

City of Scotts Valley - Cumulative Trip Generation List - July 26, 2017 (updated as needed by Planning Dept.) @ <a href="http://www.scottsvally.org/downloads/planning/Trip_List.pdf">http://www.scottsvally.org/downloads/planning/Trip_List.pdf</a>										
Map # or	Street Address - "Project Name" or Property Owner	APN	Property Owner / Developer	Existing Zoning	Given Size	Converted Size	ITE Code	ITE Description	Specific Description	Notes
<b>A</b>	<b>Approved Planning Permits (for new construction) - Building / Grading Permits Issued</b>									
A1	Lundy Lane - "Pinnacle View" Grading		Bill Brooks	Residential - Multi-family (R-VH)	20 units	20 units	230	Residential Condominium/Townhouse	All townhouses	
A2	300 Polo Ranch Rd - "The Grove" Grading (50 condos total)		City Ventures	Residential - Multi-family (R-VH)	4.32 acres	50 units	230	Residential Condominium/Townhouse	All TH-style condos	former Borland Phase II
A3	400 Polo Ranch Rd - "Polo Ranch" Grading (40 lots total)		Lennar Homes	Residential - SFD (R-1-10)	40 units	40 units	210	Detached Single-family Residence	All detached SFDs	
A4	11 Ridgecrest Drive - "Ridgecrest PUD"		Steve Beneden	Residential - SFD (R-R-2.5)	1 unit	1 unit	210	Detached Single-family Residence	All detached SFDs	
A5	4300 Scotts Valley Dr - "Tansy" (5 lots total)	022-861-21	Michael Tansy	Residential - Multi-Family (R-H)	5 units	5 units	230	Residential Condominium/Townhouse	All detached SFDs	
A5.a	4656 Scotts Valley Drive - "Anderson Pacific"		Anderson Pacific	Commercial - Service (C-S)	n/a	3,000 SF	710	General Office Building		
A6	5030 Scotts Valley Drive - "Lexington Hotel"		Merced Hospitality	Commercial - Service (C-S)	1.74 acres	119 rooms	310	Hotel		
A7	Silverwood Drive - "Monte Fiore"		n/a	Residential - SFD (R-1-40)	3 units	3 units	210	Detached Single-family Residence	All detached SFDs	aka Heritage Parks
A8	Timber Ridge Lane - "Timber Ridge" (4 lots total)		Chris Perri / Gerry Smith	Residential - SFD (R-R-2.5)	4 units	3 units	210	Detached Single-family Residence	All detached SFDs	
<b>B</b>	<b>Approved Planning Permits (for new construction) - Building / Grading Permits NOT Issued</b>									
B1	12 Blake Lane (3 lots total)		Scarborough Trust	Residential - Multi-Family (R-H)	3 units	3 units	230	Residential Condominium/Townhouse	2 attached; 1 detached	
B2	2923 Granite Creek Road - "Granite Creek Estates"		Hodges	Residential - SFD (R-1-40)	2 units	2 units	210	Detached Single-family Residence	All detached SFDs	
B3	Granite Creek Road - "Granite Creek Estates"		n/a	Residential - SFD (R-1-40)	1 unit	1 unit	210	Detached Single-family Residence	All detached SFDs	
B4	Meadow Way		Marlyn Bergman	Residential - SFD (R-1-10)	4 units	4 units	210	Detached Single-family Residence	All detached SFDs	
B5	Mt. Hermon Rd - "Town Center" Specific Plan & EIR		Multiple owners	Commercial - Service (C-S)	28 acres	100,000 SF 254 units	820 tbd	Shopping Center / Commercial Residential	tbd tbd	
B6	125 N. Navarra (1 new lot)		Tony Allbach	Residential - SFD (R-1-10)	1 unit	1 unit	210	Detached Single-family Residence	Detached SFD	
B7	26 Polo Heights Rd - "Polo Heights" (4 lots total)		G Smith / Chris Perri	Residential - SFD (R-R-2.5)	4 units	1 unit	210	Detached Single-family Residence	All detached SFDs	
B8	200 Polo Ranch Rd - "Marriott" Residence Inn		Coast Redwood Grp	Commercial - Service (C-S)	2.48 acres	120 rooms	310	Hotel	n/a	
B9	Ridgecrest Drive - "Ridgecrest PUD" (13 units total)		n/a	Residential - SFD (R-R-2.5/PD)	2 units	2 units	210	Detached Single-family Residence	All detached SFDs	
B11	Scotts Valley Dr / Dunslee Way - "Dunslee Way"	022-451-01	Marlyn Bergman & Scott Norton	Residential - Multi-Family (R-H) Commercial - Service (C-S)	2.35 acres 0.82 acre	25 units 5,000 SF	230 710	Residential Condominium/Townhouse General Office Building	All townhouses	
B12	Scotts Valley Dr@Bean Creek - "The Terrace" (19 lots total)	022-162-69	Chris Perri	Residential - Multi-family (R-M-6)	2.30 acres	19 units	230	Residential Condominium/Townhouse	All townhouses	
B12.a	4303-A Scotts Valley Dr - "Polo Ranch BMRs"		Lennar Homes	Residential - Multi-family (R-H)	6 units	6 units	230	Residential Condominium/Townhouse	2 condo triplexes	
B12.b	5311 Scotts Valley Dr - "Yoso Spa"		Adam Dahlen	Commercial - Service (C-S)	2,009 SF		tbd	New spa/wellness center @ Ivy's Porch		
