regulations including the California Environmental Quality Act (CEQA), the California Endangered Species Act, and the Federal Endangered Species Act, including: Ben Lomond spineflower (*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*) or the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*).

**Site Description**

Land Use

The 1.5-acre parcel is largely developed and features the existing clubhouse and yards in the east, and a large asphalt parking area in the center and west. The only areas of the property that lack impervious surfaces are the approximately 20'-wide landscaping strips between the sidewalk and impervious surface (parking lot and buildings) along Scotts Valley Drive and El Pueblo Road on the west and north sides of the parcel, respectively, and a thin strip of habitat along Carbonera Creek on the eastern perimeter of the parcel. A survey would be required to accurately determine how much of these areas is located on the parcel versus in the adjacent right of way.

## Soils

As mapped by the USDA Soil Conservation Service, the parcel features two soil mapping units: Zayante Coarse Sand on 5 to 30% slopes and Elder Sandy Loam on 2 to 9% slopes (USDA 1980). My observations of the exposed soil along Scotts Valley Drive and El Pueblo within the proposed expansion site areas revealed the occurrence of grey-brown loamy sand characteristic of Zayante soil that has either been modified through landscaping and/or is transitional in nature, as occurs on the property where Zayante soils intergrade with Elder Sandy Loam. The soil conditions range from very sandy and gray to loamier and brown.

## Vegetation

The landscaped strip adjacent to Scotts Valley Drive and El Pueblo Road features planted ornamental trees and succulents, which occur in a matrix of ruderal herbaceous vegetation. The latter is dominated by exotic annual grasses and forbs that had been weed whacked so were difficult to identify comprehensively but included rough cat's ears (*Hypochaeris radicata*), wild oats (*Avena barbata*), prickly wild lettuce (*Lactuca serriola*), and four leaved all seed (*Polycarpon tetraphyllum*).

The area along Carbonera Creek features riparian vegetation, which is not suitable for Sandhills species so was not evaluated as part of this assessment but is a sensitive habitat recognized by the State of California and protected under CEQA.

## Sensitive Plants

The property is highly unlikely to support special-status plants of the sandhills, due to the development history (e.g., prior grading) and landscaping (tree planting, weed whacking, etc.), which have promoted establishment of a suite of exotic plant species that outcompete native herbs.

## Sensitive Animals

The property is also highly unlikely to provide suitable habitat for sensitive animal species of the sandhills, including the two federally listed endangered insects: the Mount Hermon June beetle (*Polyphylla barbata*) or Zayante band-winged grasshopper (*Trimerotropis infantilis*). Zayante band-winged grasshopper requires areas of loose Zayante soil, which are lacking in the area which is also 1.5 miles from the nearest known occurrence.

Though the Mount Hermon June beetle has been observed 0.1 miles west of the parcel, the species is highly unlikely to occur in the landscaping strips due to their history of grading and landscaping, and the indirect effects of the associated development including night lighting.

## **Summary and Recommendations**

The subject property lacks sensitive natural communities or habitat for rare and endangered species of the Santa Cruz Sandhills. The eastern edge of the parcel adjoins and may include (depending on the property line) riparian vegetation which is protected by CEQA.

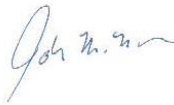


This information is provided to aid your work to permit development of the subject property. I recommend that you discuss the implications of this assessment with the City of Scotts Valley Planning Department. The following contact information is provided to assist you.

Sarah Wikle  
Senior Planner  
City of Scotts Valley  
(831) 440-5634  
swikle@scottsvally.gov

Please do not hesitate to contact me if you have any questions regarding the habitat assessment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jodi M. McGraw", with a stylized flourish at the end.

Jodi M. McGraw

## References

McGraw, J. M. 2004. Sandhills conservation and management plan: a strategy for preserving native biodiversity in the Santa Cruz sandhills. Report submitted to the Land Trust of Santa Cruz County, Santa Cruz, CA.

U.S. Department of Agriculture. 1980. Soil Survey of Santa Cruz County. Soil Conservation Service, United States Department of Agriculture and University of California Agriculture.

e-cc: Marc Schoeman, Anderson Brule Architects, Inc.



## Boys & Girls Club Expansion Project CEQA Class 32 Infill Exemption

May 2026





## Table of Contents

|          |                                                                          |            |
|----------|--------------------------------------------------------------------------|------------|
| <b>1</b> | <b>Project Description</b>                                               | <b>1-1</b> |
| 1.1      | Project Information.....                                                 | 1-1        |
| 1.2      | Introduction .....                                                       | 1-2        |
| 1.3      | Project Description.....                                                 | 1-4        |
| <b>2</b> | <b>CEQA Exemption</b>                                                    | <b>2-1</b> |
| 2.1      | Class 32 (Infill Development).....                                       | 2-1        |
| 2.2      | Exemptions.....                                                          | 2-1        |
| <b>3</b> | <b>CEQA Exemption Checklist</b>                                          | <b>3-1</b> |
| 3.1      | Introduction .....                                                       | 3-1        |
| 3.2      | Criterion Section 15332(a): General Plan and Zoning Consistency.....     | 3-1        |
| 3.3      | Criterion Section 15332(b): Project Location, Size, and Context .....    | 3-1        |
| 3.4      | Criterion Section 15332(c): Endangered, Rare, or Threatened Species..... | 3-2        |
| 3.5      | Criterion Section 15332(d): Transportation.....                          | 3-5        |
| 3.6      | Criterion Section 15332(d): Noise.....                                   | 3-7        |
| 3.7      | Criterion Section 15332(d): Air Quality.....                             | 3-9        |
| 3.8      | Criterion Section 15332(d): Water Quality .....                          | 3-12       |
| 3.9      | Criterion Section 15332(e): Utilities and Public Services.....           | 3-15       |
| <b>4</b> | <b>Exceptions to Categorical Exemptions Checklist</b>                    | <b>4-1</b> |
| 4.1      | Criterion Section 15300.2(a): Location .....                             | 4-1        |
| 4.2      | Criterion Section 15300.2(b): Cumulative Impact .....                    | 4-1        |
| 4.3      | Criterion Section 15300.2(c): Significant Effect .....                   | 4-2        |
| 4.4      | Criterion Section 15300.2(d): Scenic Highway .....                       | 4-3        |
| 4.5      | Criterion Section 15300.2(e): Hazardous Waste Sites .....                | 4-3        |
| 4.6      | Criterion Section 15300.2(f): Historical Resources .....                 | 4-4        |
| <b>5</b> | <b>Conclusions</b>                                                       | <b>5-1</b> |

## Tables

None.

## Figures

Figure 1 Project Location

Figure 2 Site Plan

Figure 3 Floor Plans

Figure 4 Renderings

Figure 5 Planting Plan

Figure 6 Stormwater Control Plan

Figure 7 Grading and Drainage Plan

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

## Appendices

Appendix A: Habitat Assessment, prepared by Jodi McGraw Consulting (June 2024).

Appendix B: Trip Generation Study, Hexagon Transportation Consultants, Inc. (September 2024)

Appendix C: Preliminary Stormwater Control Plan, Ifland Engineers (March 2026).

*Appendices are available upon request from the City of Scotts Valley Planning Department.*



# 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

Brian Froelich  
Senior Planner  
[bfroelich@scottsvalley.gov](mailto:bfroelich@scottsvalley.gov)

### 1.1.3 Project Location

5060 Scotts Valley Drive  
APN: 022-09-153  
See [Figure 1 Project Location](#)

### 1.1.4 Project Applicant

Boys & Girls Clubs of Santa Cruz County  
543 Center Street  
Santa Cruz, CA 95060

### 1.1.5 General Plan Designation

C-S (Commercial Service)

### 1.1.6 Zoning

C-S (Commercial Service)

### 1.1.7 Requested Approvals

The project requires the following approvals:

- Use Permit
- Design Review Permit

## 1.2 Introduction

The Boys & Girls Club currently operates an after-school program and summer program on the project site. The Boys & Girls Club Expansion Project (the project) proposes to construct a new 7,480 sf. clubhouse, remodel and renovate an existing 2,450 clubhouse into a “teen center”, construct a new six-lane 75-yard pool and associated 1,500 sf. pool house, and construct a 37-space surface parking lot and associated site landscaping.

### 1.2.1 Existing Setting

The project site encompasses approximately 1.61 acres on Assessor’s Parcel Number (APN) 022-09-153 in the City of Scotts Valley. The project site is located at the corner of Scotts Valley Drive and El Pueblo Road (see [Figure 1: Project Location](#)). Commercial land uses surround the project on the north, west, and east sides. Carbonera Creek is located on the west side.

The property is owned and operated by the Boys and Girls Clubs of Santa Cruz County. The majority of the site is covered by an asphalt parking lot and asphalt play area. An existing clubhouse building is situated at the northeast corner and a sport court and artificial turf play field at the southeast corner of the site.

