



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY, PLANNING DIRECTOR

www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3511.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

PROJECT: Paul Minnie Mixed Use

APP #: 181170

APN: 026-043-14

PROJECT DESCRIPTION: The proposal is to demolish an existing single-family dwelling and associated outbuildings and to construct two 1,413 square foot professional office buildings and a separate 7,115 square foot residential building containing 15 for-rent apartments, ranging in size from 445 to 680 square feet, and to grade approximately 368 cubic yards of grading. This requires the approval of a Commercial Development Permit.

PROJECT LOCATION: The project is located on the east side of Paul Minnie Avenue (2606 Paul Minnie Avenue) approximately 150 feet south of the intersection with Soquel Avenue and within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

APPLICANT/OWNER: Dave Smith for Dave Smith, PM Investors LLC

PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480

EMAIL: Lezanne.Jeffs@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: February 19, 2019 through March 11, 2019

This project will be considered at a public hearing before the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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KATHLEEN MOLLOY, PLANNING DIRECTOR

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MITIGATED NEGATIVE DECLARATION

Project: Paul Minnie Mixed Use

APPLICATION #: 181170

APN: 026-043-14

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Owner: Dave Smith, PM Investors LLC

Applicant: Dave Smith

Staff Planner: Lezanne Jeffs, (831) 454-2480

Email: Lezanne.Jeffs@santacruzcounty.us

This project will be considered at a public hearing before the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project

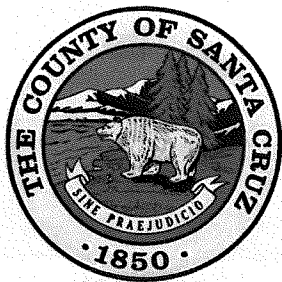
California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: March 11, 2019

Date: _____

STEPHANIE HANSEN, Environmental Coordinator
(831) 454-3112



County of Santa Cruz

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KATHLEEN MOLLOY, PLANNING DIRECTOR

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: January 17, 2019

Application Number: 181170

Project Name: Paul Minnie Mixed Use

Staff Planner: Lezanne Jeffs

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Dave Smith

APN(s): 026-043-14

OWNER: Dave Smith,
PM Investors LLC.

SUPERVISORAL DISTRICT: First District

PROJECT LOCATION: The project is located on the east side of Paul Minnie Avenue (2606 Paul Minnie Avenue) approximately 150 feet south of the intersection with Soquel Avenue and within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

SUMMARY PROJECT DESCRIPTION: The proposal is to demolish an existing single-family dwelling and associated outbuildings and to construct two 1,413 square foot professional office buildings and a separate 7,115 square foot residential building containing 15 for-rent apartments, ranging in size from 445 to 680 square feet, and to grade approximately 368 cubic yards of grading. This requires the approval of a Commercial Development Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Wildfire |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- Hydrology/Water Supply/Water Quality Mandatory Findings of Significance
 Land Use and Planning

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- General Plan Amendment Coastal Development Permit
 Land Division Grading Permit
 Rezoning Riparian Exception
 Development Permit LAFCO Annexation
 Sewer Connection Permit Other:

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
None required	N/A

CONSULTATION WITH NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1

No California Native American tribes traditionally and culturally affiliated with the area of have requested consultation pursuant to Public Resources Code section 21080.3.1.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

