

CITY OF SCOTTS VALLEY - CURRENT CUMULATIVE TRIP GENERATION LIST - APRIL 11, 2011 (Updated as needed by the Planning Department)										
	Project/Street Name - Property Owner/Applicant or Street/Project Name	Existing Zoning	Given Size	Converted Size	ITE Code	ITE Description	Notes			
A	Approved Planning Permits for New Construction - Now Under Construction									
A1	2 Dunn Lane (formerly 495-497 Lockwood Lane) - Dave McClure/Bruce Dunn	Residential - SFD (R-1-10)	1 Units	1 Unit	210	Single-Family Detached Housing	Application includes GP amendment & rezone from R-H to R-1-10			
A2	Green Hills Road - Chris Perri - Falcon Ridge	Residential - SFD (R-R-2.5)	5 Units	5 Units	210	Single-Family Detached Housing				
A3	Monte Fiore (aka Heritage Parks)	Residential - SFD (R-1-40)	2 Units	2 Units	210	Single-Family Detached Housing				
B	Planning Permits for New Construction Approved - Building Permits Not Issued									
B1	Bean Creek Estates (aka College Heights)	Residential - SFD (R-1-40/PD)	13 Units	13 Units	210	Single-Family Detached Housing				
B2	Bethany University Dorm	Residential - Apts (P/Q-P)	30 Units	30 Units	220	Apartment				
B3	Blake Lane - Alvin Scarborough	Residential - Multi-Family (R-H)	3 Units	3 Units	230	Residential Condominium/Townhouse				
B4	Blake Lane - Habitat for Humanity Santa Cruz County (APN 022-891-03)	Residential - Multi-Family (R-H)	3 Units	3 Units	230	Residential Condominium/Townhouse				
B5	Blake Lane - Paul Locatelli	Residential - Multi-family (R-H)	6 Units	6 Units	230	Residential Condominium/Townhouse				
B6	Dunn Lane (formerly 495-497 Lockwood Lane) - Dave McClure/Bruce Dunn	Residential - SFD (R-1-10)	4 Units	4 Units	210	Single-Family Detached Housing	Application includes GP amendment & rezone from R-H to R-1-10			
B7	Collado Drive - Thao Nguyen	Residential - SFD (R-1-10)	4 Lots	4 Units	210	Single-Family Detached Housing				
B8	Fire Station - Scotts Valley Fire Protection District	Commercial - Service	9,600 SF	9,600 SF	710	Fire Station - Public Service Agency	Uncertain if ITE code exists for fire station			
B9	Grace Way - John Steward	Residential - SFD (R-1-10)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B10	Granite Creek Estates	Residential - SFD (R-1-40)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B11	Granite Creek - Hodges	Residential - SFD (R-1-40)	2 Units	2 Units	210	Single-Family Detached Housing				
B12	Green Hills Road - Chris Perri - Falcon Ridge	Residential - SFD (R-R-2.5)	7 Units	7 Units	210	Single-Family Detached Housing				
B13	Hacienda Drive - Jeremy Baker	Residential - SFD (R-1-10)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B14	Monte Fiore - aka Heritage Parks - Silverwood Drive	Residential - SFD (R-1-40)	6 Units	6 Units	210	Single-Family Detached Housing				
B15	N. Navarra - Tony Alibach	Residential - SFD (R-1-10)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B16	Pinnacle View - behind Pinnacle Pass on Mt. Hermon Road	Residential - Multi-family (R-VH)	20 Units	20 Units	230	Residential Condominium/Townhouse				
B17	Polo Ranch - Lennar Communities - Santa's Village Road	Residential - SFD (R-1-10)	40 Units	40 Units	210	Single-Family Detached Housing				
B18	Ridgecrest PUD - Ridgecrest Drive	Residential - SFD (R-R-2.5/PD)	3 Units	3 Units	210	Single-Family Detached Housing				
B19	San Augustine Way - Steve Horlock	Residential - SFD (R-1-10)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B20	Scotts Valley Drive / near Bean Creek Road - Michael Tansy	Commercial - Service	5 Units	5 Units	230	Residential Condominium/Townhouse	No situs; APN 022-861-21			
B21	4803 Scotts Valley Drive / near Cathy Lane - Parcel B - Owen Lawlor	Commercial - Service	0.614 acres	8 Units	210	Single-Family Detached Housing	Application includes GP amendment & rezone to high density residential			
B22	5030 Scotts Valley Drive - Hotel - Merced Hospitality, Inc.	Commercial - Service	1.74 acres	119 rooms	310	Hotel				
B23	5007-5015 Scotts Valley Drive - Quarry Site - Sullivan Land Development	Commercial - Service / PD	50 Units	50 Units	210	Single-Family Detached Housing				
B23	5007-5015 Scotts Valley Drive - Quarry Site - Sullivan Land Development	Commercial - Service / PD	16,500 SF	16,500 SF	820*	Shopping Center	36 of 94 units are located above the two commercial bldgs. See * in legend.			
