

July 28, 2015

Taylor Bateman  
City of Scotts Valley, Planning Department  
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Scotts Valley, CA 95066  
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Re: Comments on The Terrace at Scotts Valley Planned Development Mitigated Negative Declaration

Dear Mr. Bateman:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) with the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments:

- The air quality analysis discussion starting on page 10 only addresses construction impacts and does not address potential impacts from project operation. The operational emissions should be compared to the Air District's CEQA thresholds to evaluate significance. You can use the CalEEMod model to estimate project emissions to compare to the thresholds (available for download here: [www.caleemod.com](http://www.caleemod.com)). Alternatively, you can use the screening Table 5-4 in the Air District's CEQA Guidelines to support the conclusion that based on the size of the project, operational emissions would have a less than significant impact on air quality. The Air District's CEQA Guidelines are available to download here: [http://mbuapcd.org/pdf/CEQA\\_full%20\(1\).pdf](http://mbuapcd.org/pdf/CEQA_full%20(1).pdf).
- The Air District recommends installing electric vehicle charging stations in common parking areas or at a minimum, stub out for 220/240 volt connections for later installation of electric vehicle charging stations.

Please let me know if you have any questions. I can be reached at (831) 647-9418 ext. 227 or [aclymo@mbuapcd.org](mailto:aclymo@mbuapcd.org).

Best Regards,



Amy Clymo  
Supervising Air Quality Planner

cc: David Frisbey/MBUAPCD