B13	Silverwood Drive - "Monte Fiore"		n/a	Residential - SFD (R-1-40)	4 units	4 units	210	Detached Single-family Residence	All detached SFDs	aka Heritage Parks
B13.a	600 & 601 Lassen Park Dr - "Monte Fiore"		n/a	Residential - SFD (R-1-40)	2 units	2 units	210	Detached Single-family Residence	All detached SFDs	aka Heritage Parks
B14	Timber Ridge Lane - "Timber Ridge" (4 lots total)		Chris Perri / Gerry Smith	Residential - SFD (R-R-2.5)	4 units	1 unit	210	Detached Single-family Residence	All detached SFDs	
<b>C</b>	<b>Submitted Planning Permit Applications (for new construction) - Currently Being Processed / Not Approved</b>									

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C1	440 Kings Village Road - former "Aviza"		Joe Appendrodt	Light-Industrial (I-L)	12 acres	87 units	tbd	Residential Med-high 5-9units/acre	GPA/Rezone only	
C2	Nashua Drive - "Bergman MLD" (3 lots total)		Marlyn Bergman	Residential - Multi-family (R-M-6)		3 lots	210	Detached Single-family Residence	Subdivide 2 lots into 3	
C3	Scotts Valley Drive - "Bay Photo PD" Mixed-use	022-082-34 022-082-35	n/a	Commercial - Service (C-S)	40,637 SF	19 units	tbd	Apartments	2 buildings	
C4	4803 Scotts Valley Drive		Robert Kim	Commercial - Service (C-S)	6,125 SF	n/a	710	General Office Building		
						6 units	tbd	Apartments	All attached units	
<b>D</b>	<b>Major Vacant Lots - Planning Permit Applications Not Formally Submitted</b>									
D1	22 Blake Lane (6 lots total)		Maria Jensen	Residential - Multi-family (R-H)	6 units	6 units	230	Residential Condominium/Townhouse	All townhouses	
D2	3640 Glen Canyon Road - "Oak Creek Park" Mixed-use		Granum Partners	Commercial - Service (C-S)	tbd	tbd	tbd	Mixed use		
D3	La Madona Drive - "Fire Station" on teardrop parcel		SV Fire Protection District	Commercial - Service (C-S)	9,600 sf	9,600 sf	710	Fire Station - Public Service Agency	ITE code unconfirmed	
D4	La Madrona Drive - "Gateway South Site"		Brent Lee	Commercial - Service (C-S)	≈8+ acres	tbd	tdb	tdb	Former EIR for retail store	
D5	4421 Scotts Valley Drive / Terrace View Drive	022-172-21	M. Soma	Commercial - Service (C-S)	0.43 acre	tbd	820*	Shopping Center	n/a	
D6	112 Vinehill School Road	023-121-25	n/a	Residential - Multi-family (R-M-6)	0.76 acre	3 units	210	Detached Single-family Residence	All detached SFDs	
<b>E</b>	<b>General Plan Housing Element Sites (years 2009-2014)</b>									
	Note: Unit numbers are imperical and do not reflect practical development									
E1	Erba Lane / across from Fire District Station	022-481-01	City of Scotts Valley	Residential - Multi-family (R-H)	11 units	11 units	230	Residential Condominium/Townhouse	9.0 to 15.0 units/acre	
E2	La Madrona Road / Altenitas Road	021-321-04	Bei Scott Co.	Residential - Multi-family (R-VH)	2.03 acres	31-41 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
E3	Mt. Hermon Road	022-151-08	Greg Flowers	Residential - Multi-family (R-VH)	0.50 acres	8-10 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
E4	Mt. Hermon Road	022-151-07	Mike Castle	Residential - Multi-family (R-VH)	0.86 acres	13-17 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
E5	Mt. Hermon Road / Glen Canyon Road	021-151-03	T & G Jaeger	Residential - Multi-family (R-VH)	1.10 acres	15-20 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
E6	Mt. Hermon Road / Glen Canyon Road	021-151-04	Richard Quinn	Residential - Multi-family (R-M-8)	0.57 acres	3-5 units	230	Residential Condominium/Townhouse	5 to 9 units/acre	
E7	Mt. Hermon Road / Glen Canyon Road	022-151-05	Ellen McCombs	Residential - Multi-family (R-VH)	1.72 acres	26-34 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
E8	Mt. Hermon Road / Glen Canyon Road	022-151-11	J & B Duggan	Residential - Multi-family (R-VH)	1.10 acres	16-22 units	230	Residential Condominium/Townhouse	15.1 to 20.0 units/acre	
	<b>Legend &amp; Notes</b>									
*	Although ITE Code 814 (Specialty Retail Center) is the best description of expected use given location and parcl size, ITE Code 820 (Shopping Center) may be used because more traffic data is available with this code.									
n/a	Not applicable or not available at the time									
PD	Planned Development									
PUD	Planned Unit Development									
SFD	Single Family Dwelling (R-1 zoning districts)									
tbd	To be determined									
TH	Townhouse									