STEPHANIE HANSEN, Environmental Coordinator

Date

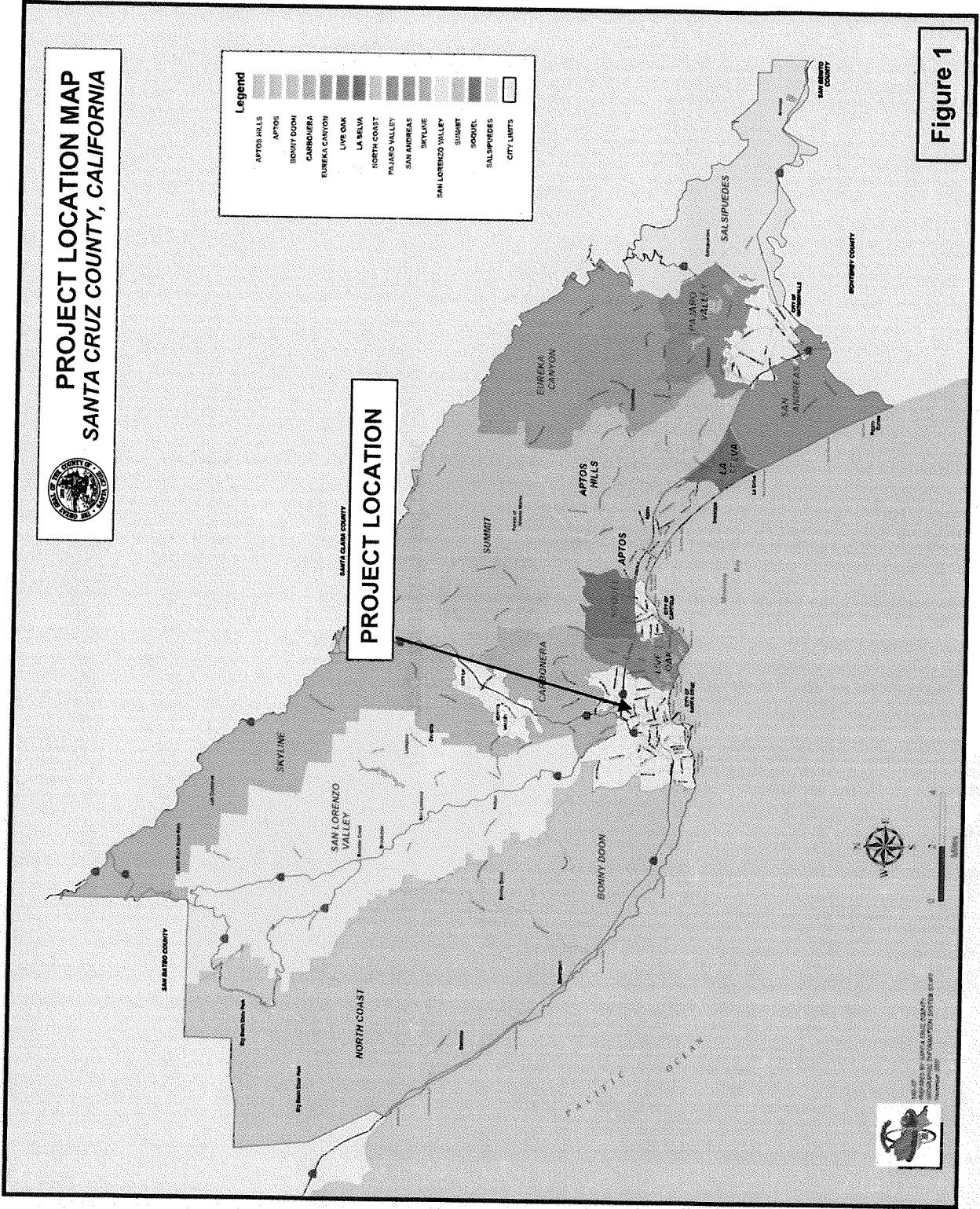


Figure 1



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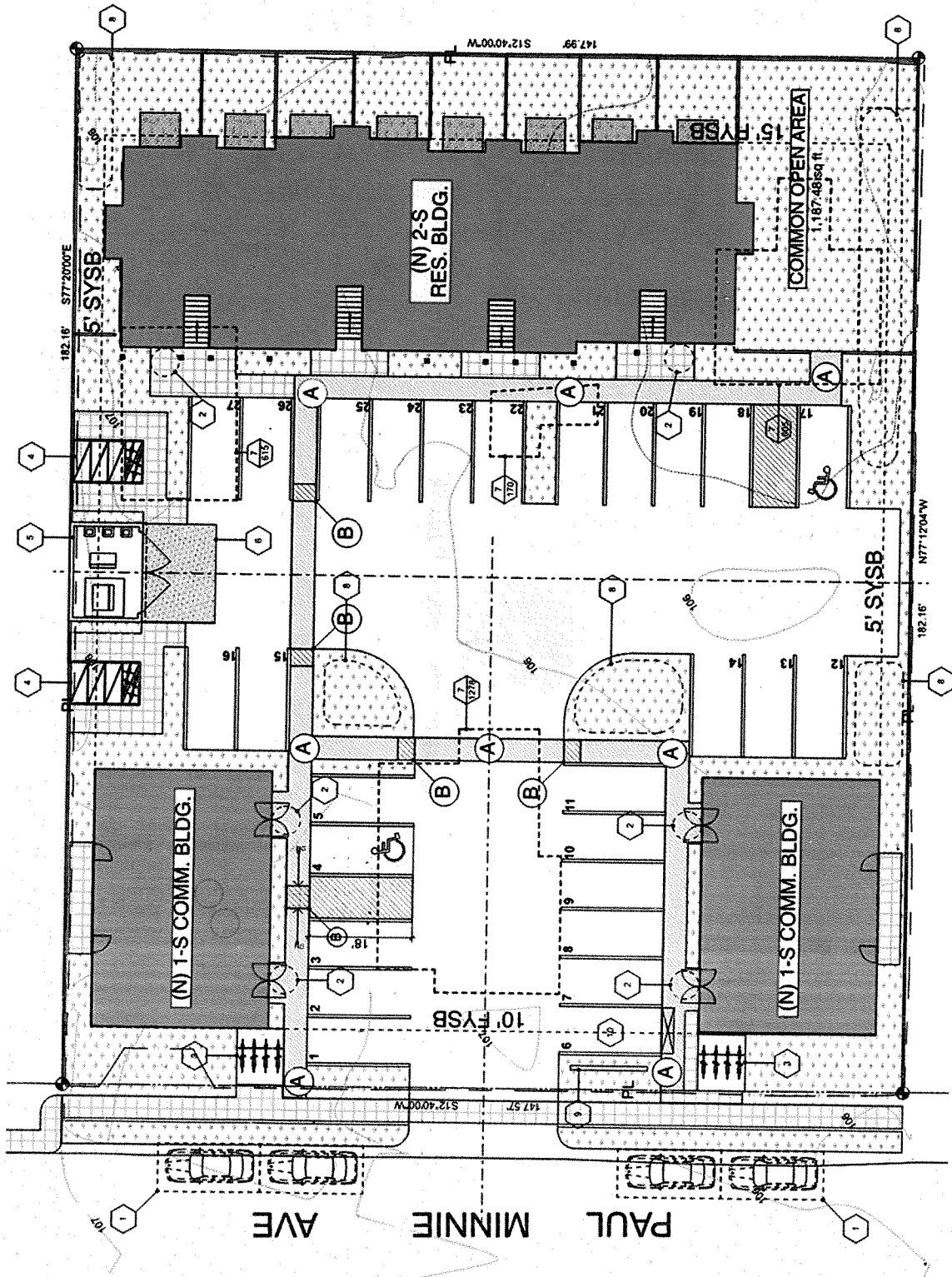


Figure 2

Project Site Plan

Paul Minnie Mixed Use

Application Number: 181170



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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 26,919 square feet
 Existing Land Use: Residential
 Vegetation: Yard area/disturbed grassland
 Slope in area affected by project: 0 - 30% 31 - 100% N/A
 Nearby Watercourse: Arana Gulch (Perennial stream) / Unnamed channel/culvert
 Distance To: 1,630 feet / 200 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Not Mapped	Fault Zone:	Not Mapped
			Northern 1/3
Groundwater Recharge:	Not Mapped	Scenic Corridor:	mapped in Hwy.
			1 Scenic
			Corridor
Timber or Mineral:	Not Mapped	Historic:	No historic
			structures
Agricultural Resource:	Not Mapped	Archaeology:	Not Mapped
Biologically Sensitive Habitat:	None identified	Noise Constraint:	None
Fire Hazard:	Not Mapped	Electric Power Lines:	None
Floodplain:	Not Mapped	Solar Access:	Adequate
Erosion:	Not Mapped	Solar Orientation:	Adequate
Landslide:	None Mapped	Hazardous Materials:	None
	low potential		
Liquefaction:	Mapped "Low"	Other:	No

SERVICES:

Fire Protection:	Central Fire Protection District	Drainage District:	Zone 5
School District:	Live Oak School District	Project Access:	Paul Minnie Avenue
Sewage Disposal:	Santa Cruz County Sanitation Department	Water Supply:	City of Santa Cruz Water Department

PLANNING POLICIES:

Zone District:	PA (Professional and Administrative Office)	Special Designation:	None
General Plan:	C-O (Commercial Office)		
Urban Services Line:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	
Coastal Zone:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside	

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

PROJECT BACKGROUND:

The subject property is located on the east side of Paul Minnie Avenue, approximately 190 feet south of Soquel Avenue, which serves as a frontage road running south of and parallel to Highway 1 (Figure 1). The parcel is approximately 26,919 square feet (0.63 acre) in size and is zoned PA (Professional and Administrative Office), which is consistent with the General Plan Land Use designation of Commercial Office (C-O). The project site is currently developed with a 1,260 square foot dwelling that was constructed in 1909, two dilapidated non-habitable accessory structures (garage and storage building) and several small sheds. Because the dwelling on this parcel was constructed over 100 years ago the historic significance of the property was evaluated in 2007 but was determined not to meet the criteria for inclusion in the Santa Cruz County Inventory of Historic Resources. In 2015, the property was reevaluated by historic consultant Anthony Kirk and again determined not to qualify for listing as a historic resource.