There are currently 58 surface parking spaces. The project applicant currently rents 40 parking spaces to Google, which provides a park-and-ride service for employees who ride a bus to Google’s Silicon Valley offices.

Existing elevations on site vary from approximately 579-feet along the westerly property boundary to approximately 576 feet at the top of bank of Carbonera Creek, and 560-feet along the easterly property boundary, which runs along Carbonera Creek. Slopes on site are generally less than 1% except for along the bank of the creek where slopes vary from approximately 50-75%. As mapped by the USDA Soil Conservation Service, the parcel features two soil mapping units: Zayante Coarse Sand on 5 to 30% slopes and Elder Sandy Loam on 2 to 9% slopes (Ifland Engineers, 2026).

Existing impervious areas total 56,606 square feet. Most of the runoff produced by these areas flows directly into Carbonera Creek. The remaining runoff is collected by the gutter running along El Pueblo Road and conveyed to an inlet near the driveway at the north side of the site. Runoff collected by this inlet is discharged to Carbonera Creek (Ibid).

The only areas of the property that lack impervious surfaces are; 1) an approximately 20-foot-wide landscaping strips between the sidewalk and impervious surface (parking lot and buildings) along Scotts Valley Drive and El Pueblo Road on the west and north sides of the parcel, respectively, and 2) a thin strip of habitat along Carbonera Creek on the eastern perimeter of the project site. The landscaped strips feature planted ornamental trees and



succulents, which occur in a matrix of ruderal herbaceous vegetation. The latter is dominated by exotic annual grasses and forbs (Jodi McGraw Consulting, 2024).

### 1.2.2 Land Use Regulations

#### City of Scotts Valley General Plan

The project site is currently designated as C-S (Commercial Service) in the *City of Scotts Valley General Plan* (General Plan).

The C-S (Commercial Service) designation allows for retail, professional services and offices. It also allows compatible public, quasi-public, and special uses, which is consistent with the project, which is considered a community “club” land use.

#### Zoning

The project site is located in the C-S (Service Commercial) zoning district (Scotts Valley Municipal Code [SVMC] Chapter 17.20). This designation is designed to create and maintain areas accommodating city-wide and regional service that may be inappropriate in neighborhood or pedestrian-oriented shopping areas and which generally require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles.

The service commercial zone is intended to achieve the following purposes:

- A. To provide appropriately located areas for retail stores, offices, service establishments and businesses offering various ranges of commodities and services scaled to meet the needs of different geographical areas and various categories of patrons they serve;
- B. To provide opportunities for retail stores, offices, service establishments and businesses to concentrate for the convenience of the public and in mutually beneficial relationship to each other;
- C. [Reserved.];
- D. To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading facilities;
- E. 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;
- F. To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic and other objectionable influences incidental to industrial uses;
- G. To protect commercial properties from fire, explosion, noxious fumes and other hazards.

Because the project site is located on a corner lot, development is required to maintain a minimum 20-foot front setback and 15-foot exterior side yard setback. Structures shall not exceed a 35-foot height limit.

### 1.3 Project Description

#### 1.3.1 Building Improvements

As shown in [Figure 2: Site Plan](#) (Sheet A110, dated 4.19.2024) project construction is proposed in two phases. Phase 1 includes a new 7,480 sf clubhouse, and the remodel and renovation of an existing 2,450 sf clubhouse, which will become the "teen center". Phase 2 includes the construction of a six lane 75-yard swimming pool associated fencing, a pool deck, pre-manufactured metal bleachers, and a 1,500-sf pool house with an office, toilets, and storage. Floor plans are shown in [Figure 3: Floor Plans](#) (Sheet A200, dated 6/11/25). Project renderings are shown in [Figure 4: Renderings](#) (Sheet A350, dated 4/19/2024). All buildings will meet or exceed California Title 24 standards and is anticipated to include solar panels, located on the roofs of structures. This may include solar panels to heat the water for the swimming pool.

Indoor activities will include a game room, art room, food preparation and dining, and a library computer room. Outdoor activities will include outdoor recreation and swimming. Hours of operation will be 8:00 AM to 6:00 PM, Monday through Friday. There will be approximately seven employees, with four employees on the largest shift.

With the exception of roof mounted HVAC equipment, there are no proposed significant noise-generating equipment. The project will be designed utilizing low use plumbing fixtures and drought tolerant landscaping.

#### 1.3.2 Site Improvements

Project grading will require 1,640 cubic yards (yd<sup>3</sup>) of cut and 130 yd<sup>3</sup> of fill, for a net export of 1,510 yd<sup>3</sup> (Ifland Engineers, 2026).

Access to the project site will be from Scotts Valley Drive. Site improvements will include the construction of a 37-space parking lot. As a condition of approval, the existing parking lease with Google would be discontinued with implementation of the project.

Four trees will be removed, three Camphor trees and one unknown and severally damaged tree. Two of the Camphor trees are considered protected per the City of Scotts Valley Zoning Ordinance Section 17.44.080. As shown in [Figure 5: Planting Plan](#) (Sheet L300, dated 3/27/26), landscape planting plans call for the installation of 18 new trees (Crape myrtle, Brisbane box, Yew podocarpus, and Holly oak), and a variety of shrubs and groundcover. All landscaping will be drought-resistant and recycled water will be used exclusively for irrigation.



### 1.3.3 Utility Improvements

The project would tie into the existing utilities (i.e., water, sewer, electricity) on Scotts Valley Drive and El Pueblo Road.

As shown in [Figure 6: Stormwater Control Plan](#) (Sheet C3.0, dated 3/27/26), stormwater from the project would drain from three drainage management areas (DMAs). Very little landscape area exists at the hydraulically low side of the site that is not a part of the Carbonera Creek bank. Therefore, BioPod biofiltration units are proposed to treat runoff before entering the retention/detention facilities. Runoff produced by the proposed pool deck will be directed to a dichlorination feeder before entering these facilities. The same facilities used for retention are also designed to provide sufficient volume for the detention of the 10-year, 24-hour storm, with controlled release provided via outlet control structures. Runoff from the proposed stormwater systems will be released to the public storm drain in El Pueblo Road, which flows into Carbonera Creek (Ifland Engineers, 2026).

## 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   |    |

##### 3.2.1 General Plan and Zoning

###### General Plan

The C-S (Commercial Service) land use designation allows for retail, professional services and offices. It also allows compatible public, quasi-public, and special uses, which is consistent with the project.

###### Zoning

The C-S (Commercial Service) zoning district designation allows for retail, professional services and offices. It also allows compatible public, quasi-public, and special uses, which is consistent with the project.

##### 3.2.2 Conclusion

Project approval would not render the project inconsistent with City's General Plan nor zoning requirements. Therefore, the project meets Criterion (a) for a categorical exemption.

#### 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   |    |



### 3.3.1 Location, Size and Context

The project site is located in the City of Scotts Valley. The site comprises one parcel (APN 022-09-153) that covers approximately 1.60 acres.

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.” <sup>1</sup>

As described above in [Section 1.2.1 Existing Setting](#), the project site is substantially surrounded by existing urban commercial uses.

### 3.3.2 Conclusion

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   |    |

This section is based in part on a *Habitat Assessment* prepared in June 2024 by Jodi McGraw Consulting. ([Appendix A](#)).

A significant majority of the project site is covered by an asphalt parking lot and asphalt and artificial turf play areas. The only areas of the property that lack impervious surfaces are; 1) an approximately 20-foot-wide landscaping strips between the sidewalk and impervious surface (parking lot and buildings) along Scotts Valley Drive and El Pueblo Road on the west and north sides of the parcel, respectively, and 2) a thin strip of habitat along Carbonera Creek on the eastern perimeter of the project site.

The *Habitat Assessment* evaluated whether the project would impact habitat for, or occurrences of, special-status plants and animals or sensitive communities of the Santa Cruz Sandhills. These biotic resources are protected by state or federal regulations including the California Environmental Quality Act (CEQA), the California Endangered Species Act, and the Federal Endangered Species Act. Species evaluated included: Ben Lomond spineflower

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<sup>1</sup> Governor’s Office of Planning and Research. 2019. *California Environmental Quality Act Statutes and Guidelines*. Section 21072. p. 8. Accessed: May 2, 2025.

(*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*), and the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*).

### 3.4.1 Sensitive Plants

The *Habitat Assessment* determined that the project site is highly unlikely to support special-status plants of the sandhills, due to the development history (e.g., prior grading) and landscaping (tree planting, weed whacking, etc.), which have promoted establishment of a suite of exotic plant species that outcompete native herbs.

