Source: City of Scotts Valley, 1994
DWR Groundwater Basins

Enterprise Way
Figure 11-3

Legend

- Santa Margarita Groundwater Basin
- Felton Area Groundwater Basin (DWR Basin 3-50)
- Project Site
- Santa Cruz Purisima Formation Groundwater Basin (DWR Basin 3-21)
- Scotts Valley Groundwater Basin (DWR Basin 3-27)

Source: Kennedy/Jenks Consultants, 2014
Enterprise Way
Figure 12-1

Existing and Proposed General Plan Designations

Source: City of Scotts Valley, 2007; KHA 2015
Figure 12-2

Existing and Proposed Zoning Designations

Source: City of Scotts Valley, 2007; KHA 2015

Existing Zoning Classification

- Project Site
- R-1-40: Residential, Estate
- R-1-10: Residential, Medium Density
- R-M-6: Residential, Medium High Density
- R-H(PD): Residential, High-Density (Planned Dev.)

Proposed Zoning Classification

- Project Site
- R-1-40: Residential, Estate
- R-1-10: Residential, Medium Density
- R-M-6: Residential, Medium High Density
- R-H(PD): Residential, High-Density (Planned Dev.)

C-P: Commercial, Professional
C-S: Commercial, Service (Planned Dev.)
I-RD(PD): Industrial, Research & Dev. (Planned Dev.)
P: Public/Quasi Public
Open Space
### Land Use/Noise Compatibility Matrix

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Common Noise Exposure (Ldn or CNEL, dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>55</td>
</tr>
<tr>
<td>Residential - Low Density Single Family, Duplex, Mobile Homes</td>
<td></td>
</tr>
<tr>
<td>Residential - Multi-Family</td>
<td></td>
</tr>
<tr>
<td>Transient Lodging - Motels, Hotels</td>
<td></td>
</tr>
<tr>
<td>Schools, Libraries, Churches, Hospitals, Nursing Homes</td>
<td></td>
</tr>
<tr>
<td>Auditoriums, Concert Halls, Amphitheaters</td>
<td></td>
</tr>
<tr>
<td>Sports Arena, Outdoor Spectator Sports</td>
<td></td>
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<tr>
<td>Playgrounds, Neighborhood Parks</td>
<td></td>
</tr>
<tr>
<td>Golf Courses, Riding Stables, Water Recreation, Cemeteries</td>
<td></td>
</tr>
<tr>
<td>Office Buildings, Business Commercial and Professional</td>
<td></td>
</tr>
<tr>
<td>Industrial, Manufacturing, Utilities, Agriculture</td>
<td></td>
</tr>
</tbody>
</table>

#### NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

#### NORMALLY UNACCEPTABLE
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

#### CONDITIONALLY ACCEPTABLE
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

#### CLEARLY UNACCEPTABLE
New construction or development should generally not be undertaken.

Source: OPR, 2003
Study Intersections & Trip Distribution