DETAILED PROJECT DESCRIPTION:

The project is for a mixed-use development consisting of two free-standing commercial office buildings of approximately 1,413 square feet each, and one free-standing residential building of 7,115 square feet (Figure 2). The residential building will contain 15 apartment units.

The project has been designed in accordance with County Code section 13.10.332 "Commercial Uses Chart," which allows for the construction of residential units within the PA (Professional and Administrative Office) zone district based upon the density standards for the Urban High Residential General Plan designation. Applying these standards, a total of 10 units could be constructed. For the project a density bonus of 35% has been requested pursuant to California Government Code sections Section 65915-65918 and County Code chapter 17.12. The density bonus would allow for the construction of 15 units subject to the provision that 11% of the base units must be available to rent for very low-income households. The project contains two units (18% of the base units) that would be affordable to very low-income households. Based on a request for a waiver of County Code section 13.10.332 and General Plan policy 2.12.3, which limit the amount of residential space in a mixed-use development to no more than 50% of the total project floor area (or 67% of total floor area if the project is 100% affordable), the residential portion of the project would constitute 71.57% of the total floor area of the development.

The proposed apartments will be small efficiency units, ranging in size from 445 to 680 square feet, 14 of which would have one bedroom and one that would have two bedrooms. Apartments on the lower floor would each have a patio and private yard area, upper floor units would all have private decks. In addition, an approximately 1,200 square foot landscaped garden area with tables, seating and a barbecue, would be constructed at the southeastern corner of the parcel, for use by both the commercial and residential tenants.

In conformance with County Code sections 13,10,552 "Schedule of off-street parking space requirements" and 17.12.090 "Parking [for density bonus projects]", the project will provide 28 parking spaces for shared use by the office and residential uses. In addition, there will be 18 secured bicycle parking spaces for the residential units and 4 bicycle spaces for the commercial buildings. Four on-street parking spaces will also be available on Paul Minnie Avenue in front of the property. The proposed parking area is proposed to be located in the center of the site and would be accessed directly from Paul Minnie Avenue via a 26-foot wide two-way driveway.

The existing site is roughly level and therefore the project will not require any significant change to the existing landform. However, because the topmost 18 inches of the existing soil at the site has been identified as poorly consolidated and therefore unsuitable to support paving or foundations, approximately 368 cubic yards of grading, including over-excavation and compaction, will be required to prepare the site for the proposed mixed-use project. To screen and soften the proposed development, new landscaping is proposed throughout the project site. The proposed landscape plan includes planting of a total of 16 new trees, including four large canopy street trees (London Plane) along the Paul Minnie Avenue frontage, with additional native and drought tolerant tree species throughout the site, together with new shrubs, vines and perennials.

This application is for a Commercial Development Permit.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

Except as provided in Public Resources Code section 21099, would the project:

1. Have a substantial adverse effect on a scenic vista?

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994) or obstruct any public views of these visual resources. In addition, as described at III.A.2. below, the site would not be visible in views from Highway 1, a County-designated scenic road. Therefore, no impact is anticipated.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion: Although the northern property boundary of the project site is located approximately 165 feet south of Highway 1, a County designated scenic road, and the northern one-third of the parcel is mapped within the Highway 1 scenic corridor, the proposed mixed-use project will not be visible from the scenic road. This is because, adjacent to the project site, the highway has been cut into the original grade such that the travelled roadway is approximately 10 feet lower than the surrounding land. Therefore, there are no open views of the adjacent neighborhoods from the highway since sight lines are mostly contained within the road corridor. In addition, there are trees and other vegetation along the sloped shoulder of the highway and existing buildings developed along the south side of Soquel Avenue that further restrict views of the project site from the road. Therefore, the project would have no impact on scenic vistas from Highway 1.