### 3.4.2 Sensitive Animals

The *Habitat Assessment* determined that the project site is highly unlikely to provide suitable habitat for sensitive animal species of the sandhills, including the two federally listed endangered insects: the Mount Hermon June beetle (*Polyphylla barbata*) or Zayante band-winged grasshopper (*Trimerotropis infantilis*). Zayante band-winged grasshopper requires areas of loose Zayante soil, which are lacking in the area which is also 1.5 miles from the nearest known occurrence.

The Mount Hermon June Beetle is federally-listed as an endangered species that is endemic to only the sandy (Zayante derived) soils within the Santa Cruz Mountains. The beetle larvae live in sandy soils, feeding on plant roots until they transform into adults. Their habitat is limited to chaparral and ponderosa pine but may also feed on other vegetation roots when sandy soils present. The project site is mapped as Zayante Coarse Sand on 5 to 30% slopes and Elder Sandy Loam on 2 to 9% slopes. The project site is identified as suitable Sandhill Habitat, as identified in General Plan [Figure OSC-4: Sandhill Habitat](#).

Though the Mount Hermon June beetle has been observed 0.1 miles west of the project site, the *Habitat Assessment* determined that this species is highly unlikely to occur in the landscaping strips due to their history of grading and landscaping, and the indirect effects of the associated development including night lighting.

In addition, project compliance with the policies in the Scotts Valley General Plan 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.

### 3.4.3 Aquatic Resources

Because majority of the project site is covered by an asphalt parking lot and asphalt and artificial turf play areas, there are no wetlands or streams on the project site. According to the USFW National Wetlands Inventory (NWI) website (accessed 4/14/26), there are no identified wetlands located on the project site. As such, no additional action regarding wetlands is warranted and EO 11990 (24 CFR 55.20) would not apply.

The project site is located adjacent to Carbonera Creek. Section 17 of the Scotts Valley Municipal Code (SCMC) requires structures to be located outside a 25-foot creek setback (measured outward from the top-of-bank). 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 may not disturb or cross flowing streams unless absolutely necessary and only with prior approval from the building official.

The SCMC also requires that 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.

As shown in **Figure 8: Grading and Drainage Plan** (Sheet C1.0, dated 3/27/26), project improvements would occur outside of the 25-foot top-of-bank setback.

### 3.4.4 Conclusion

As described above, the project site has no value as habitat for endangered, rare, or threatened species. Additionally, the project would not affect any aquatic resources. Therefore, the project meets CEQA Guidelines Section 15332(c) for a categorical exemption.

## 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   |    |

This section is based in part on the *Trip Generation Study* prepared in September 2024 by Hexagon Transportation Consultants, Inc. ([Appendix B](#)).

### 3.5.1 Trip Generation

The *Trip Generation Study* analyzed the proposed expansion of the Boys & Girls Club during both their after-school program and the summer program.

During the after-school program, the project would not result in an increase in vehicles between 2:00 and 3:00 in the afternoon. During pick-up times, the number of vehicle trips would increase by 13 inbound and outbound vehicles between 3:45 and 6:00. During the PM peak commute hour (between 5:00 and 6:00), the project would add four inbound and outbound vehicles. During the summer program, the project would increase the number of vehicles during the tail end of the morning commute (between 8:00 and 9:15 AM) and the afternoon (between 3:45 and 6:00 PM) by 13 inbound and outbound vehicles. During the afternoon peak hour, the project would add five inbound and outbound trips.

If the Google partnership is discontinued, which will be required as a condition of approval, the number of inbound vehicle trips during the AM peak commute hour could be reduced by up to 40 vehicles compared to existing conditions during the months when the club operates its after-school program. During the PM peak commute hour, this could result in up to  $40 - 19 = 21$  fewer outbound vehicle trips.

During the summer program, the number of inbound vehicle trips during the AM peak commute hour could be reduced by up to 40 inbound vehicles, increasing only by  $53 - 40 = 13$  inbound vehicle trips. During the PM peak commute hour, this could result in up to  $40 - 20 = 20$  fewer outbound vehicle trips.



### 3.5.2 Vehicle Miles Traveled

Senate Bill (SB) 743 established the increase in Vehicle Miles Traveled (VMT) associated with a project as the basis for determining transportation impacts, which replaces automobile delay and congestion, known as level of service (LOS), as a basis for determining significant transportation impacts under CEQA.

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.

The City's *Analyzing Vehicle Miles Traveled for CEQA Compliance (2023)* 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 and are exempt from a CEQA transportation analysis.

Per [Exhibit 4: Screening Criteria](#) of the guidelines, a locally-serving service such as a day care or public or quasi-public facility (which applies to the project), a detailed VMT analysis is not required. Therefore, the project would have a less than significant impact on VMT.

### 3.5.3 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.

### 3.5.4 Conclusion

Based on the above analysis, 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 Construction Noise

Construction activities would be required to adhere to the construction hours as outlined in the [SVMC section 17.46.160](#), which limits construction activities to the hours of 8:00 AM to 6:00 PM



on weekdays and 9:00 AM to 5:00 PM on Saturday. No construction is permitted on Sundays. Additionally, section 5.17.030 of the SVMC stipulates that noise generated by City-permitted construction activities occurring during authorized construction hours are exempt from the noise restrictions outlined in [Chapter 5.17 Noise Restrictions](#), of the SVMC.

The most intensive, and loudest, use of construction equipment would occur during site preparation (e.g., clearing and grubbing) and grading. Although impacts related to construction noise would be temporary and short-term, as City standard conditions of the project, the project contractor would be required to implement standard construction measures to reduce temporary construction-related noise impacts, including but not limited to the following:

- Project construction shall be limited to the hours of 8:00 AM to 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturday. No construction shall be permitted on Sundays.
- Project construction activities shall implement the following noise Best Management Practices (BMPs):
  - Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
  - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used.
  - Stationary noise sources (e.g., air compressors, generators, pumps) shall be located as far from adjacent residences as possible, and they shall be muffled and enclosed within temporary sheds, incorporated insulation barriers, or other measures to the extent feasible.
- The project applicant or designated contractor shall post a publicly visible sign at the project entrance(s) which state the anticipated construction timeline and the allowed hours of construction activity. The sign shall include contact information, including phone numbers, for both the contractor and the City to allow the public to register noise complaints about project construction.

With implementation of the standard construction noise BMPs above, construction of the project would not generate a substantial temporary increase in ambient noise levels in the vicinity of the project. Construction-related noise impacts would be less than significant.

### 3.6.2 Operational Noise

Potential sources of project operational noise would be from building mechanical equipment (e.g., heating, ventilation and air conditioning [HVAC] systems), and typical urban noise (i.e. children playing outside and the swimming pool). Operational noise associated with the project would also include additional of project traffic. However, as noted in [Section 3.5 \(Transportation\)](#) above, the project would result in fewer project trips after discontinuation of the Google park-and-ride program, which will be required as a condition of approval.

Noise from typical urban residential land uses that would occur on the project site (e.g., landscape maintenance equipment, vehicles parking and idling, residents' activities) would be similar to the existing levels of noise generated on-site by commercial activities. Operation of the project would not generate a substantial permanent increase in ambient noise levels in the vicinity of the project, and the impact would be less than significant.

### 3.6.3 Conclusion

As described above, 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 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 paving.

MBARD *Air Quality Guidelines* state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM<sub>10</sub> 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<sub>10</sub> emissions. Because development of the project would not result in 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.

### 3.7.2 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.

### 3.7.3 Sensitive Receptors

The closest existing sensitive receptor location to the project site is a single-family residential neighborhood, located approximately 400 feet west of the project site and on the west side of Scotts Valley Drive.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air contaminant (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/or 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.

#### 3.7.4 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.

#### 3.7.5 Conclusion

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   |    |

This section is based in part on the *Preliminary Stormwater Control Plan* prepared in March 2026 by Ifland Engineers. ([Appendix C](#)).

#### 3.8.1 Construction Impacts

Project construction could cause soil erosion from exposed soil, an accidental release of hazardous materials used for equipment such as vehicle fuels and lubricant, or temporary

siltation from storm water runoff. Soil disturbances would occur during excavation, demolition, and grading.

Construction activities would be required to comply with State and local water quality regulations designed to control erosion and protect water quality during construction. This includes compliance with [SVMC section 17.46.160, Construction Standards](#), which requires that dust from grading and construction be controlled, and [SVMC section 12.14.140, Best Management Practices for Construction Activities](#), which requires construction projects to implement BMPs as well as the City's mandatory BMPs as detailed in the latest BMP manual published by the City's Public Works Department.

Construction BMPs could include, but are not limited to, scheduling inlet protection, silt fencing, fiber rolls, stabilized construction entrances, stockpile management, solid waste management, and concrete waste management. Implementation of these BMPs would prevent or minimize environmental impacts and ensure that discharges during construction of the project would not cause or contribute to the degradation of water quality in receiving waters. Additionally, if project construction would result in disturbance of an area greater than one acre, the project applicant would be required to enroll for coverage under the Storm Water Construction General Permit (Construction General Permit) for the National Pollutant Discharge Elimination System (NPDES) program, established by the Clean Water Act. The Construction General Permit would require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants and sediment into local surface water drainages.