B24	5310 Scotts Valley Drive - Steve Bogner - Mixed-Use	Commercial - Service	2 Units	2 Units	220	Apartment				
B24	5310 Scotts Valley Drive - Steve Bogner - Mixed-Use	Commercial - Service	1,750 SF	1,750 SF	710	General Office Building				
B25	Tabor Drive - Dr. Rossi	Residential - SFD (R-1-10)	1 Unit	1 Unit	210	Single-Family Detached Housing				
B26	Terrace View Drive - Sid Slater	Residential - Multi-family (R-H)	1 Unit	1 Unit	210	Duplex	Convert detached SFD into a duplex			
B27	Town Center Homes - Blue Bonnet Lane - Bill Brooks	Residential - Multi-family (R-VH)	2.42 Acres	46 Units	230	Residential Condominium/Townhouse	No situs; APN 22-211-92			
B28	Town Center Specific Plan & EIR	Commercial - Service		13,150 SF	TBD	Public Library	ITE Code used must be approved by the Planning Dept.			
B28	Town Center Specific Plan & EIR	Commercial - Service		9,098 SF	820	Retail space next to Public Library	See * in legend.			
C	Submitted Planning Permits for New Construction - Being Processed - Not Approved									
C1	Golden State Land - Orchard Run Road - Gerry Smith	Residential - SFD (R-R-2.5)	4 Units	4 Units	210	Single-Family Detached Housing				
C2	Oak Creek Park Mixed-Use - Mt. Hermon Road/Glen Canyon Road	Commercial - Service	12,225 SF	12,225 SF	710	General Office Building				
C2	Oak Creek Park Mixed-Use - Mt. Hermon Road/Glen Canyon Road	Commercial - Service	12,225 SF	12,225 SF	820*	Shopping Center	See * in legend.			
C2	Oak Creek Park Mixed-Use - Mt. Hermon Road/Glen Canyon Road	Commercial - Service	10 Units	10 Units	230	Residential Condominium/Townhouse				
C3	Polo Heights - Orchard Run Road - George Smith	Residential - SFD (R-R-2.5)	4 Units	4 Units	210	Single-Family Detached Housing				
C4	Polo Ranch - Inclusionary Housing - 4303-A Scotts Valley Drive / Acorn Court	Residential - Multi-family (R-H)	6 Units	6 Units	230	Residential Condominium/Townhouse				
C5	4303 Scotts Valley Drive / near Acorn Court - Jason McCombs	Residential - Multi-family (R-H)	6 Units	6 Units	230	Residential Condominium/Townhouse				
C6	Gateway South - La Madrona Drive / Silverwood Drive (retail store)	Commercial - Service	143,000 SF	143,000 SF	815	Major Single Retail Store	Existing entitlements = 136,000 SF office bldg, but owner has submitted separate applic. for retail store			
C7	Town Center Specific Plan & EIR	Commercial - Service	28 Acres	100,000 SF	820	Shopping Center	Stand-alone Retail			
C7	Town Center Specific Plan & EIR	Commercial - Service		175,000 SF	820*	Specialty Retail Center	Retail in mixed-use. See * in legend.			
C7	Town Center Specific Plan & EIR	Commercial - Service		300 Units	230	Residential Condominium/Townhouse				
C7	Town Center Specific Plan & EIR	Commercial - Service		12,752 SF	TBD	Public Facility or Retail	ITE Code used must be approved by the Planning Dept.			