3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Discussion: The project would be located in an urbanized area on the east side of Paul Minnie Avenue on a commercially zoned parcel that lies between 80 feet and 230 feet south of Soquel Avenue, a frontage road running immediately south of and parallel to Highway 1. The southern side of Soquel Avenue is developed with a variety of one and two-story commercial buildings that have a wide variety of architectural styles. Adjacent to the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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site, at the eastern corner of Paul Minnie Avenue and Soquel Avenue, is a parcel developed with a newer two-story office building and a one-story structure, also used as an office, that was formerly a residence. Opposite the project site on Paul Minnie Avenue, extending southwards from the western corner of Soquel Avenue, there is a large one-story commercial building used as a rehabilitation center. South of the project site, Paul Minnie Avenue is zoned for residential uses and is developed with a variety of one and two-story homes. The project, which includes two small one-story office buildings adjacent to Paul Minnie Avenue and a 15-unit, two-story residential building located at the rear of the parcel is compatible with the adjacent commercial and residential uses and has been designed and landscaped so as to fit into this setting. The project is designed to be consistent with County Code sections that regulate height, bulk, density, setback, landscaping, and design of new structures in the County, including County Code Chapter 13.11, Site, Architectural and Landscape Design Review, including all applicable design guidelines. Therefore, the impact of the proposed development is expected to be less than significant.

4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion: The project would contribute an incremental amount of night lighting to the visual environment. However, the following project conditions would reduce this potential impact to a less than significant level: All site, building, security and landscape lighting would be directed onto the site and away from adjacent properties. Light sources have been designed and located to not be visible from adjacent properties and would be shielded by landscaping, structures, fixture design or some other physical means. Building and security lighting has been designed to be integrated into the building design and the lighted parking and circulation areas would utilize low-rise light standards with a maximum height of 15 feet.

The site is surrounded to the north, east and west by parcels zoned for commercial uses that do not typically operate during nighttime hours. Although there is a rehabilitation center opposite the project site, this would not be adversely affected by nighttime lighting from the project site because the two proposed office buildings would not be in use during evening or nighttime hours and therefore would not generate additional nighttime ambient light. Additionally, landscaping and tree planting along the project frontage would further shield the facility. Residential properties to the south and a nonconforming single-family dwelling that lies immediately to the east of the proposed development would be shielded from the potential impact of lighting at the site, including indirect light emanating from the upper level residential units, by trees planted along the eastern property boundary within the rear yards, by tree planting in the common open-space in the southeastern corner of the development and by trees and other planting at the southern end of the parking area. Therefore, less-than-significant impacts are anticipated.

B. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is located within the Urban Services Line and does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned PA (Professional and Administrative Office) which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project is not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations. No impact would occur from project implementation.

4. Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion: No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3 above. No impact is anticipated.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion: The project site and surrounding area within a radius of 1.75 miles does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within 1.9 miles of the project site. Therefore, no impacts are anticipated.

C. AIR QUALITY

The significance criteria established by the Monterey Bay Air Resources District (MBARD) has been relied upon to make the following determinations. Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion: : The project would not conflict with or obstruct any long-range air quality plans of the MBARD. Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the plans, impacts to air quality plan objectives are less than significant. See C-2 below.

General estimated basin-wide construction-related emissions are included in the MBARD emission inventory (which, in part, form the basis for the air quality plans cited below) and are not expected to prevent long-term attainment or maintenance of the ozone and particulate matter standards within the North Central Coast Air Basin (NCCAB). Therefore, temporary construction impacts related to air quality plans for these pollutants from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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project would be less than significant, and no mitigation would be required, since they are presently estimated and accounted for in the District's emission inventory, as described below. No stationary sources would be constructed that would be long-term permanent sources of emissions.

The demolition of the existing residential buildings would be subject to all applicable rules and a notification to the MBARD. Prior to the commencement of work, a survey for asbestos would be required and written notification for asbestos removal and/or demolition would be provided 10 working days prior to commencing any regulated activities. Therefore, less-than-significant impacts are anticipated.

2. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Discussion: Santa Cruz County is located within the NCCAB, which does not meet state standards for ozone (reactive organic gases [ROGs] and nitrogen oxides [NOx]) and fine particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors and PM₁₀.