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.
- 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.

Therefore, through compliance with the applicable sections of the SVMC regulating water quality, implementation of standard construction BMPs, and preparation of a SWPPP if grading



would distribute more than one acre, construction of the project would not result in the degradation of water quality in receiving waters, and construction-related water quality impacts would be less than significant.

### 3.8.2 Operational Impacts

The project site is currently developed with one structure, and the surrounding surfaces are largely impervious.

The stormwater facilities were designed (Ifland Engineers, 2026) per the guidelines in the *Scotts Valley Stormwater Technical Guide*, dated February 2015. Tier 4 Peak Flow Management requires that post-development discharge be less than or equal to the pre-project flow for the 10-year, 24-hour storm event.

Stormwater management for the project would primarily involve drainage to BioPod biofiltration units to treat runoff before entering the retention/detention facilities. Runoff produced by the pool deck will be directed to a dichlorination feeder before entering these facilities. The same facilities used for retention are also designed to provide sufficient volume for the detention of the 10-year, 24-hour storm with controlled release provided via outlet control structures.

The *Preliminary 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.

### 3.8.3 Conclusion

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

Through project design, implementation of the project would not result in the degradation of water quality in receiving waters, and operational water quality impacts would be 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   |    |

#### 3.9.1 Analysis

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.

Potable water would be provided by the Scotts Valley Water District; recycled water for the proposed landscaping would be provided by the Scotts Valley Water Reclamation Facility (WRF). Sanitary sewer service would be provided by the City's Department of Public Works, Wastewater Division, which is then conveyed to the WRF. Solid waste disposal would be provided by GreenWaste Recovery, which would then be transported to either the Buena Vista Sanitary Landfill, or the Ben Lomond Transfer Station. Electricity would be provided by PG&E.

Public services in the project area include police protection, fire protection, schools, and parks. Police protection would be provided by the Scotts Valley Police Department, which is headquartered approximately a half-mile south of the project site. The Scotts Valley Fire District provides emergency response to fires, medical calls, and vehicle accidents in the project area; Station 1 (headquarters) is located approximately a half-mile north of the project site, and Station 2 is located approximately 2.0 miles northeast of the project site.

The project site would be located within the Scotts Valley Unified School District, which includes two elementary schools (Vine Hill Elementary and Brook Knoll Elementary), Scotts Valley Middle School, and Scotts Valley High School. The City of Scotts Valley Parks and Recreation Department maintains seven parks and recreational facilities in the City.

#### 3.9.2 Conclusion

The project would be located within an existing urban area served by existing public utilities and services. The project site 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. Nevertheless, as discussed under Criterion (c), the project site is located within a developed urban area and does not contain habitat that would be suitable for sensitive wildlife or plant species. The project site does not contain hazardous materials and is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

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  |

As described throughout this report, the project would not result in substantial adverse effects relating to transportation, noise, air quality, or water quality. Further, the project would be adequately served by existing utilities and public services. As such, the project is not anticipated to result in a significant cumulative impact combined with other successive projects in the City. This exception would not apply to the project.

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.

As explained in *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086 (Berkeley Hillside), a two-part test applies to determine whether an unusual circumstance is present that excludes use of a categorical exemption. This two-part test requires the Lead Agency to first consider whether there are unusual circumstances ("whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry, founded on the application of the fact-finding tribunal's experience with the mainsprings of human conduct."). This inquiry is subject to the substantial evidence standard of review, which means that all evidentiary conflicts must be resolved in the agency's favor and all legitimate and reasonable inferences must be made to uphold the agency's finding.

Second, if a Lead Agency finds an unusual circumstance exists, the Lead Agency may ask if there is a reasonable possibility of a significant effect on the environment due to unusual circumstances. If this second inquiry is necessary, the Lead Agency applies the "fair argument" standard of review to determine whether the project may have a significant impact on the environment. In establishing this bifurcated test, the Court emphasized that circumstances do not become unusual merely because a fair argument can be made that they might have a significant effect. For environmental impacts to constitute an unusual circumstance, the Lead Agency must determine based on substantial evidence that the project will have a significant environmental effect.

Furthermore, to apply to a project, the unusual circumstance exception requires findings of both unusual circumstances and a potentially significant effect. As no unusual circumstances are present, the City is not required to analyze the second inquiry further. Nevertheless, this analysis also demonstrates that the project would not have the potential to result in any

significant environmental impacts. For these reasons, the unusual circumstances exception is not applicable to the project, as the project would not result in a significant impact related to transportation, noise, air quality, water quality, utilities, and public services. Therefore, no unusual circumstances exist and this exception would not apply to the project.

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 is considered an “Important Vista” as the views affords a long-distance view of the valley character of Scotts Valley. Highway 17, located approximately a quarter mile west of the project site, is eligible for designation as a State scenic highway (Caltrans 2024). Due to this distance and riparian vegetation along Carbonera Creek, the project site is not visible from Highway 17. Therefore, the project would not impede or otherwise cause a distraction to this view.

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,<sup>105</sup> 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 search of the Department of Toxic Substances Control EnviroStor database and the California State Water Resources Control Board GeoTracker database (both accessed 4/24/26) demonstrated that the project site is not located on a hazardous materials site (DTSC 2025; SWRCB 2025). Therefore, the project site is not located on a site included on lists compiled pursuant to Section 65962.5 of California Government Code and this exception would not apply to the project.

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 only structure on the project site is a contemporary one-story, 2,450 sf concrete structure with a metal mansard roof (the existing clubhouse). As shown below, the building is not be considered historic.



**Existing Boys & Girls Clubhouse** (Source: Google Maps)

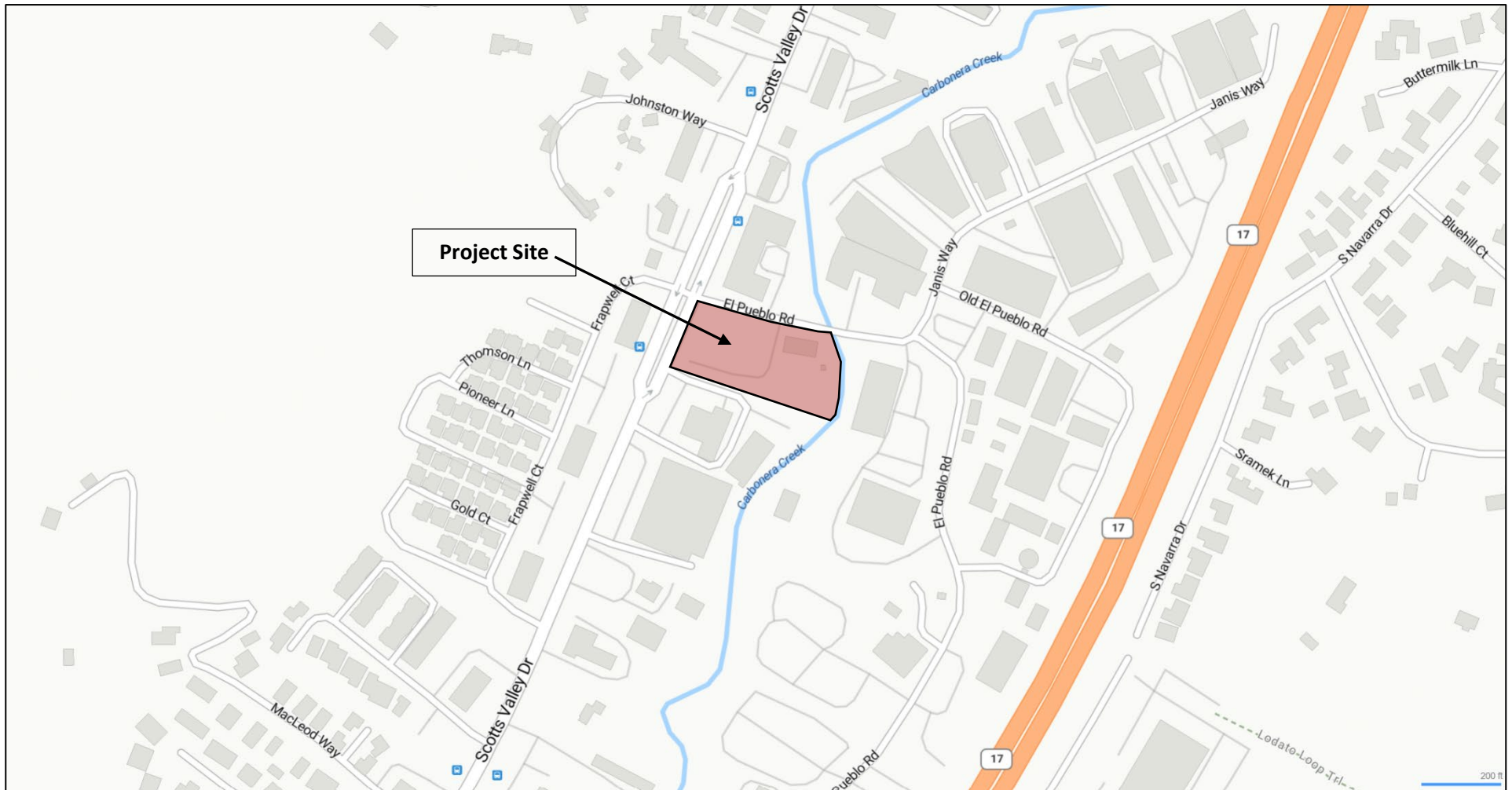
Therefore, the project does not have the potential to cause a substantial adverse change to the significance of a historical resource. This exception would not apply to the project.