D	Major Vacant Lots or Potential Redevelopment Sites - Not Formally Submitted (but may include City's preliminary review of submitted concept plans)									
D1	Borland Phase II - Triple Net	Research & Development / PD	6.79 Acre	6.79 Acre	760	Research and Development Center				
D2	Pinnacle Pass - 75 Mt. Hermon Road - John Kontoudakis	Commercial - Service	1.90 Acres	1.90 Acres	820*	Shopping Center	See * in legend. Concept plan only reviewed ("Preliminary Review").			
D3	4421 Scotts Valley Drive / Terrace View Drive - Many & Bhanu Soma	Commercial - Service	0.43 Acre	4,683 SF	820*	Shopping Center	See * in legend. No situs; APN 022-172-21			
E	City's General Plan Housing Element Sites (adopted in September 2007)									
E1	Bethany University (APN 23-022-08)	Public/Quasi Public (P/Q-P)	22 Units	22 Units	210	Duplexes on existing lots				
E2	Erba Lane / across from fire station - City of Scotts Valley	Residential - Multi-family (R-H)	11 Units	11 Units	230	Residential Condominium/Townhouse	high density 9 to 15 units/acre			
E3	La Madrona Rd / Allenitas Rd (APN 21-321-04) - Bei Scott Company	Residential - Multi-family (R-VH)	2.03 Acres	31-41 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E4	Mt. Hermon Rd (APN 22-151-08) - Greg Flowers	Residential - Multi-family (R-VH)	0.50 Acres	8-10 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E5	Mt. Hermon Rd (APN 22-151-07) - Mike Castle	Residential - Multi-family (R-VH)	0.86 Acres	13-17 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E6	Mt. Hermon Rd / Glen Canyon Rd (APN 21-151-03) - T & G Jaeger	Residential - Multi-family (R-VH)	1.10 Acres	15-20 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E7	Mt. Hermon Rd / Glen Canyon Rd (APN 21-151-04) - Richard Quinn	Residential - Multi-family (R-M-8)	0.57 Acres	3-5 Units	230	Residential Condominium/Townhouse	medium high density 5 to 9 units/acre			
E8	Mt. Hermon Rd / Glen Canyon Rd (APN 22-151-05) - Ellen McCombs	Residential - Multi-family (R-VH)	1.72 Acres	26-34 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E9	Mt. Hermon Rd / Glen Canyon Rd (APN 22-151-11) - J & B Duggan	Residential - Multi-family (R-VH)	1.10 Acres	16-22 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E10	Scotts Valley Drive / Mt. Hermon Rd (APN 22-162-69) - Apple Homes	Residential - Multi-family (R-M-6)	2.30 Acres	12-20 Units	230	Residential Condominium/Townhouse	medium high density 5 to 9 units/acre			
E10	Scotts Valley Drive / Mt. Hermon Rd (APN 22-162-74) - Apple Homes	Residential - Multi-family (R-M-6)	0.45 Acres	2-4 Units	230	Residential Condominium/Townhouse	medium high density 5 to 9 units/acre			
E11	Scotts Valley Drive / Mt. Hermon Rd (APN 22-732-48) - White Rabbit Assoc.	Residential - Multi-family (R-M-6)	0.94 Acres	5-9 Units	230	Residential Condominium/Townhouse	medium high density 5 to 9 units/acre			
E11	Scotts Valley Drive / Mt. Hermon Rd (APN 22-732-01) - White Rabbit Assoc.	Residential - Multi-family (R-M-6)	0.60 Acres	3-5 Units	230	Residential Condominium/Townhouse	medium high density 5 to 9 units/acre			
E12	Scotts Valley Drive / Dunslee Way (APN 22-451-01) - Patricia Norton	Commercial - Service	2.00 Acres	15-20 Units	230	Residential Condominium/Townhouse	very high density 15.1 to 20.0 units/acre			
E12	Scotts Valley Drive / Dunslee Way (APN 22-451-01) - Patricia Norton	Commercial - Service		10,890 SF	820*	Shopping Center	See * in legend.			
	Partial Legend/Notes									
*	Although ITE Code 814 (Specialty Retail Center) is the best description of expected use given location and parcel size, ITE Code 820 (Shopping Center) may be used because more traffic data is available with this code.									
PUD	Planned Unit Development									
PD	Planned Development									
SFD	Single family dwelling (R-1 zoning districts)									