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.



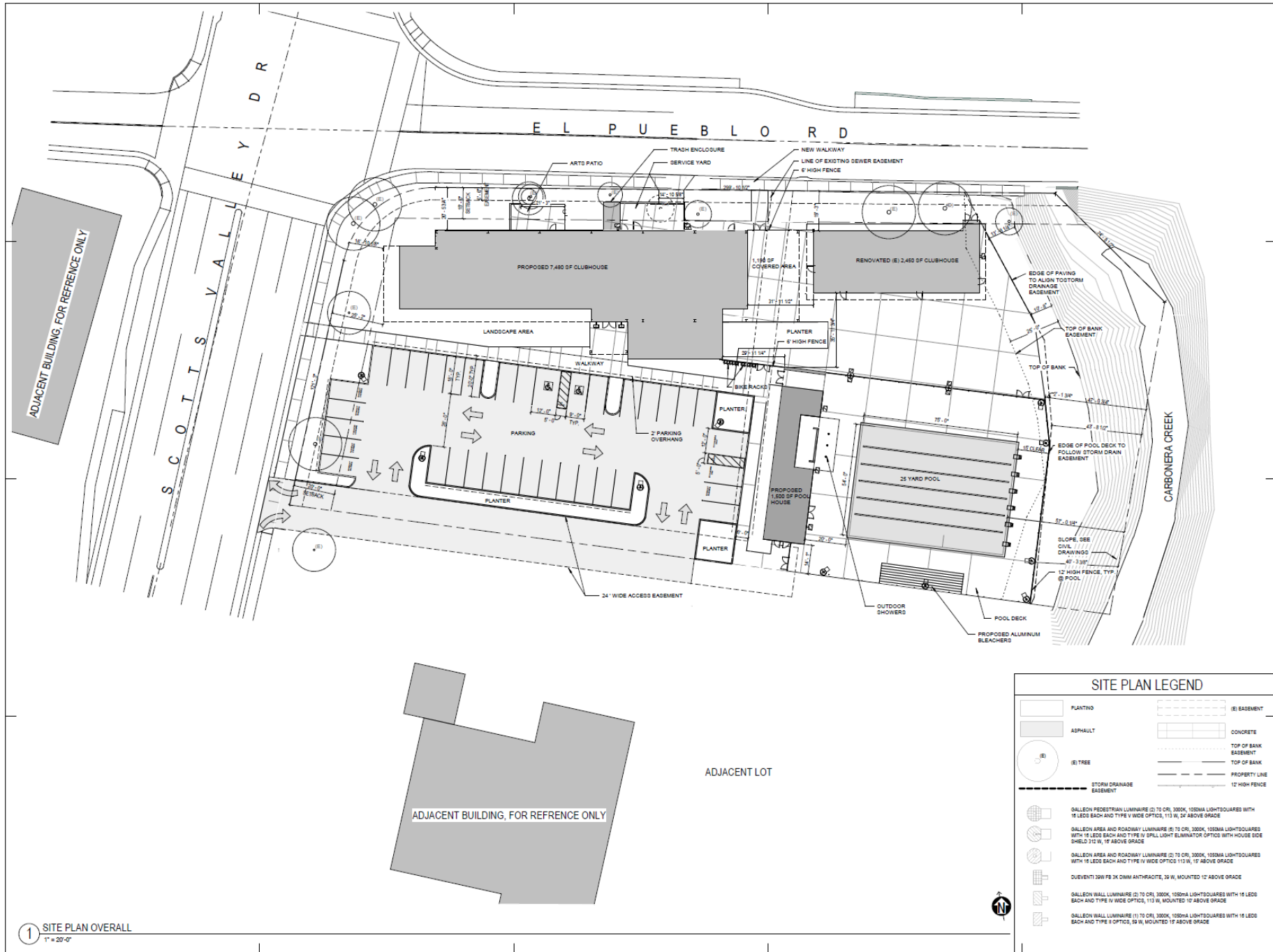


Source: Bing Maps, 2026



Not to scale

**Figure 1 Project Location**  
Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption

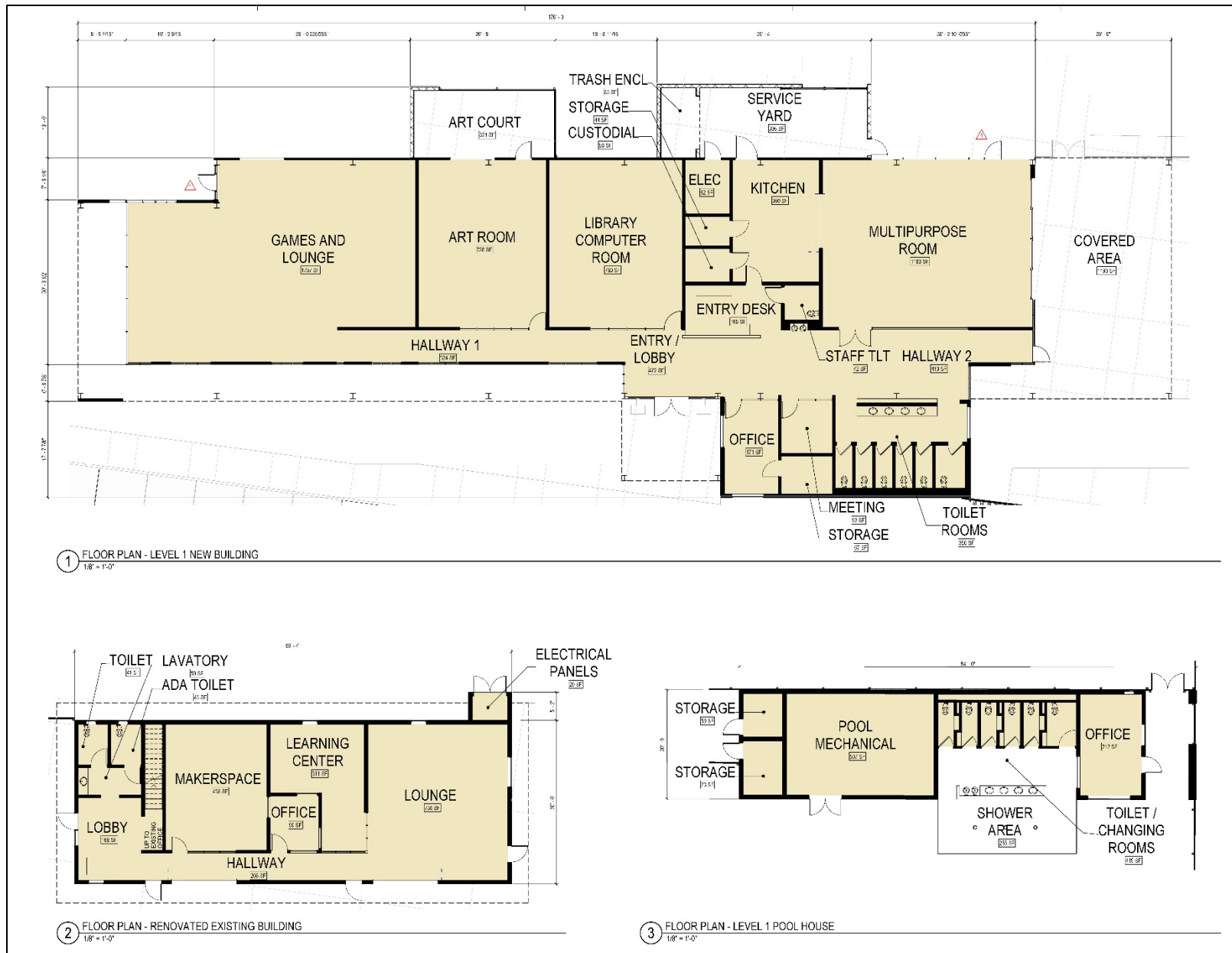


Source: Boys & Girls Club Project Plans, Sheet A110, dated March 27, 2026



Not to scale

**Figure 2 Site Plan**  
Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption



Source: Boys & Girls Club Project Plans, Sheet A200, dated 3/27/26



Not to scale

**Figure 3 Floor Plans**  
Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption





3 SITE RENDERING  
N.T.S.



1 SCOTTS VALLEY DRIVE RENDERING  
N.T.S.



4 CORNER RENDERING  
N.T.S.



2 EL PUEBLO RENDERING  
N.T.S.

Source: Boys & Girls Club Project Plans, Sheet A350, dated 3/27/26

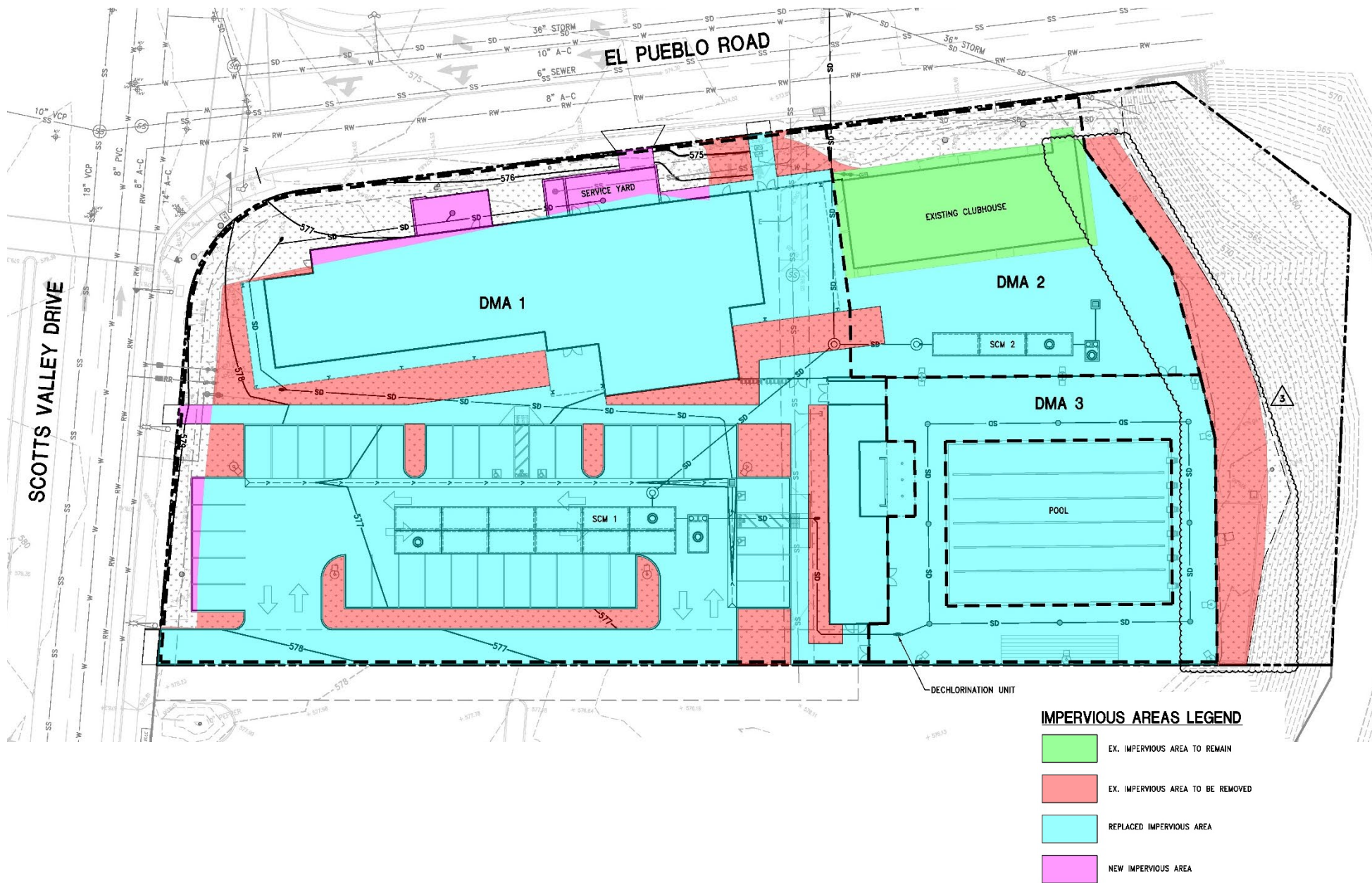


Not to scale

**Figure 4 Renderings**  
Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption







Source: Boys & Girls Club Project Plans, Sheet C3.0, dated 3/27/26

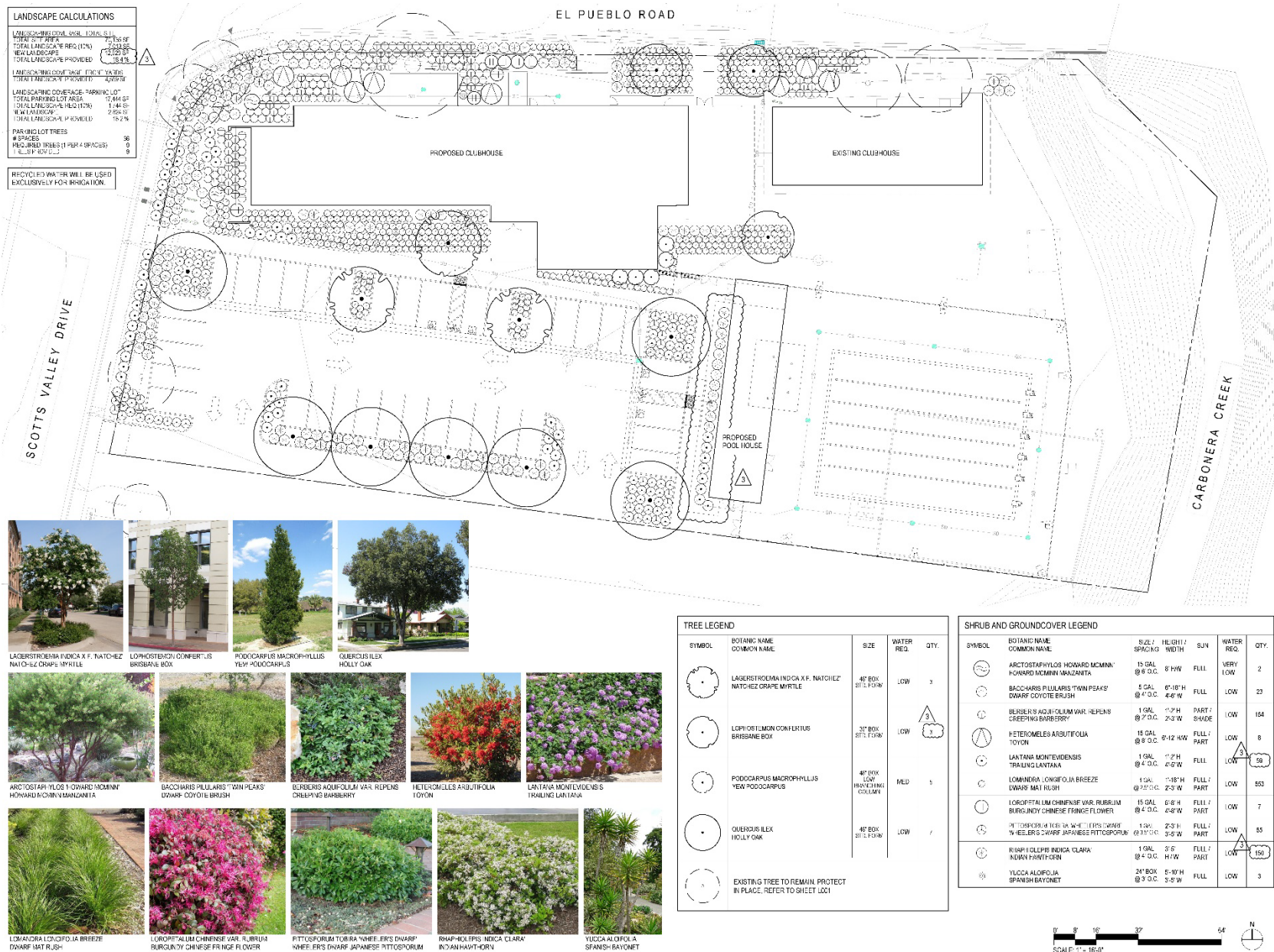


Not to scale

**Figure 6 Stormwater Control Plan**

Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption





Source: Boys & Girls Club Project Plans, Sheet L300, dated 3/27/26



Not to scale

**Figure 7 Planting Plan**  
Boys & Girls Club Expansion Project  
CEQA Class 32 Infill Exemption

# City of Scotts Valley

## PLANNING COMMISSION STAFF REPORT

**DATE:** May 14, 2026

**TO:** Planning Commission

**FROM:** Rodolfo Onchi, Public Works Director/City Engineer

**SUBJECT:** **FY 2026/27-2030/31 CAPITAL IMPROVEMENT PROGRAM;  
CONSISTENCY WITH GENERAL PLAN**

### **SUMMARY OF ISSUE**

State Law requires cities to adopt a Capital Improvement Program (CIP) that conforms with the General Plan. The CIP is a list of the proposed projects recommended for planning, initiation, or construction during the ensuing fiscal year(s). The CIP is developed by the Public Works Department as a five-year program and updated annually. The Planning Commission reviews the CIP to ensure that the City projects proposed during the ensuing fiscal year conform to the General Plan. The Planning Commission must report the findings to the City Council.

Public Works has prepared the attached five-year CIP encompassing fiscal years 2026-27 to 2030-31. The program is broken down by fiscal year, starting with FY 2026-27. Staff has found consistency with the Scotts Valley General Plan for fiscal year 2026-27 proposed CIP for the Planning Commission to review and recommend to City Council.

Projects have been given a priority level and have been categorized as an A, B, or C priority.

- Priority A - projects essential/critical to health and safety or legal/regulatory requirements.
- Priority B - projects important to maintaining health and safety or quality of life, but not critical.
- Priority C - Projects that may be deferred and implemented after higher priority projects are funded

The CIP continues to be organized into two primary components:

- Major Capital Projects- Large-scale or one-time projects with long useful life spans
- Capital Outlay- Deferred maintenance, equipment and vehicle replacements, technology upgrades, and smaller facility improvements

The CIP includes projects across key infrastructure categories, including:

- Wastewater
- Storm Drain
- Transportation
- Parks
- General Facilities
- Equipment

The City Council is scheduled to review the CIP as part of the annual budget process at their May 20, 2026, meeting.

### **KEY PROGRAM PRIORITIES**

The FY 2026/27–2030/31 CIP advances several ongoing City priorities, including:

- Maintaining and upgrading wastewater infrastructure, including improvements to treatment facilities and system reliability
- Improving roadway conditions, consistent with the City’s Pavement Management Program
- Advancing multimodal transportation improvements, including pedestrian, bicycle, and roadway safety enhancements
- Maintaining and improving stormwater infrastructure to support water quality and regulatory compliance
- Investing in City facilities and equipment, including necessary replacements and upgrades to support service delivery

### **CONSISTENCY WITH THE GENERAL PLAN**

Consistency with the General Plan is determined by identifying applicable goals, objectives, and policies that relate to each CIP project. Project categories correspond to overarching General Plan goals, as outlined below:

#### **Wastewater & Storm Drain**

- Goal CSF-1: Provide reliable and cost-effective water, wastewater, and solid waste services in a sustainable manner
- Goal OSC-3: Preserve water resources, reduce stormwater runoff, and improve water quality

#### **Transportation**

- Goal M-2: Provide “complete streets” serving all modes of transportation, including vehicles, transit, bicycles, and pedestrians

#### **Parks**

- Goal CSF-3: Provide safe, accessible, and well-maintained park and recreation facilities

#### **General Facilities and Equipment**

- Goal CSF-5: Provide high-quality community facilities and programs
- Goal CSF-2: Ensure high-quality emergency services for residents, businesses, and visitors

Based on this review, staff finds that the FY 2026/27 CIP projects are consistent with the Scotts Valley General Plan.

### **FISCAL IMPACT**

There is no direct fiscal impact associated with the Planning Commission’s review of the CIP. Projects are funded and appropriated in the fiscal year in which they are programmed. Funding sources have been identified for projects included in FY 2026/27.



## **STAFF RECOMMENDATION**

1. The Planning Commission conduct a public meeting on the Five-Year CIP to determine its consistency with the Scotts Valley General Plan.
2. The Planning Commission adopt the attached Resolution, recommending that the City Council:
  - Adopt the FY2026/27- 2030/31 Capital Improvement Program; and
  - Find the CIP consistent with the Scotts Valley General Plan.

## **TABLE OF CONTENTS**

1. Resolution No. \_\_\_\_ Recommending the City Council Adopt the FY 2026-27 CIP
2. Five-Year Capital Improvement Plan

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FISCAL YEAR 2026/27–  
2030/31 CAPITAL IMPROVEMENT PROGRAM AND FIND IT CONSISTENT WITH THE  
SCOTTS VALLEY GENERAL PLAN**

**WHEREAS**, California Government Code requires that cities prepare and adopt a Capital Improvement Program (CIP) identifying public projects proposed for planning, initiation, or construction over a multi-year period; and

**WHEREAS**, the City of Scotts Valley Public Works Department has prepared the FY 2026/27–2030/31 Capital Improvement Program as a five-year planning document, updated annually; and

**WHEREAS**, the Planning Commission is responsible for reviewing the Capital Improvement Program for consistency with the Scotts Valley General Plan and reporting its findings to the City Council; and

**WHEREAS**, the proposed CIP includes projects organized by fiscal year and categorized into wastewater, storm drain, transportation, parks, general facilities, and equipment; and

**WHEREAS**, projects within the CIP have been prioritized as A, B, or C based on urgency, regulatory requirements, health and safety considerations, and long-term service needs; and

**WHEREAS**, the CIP supports key City priorities including infrastructure maintenance and improvement, multimodal transportation enhancements, stormwater management and water quality protection, park and facility improvements, and continued investment in public safety and emergency preparedness; and

**WHEREAS**, the Planning Commission has reviewed the FY 2026/27–2030/31 Capital Improvement Program and finds that the projects proposed for FY 2026/27 are consistent with the goals, objectives, and policies of the Scotts Valley General Plan, including but not limited to General Plan Goals CSF-1, CSF-2, CSF-3, CSF-5, OSC-3, and M-2; and

**WHEREAS**, the Planning Commission finds that the Capital Improvement Program furthers the implementation of the General Plan through coordinated infrastructure investment and long-term capital planning.

**NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley as follows:**

1. The Planning Commission hereby finds that the FY 2026/27–2030/31 Capital Improvement Program is consistent with the Scotts Valley General Plan.
2. The Planning Commission hereby recommends that the City Council adopt the FY 2026/27–2030/31 Capital Improvement Program.

The above and foregoing resolution was duly adopted by the Planning Commission of the City of Scotts Valley at a regular meeting held on the 14<sup>th</sup> of May 2026 by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Lori Gentile, Chair

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Taylor Bateman, Community Development Director



**FY 2026-27 City-Wide Capital Improvement Project Budget**
**\$ 9,676,650**
**Major Capital Projects**

| Priority              | Description                                             | Funding Source | FY 2026-27             | FY 2027-28             | FY 2028-29             | FY 2029-30           | FY 2030-31           |
|-----------------------|---------------------------------------------------------|----------------|------------------------|------------------------|------------------------|----------------------|----------------------|
| <b>WASTEWATER</b>     |                                                         |                |                        |                        |                        |                      |                      |
| 59040 WW              | WWTP-CLARIFIER STRUC/WLKWAYS                            | WWTP-C         |                        | \$ 2,000,000.00        | \$ 2,000,000.00        |                      |                      |
| 53130 WW              | Wastewater Master Plan                                  | WWTP-C         | \$ 150,000.00          |                        |                        |                      |                      |
| 53130 WW              |                                                         | WWDIF          | \$ 50,000.00           |                        |                        |                      |                      |
| 59040 WW              | Collection System Pipeline Upgrades                     | WWTP-C         | \$ 431,250.00          | \$ 375,000.00          |                        |                      |                      |
| 59040 WW              |                                                         | WWDIF          | \$ 143,750.00          | \$ 125,000.00          |                        |                      |                      |
| 59040 WW              | MBR UPGRADE                                             | WWTP-C         | \$ 561,000.00          | \$ 1,567,500.00        |                        |                      |                      |
| 59040 WW              |                                                         | WWDIF          | \$ 187,000.00          | \$ 522,500.00          |                        |                      |                      |
| 59050 WW              | WWTP COLLECTION LIFT STATIONS                           | WWTP-C         | \$ 300,000.00          | \$ 200,000.00          |                        |                      |                      |
|                       |                                                         |                | <b>\$ 1,823,000.00</b> | <b>\$ 4,790,000.00</b> | <b>\$ 2,000,000.00</b> | <b>\$ -</b>          | <b>\$ -</b>          |
| <b>TRANSPORTATION</b> |                                                         |                |                        |                        |                        |                      |                      |
| 59040 TR              | ANNUAL ST RESURFACE & REPAIR                            | Gas Tax        | \$ 333,333.00          |                        | \$ 333,334.00          |                      | \$ 333,334.00        |
| 59040 TR              |                                                         | SB1            | \$ 666,667.00          |                        | \$ 333,333.00          |                      | \$ 333,333.00        |
| 59040 TR              |                                                         | Measure D      |                        |                        | \$ 333,333.00          |                      |                      |
| 59040 TR              | MT HERMON ROAD IMPROVEMENTS                             | RTC            | \$ 523,000.00          |                        |                        |                      |                      |
| 59040 TR              |                                                         | SB1            | \$ 36,150.00           |                        |                        |                      |                      |
| 59040 TR              |                                                         | Measure D      | \$ 200,000.00          |                        |                        |                      |                      |
| 59040 TR              | SCOTTS VALLEY DRIVE COORIDOR IMPROVEMENTS               | RTC            | \$ 500,000.00          |                        |                        |                      |                      |
| 59040 TR              |                                                         | SB1            | \$ 303,000.00          |                        |                        |                      |                      |
| 59040 TR              |                                                         | Measure D      | \$ 275,000.00          |                        |                        |                      |                      |
| 59040 TR              |                                                         | Gas Tax        | \$ 497,000.00          |                        |                        |                      |                      |
| 59040 TR              | GRANITE CREEK OVERPASS                                  | RTC            | \$ 125,000.00          | \$ 1,254,769.00        |                        |                      |                      |
| 59040 TR              |                                                         | Gas Tax        |                        | \$ 200,000.00          |                        |                      |                      |
| 59040 TR              |                                                         | SB1            |                        | \$ 23,000.00           |                        |                      |                      |
| 59040 TR              |                                                         | Unfunded       |                        | \$ 1,522,231.00        |                        |                      |                      |
| 59040 TR              | Janis Way Improvements                                  | Measure D      |                        | \$ 250,000.00          | \$ 500,000.00          |                      |                      |
| 59040 TR              | Lockwood Lane Street Improvements                       | Measure D      |                        | \$ 100,000.00          |                        |                      |                      |
| 59040 TR              | Scotts Valley Drive - Pedestrian Safety Street Lighting | CIP            |                        |                        | \$ 300,000.00          |                      |                      |
| 59040 TR              | Traffic Signal Upgrade                                  | TDIF           | \$ 500,000.00          |                        |                        | \$ 250,000.00        |                      |
| 59040 TR              | Lockhart Gulch Pavement Rehab Project                   | Unfunded       |                        |                        | \$ 496,000.00          |                      |                      |
| 59040 TR              | Glen Canyon Carbonera Creek Overcrossing                | Unfunded       |                        | \$ 1,790,000.00        |                        |                      |                      |
|                       |                                                         |                | <b>\$ 3,959,150.00</b> | <b>\$ 5,140,000.00</b> | <b>\$ 2,296,000.00</b> | <b>\$ 250,000.00</b> | <b>\$ 666,667.00</b> |
| <b>STORM DRAINS</b>   |                                                         |                |                        |                        |                        |                      |                      |
| 59040 SD              | HACIENDA ROAD STORM DRAIN EXTENSION                     | CIP            |                        | \$ 100,000.00          |                        |                      |                      |
| 59040 SD              | GRANITE CREEK CULVERT                                   | CIP            | \$ 300,000.00          |                        |                        |                      |                      |
| 59040 SD              | PINECONE DR DRAINING IMPRVMT                            | CIP            | \$ 327,000.00          |                        |                        |                      |                      |
| 59040 SD              | Storm Drain Trash Capture System                        | CIP            |                        |                        | \$ 75,000.00           |                      |                      |
| 59040 SD              |                                                         | Fund 2         | \$ 60,000.00           |                        |                        |                      |                      |
| 59040 SD              | N. Scotts Valley Drive (S. of Redwood Vista) - Drainage | CIP            | \$ 50,000.00           | \$ 250,000.00          |                        |                      |                      |
| 53130 SD              | Storm Water Master Plan                                 | CIP            |                        | \$ 187,500.00          |                        |                      |                      |

53130 SD

SDIF

\$ 62,500.00

|               |               |              |      |      |
|---------------|---------------|--------------|------|------|
| \$ 737,000.00 | \$ 600,000.00 | \$ 75,000.00 | \$ - | \$ - |
|---------------|---------------|--------------|------|------|

**PARKS**

|          |                                     |           |                 |                 |               |               |      |
|----------|-------------------------------------|-----------|-----------------|-----------------|---------------|---------------|------|
| 59040 PK | Shugart Park Buildout               | Parks DIF | \$ 1,200,000.00 | \$ 1,500,000.00 |               |               |      |
| 59040 PK | Vern Hart (Fish Park) Creek Pathway | Unfunded  |                 |                 | \$ 500,000.00 |               |      |
|          |                                     |           | \$ 1,200,000.00 | \$ 1,500,000.00 | \$ -          | \$ 500,000.00 | \$ - |

**GENERAL FACILITIES**

|          |                                                       |        |               |               |                 |                 |      |
|----------|-------------------------------------------------------|--------|---------------|---------------|-----------------|-----------------|------|
| 59030 GM | PW FACILITY IMPROVEMENTS DESIGN                       | CIP    |               | \$ 250,000.00 | \$ 1,300,000.00 |                 |      |
| 59050 GM | Public Safety Answering Point Radio Equipment Upgrade | Grant  | \$ 682,000.00 |               |                 |                 |      |
| 59040 GM | Siltanen Restroom Upgrade                             | Lennar | \$ 135,000.00 |               |                 |                 |      |
|          |                                                       |        | \$ 817,000.00 | \$ -          | \$ 250,000.00   | \$ 1,300,000.00 | \$ - |

**Total Major Capital Projects**

|              |               |              |              |            |
|--------------|---------------|--------------|--------------|------------|
| \$ 8,536,150 | \$ 12,030,000 | \$ 4,621,000 | \$ 2,050,000 | \$ 666,667 |
|--------------|---------------|--------------|--------------|------------|

**Capital Outlay Projects**

| Priority                    |    | Description                               | Funding Source     | FY 2026-27    |
|-----------------------------|----|-------------------------------------------|--------------------|---------------|
| Wastewater Enterprise Funds |    |                                           |                    |               |
| 59050                       | WW | Dewatering Polymer Makedown System        | WWTP-C             | \$ 75,000     |
| 59050                       | WW | Belt Press Grinder Replacement            | WWTP-C             | \$ 40,000     |
| 59050                       | WW | Recycled Water Pump Replacement P501      | TTP Reserve        | \$ 45,000     |
| 59050                       | WW | Collection system camera replacement      | WWTP-C             | \$ 150,000    |
| 59050                       | WW | SCADA computer replacement                | WWTP-C             | \$ 40,000     |
| 59050                       | WW | Clarifier Scum Pump Replacement           | WWTP-C             | \$ 25,000     |
| 59050                       | WW | Grit Pump                                 | WWTP-C             | \$ 65,000     |
| 59050                       | WW | Breaker Replacement: Thermographic / Neta | WWTP-C             | \$ 100,000    |
| 59050                       | WW | Grit Removal Equipment                    | WWTP-C             | \$ 60,000     |
| Wastewater Total            |    |                                           |                    | \$ 600,000    |
|                             |    |                                           |                    |               |
| Government Funds            |    |                                           |                    |               |
| 59040                       | GM | Parks Lighting Project                    | Lennar             | \$ 65,000     |
| 59040                       | GM | Parks Buildings Roofing                   | Lennar             | \$ 26,000     |
| 59080                       | EQ | Police Patrol Vehicle                     | Police SLES        | \$ 80,000     |
| 59080                       | EQ | Boom Truck for Tree Work                  | Equip. Replacement | \$ 100,000    |
| 59050                       | EQ | New Arrow Board for Traffic Control       | Equip. Replacement | \$ 18,500     |
| 59050                       | EQ | New Gate for Corp Yard                    | Equip. Replacement | \$ 22,000     |
| 59050                       | EQ | Striping Walk Behind                      | Equip. Replacement | \$ 30,000     |
| 59040                       | GM | Siltanen Snack Shack Roof & Gutters       | Lennar             | \$ 25,000     |
| 59040                       | GM | MacDorsa Sidewalk Repairs                 | Lennar             | \$ 40,000     |
| 59040                       | GM | Hocus Pocus Sidewalk Repairs              | Lennar             | \$ 30,000     |
| 59040                       | GM | Senior Center Trash Enclosure             | Lennar             | \$ 20,000     |
| 59040                       | GM | Senior Center Siding & Paint              | Lennar             | \$ 22,000     |
| 59040                       | GM | Siltanen Parking Lot Resurfacing          | Lennar             | \$ 22,000     |
| 59040                       | GM | Skypark Parking Lot Resurfacing           | Lennar             | \$ 40,000     |
| Government Funds Total      |    |                                           |                    | \$ 540,500.00 |