Ozone is the main pollutant of concern for the NCCAB. The primary sources of ROG within the air basin are on- and off-road motor vehicles, petroleum production and marketing, solvent evaporation, and prescribed burning. The primary sources of NOx are on- and off-road motor vehicles, stationary source fuel combustion, and industrial processes. In 2010, daily emissions of ROGs were estimated at 63 tons per day. Of this, area-wide sources represented 49%, mobile sources represented 36%, and stationary sources represented 15%. Daily emissions of NOx were estimated at 54 tons per day with 69% from mobile sources, 22% from stationary sources, and 9% from area-wide sources. In addition, the region is "NOx sensitive," meaning that ozone formation due to local emissions is more limited by the availability of NOx as opposed to the availability of ROGs (MBUAPCD, 2013b).

PM₁₀ is the other major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. The majority of all NCCAB exceedances occur at these coastal sites where sea salt is often the main factor causing exceedance. In 2005 daily emissions of PM₁₀ were estimated at 102 tons per day. Of this, entrained road dust represented 35 percent of all PM₁₀ emission, windblown dust 20%, agricultural tilling operations 15%, waste burning 17%, construction 4%, and mobile sources, industrial processes, and other sources made up % (MBUAPCD, 2008).

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of ROGs or NOx would exceed MBARD thresholds for these

pollutants; and therefore, there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short term, localized decrease in air quality due to generation of PM₁₀. However, standard dust control best management practices (BMPs), such as periodic watering, would be implemented during construction to avoid significant air quality impacts from the generation of PM₁₀. Impacts would be less than significant.

3. Expose sensitive receptors to substantial pollutant concentrations?

Discussion: Where construction activity occurs in proximity to long-term sensitive receptors, a potential could exist for unhealthful exposure of those receptors to diesel exhaust, including residential receptors. The project is located in the community of Live Oak and sensitive receptors (residential) would be as close as 5 feet to the south and east property boundaries of the project area. In addition, there is an in-patient rehabilitation center located opposite the project site, approximately 80 feet from the western property boundary. Emissions from construction of the project represent temporary impacts that are typically short in duration. However, diesel exhaust contains substances (DPM, toxic air contaminants [TACs], mobile source air toxics [MSATs]) that are suspected carcinogens, along with pulmonary irritants and hazardous compounds, which may affect sensitive receptors such as young children, senior citizens, or those susceptible to respiratory disease.

However, since only minimal grading is proposed in association with the project and because the site is only 0.63 acre in size, the daily emissions would be well below the threshold of significance determined by the MBARD. Table 1 summarizes the threshold of significance for construction activities.

Activity	Potential Threshold*
Construction site with minimal earthmoving	8.1 acres per day
Construction site with earthmoving (grading, excavation)	2.2 acres per day

*Based on Midwest Research Institute, Improvement of Specific Emission Factors (1995). Assumes 21.75 working weekdays per month and daily watering of site.

Note: Construction projects below the screening level thresholds shown above are assumed to be below the 82 lb/day threshold of significance, while projects with activity levels higher than those above may have a significant impact on air quality. Additional mitigation and analysis of the project impact may be necessary for those construction activities.

Source: Monterey Bay Unified Air Pollution Control District, 2008.

Further, due to the intermittent and short-term temporary nature of construction activities, emissions of DPM, TACs, or MSATs would not be sufficient to pose a significant risk to sensitive receptors from construction equipment operations during the course of the project; therefore, impacts are expected to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Discussion: California ultralow sulfur diesel fuel with a maximum sulfur content of 15 parts per million by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). Therefore, no objectionable odors are anticipated from construction activities associated with the project, and no mitigation measures would be required. The project would not create objectionable odors affecting a substantial number of people; therefore, impacts are expected to be less than significant.

D. BIOLOGICAL RESOURCES

Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?

Discussion: The project site is an existing developed site within the urbanized area of Santa Cruz County and is not mapped as being within an area containing biotic resources. Although area-wide mapping provided by the California Natural Diversity Database (CNDDDB), maintained by the California Department of Fish and Wildlife, shows that special status plant or animal species have previously been reported in the vicinity of the project site, none of the species that are listed are likely to be present at the project site. The listed species include yellow rail (*Coturnicops noveboracensis*), a specimen that is now presumed extant but that was sighted in 1905 in the locality of "Locks Swamp," "Locks Marsh," or "Locks Ranch, Graham Hill." The exact location of the sighting has not been identified but was likely in vicinity of modern-day Graham Hill Road, a minimum of 2.4 miles west of the project site. Other listed species include white-rayed pentachaeta (*Pentachaeta bellidiflora*) which has been found along beach cliffs near Santa Cruz, however the project site is located approximately 1.8 miles inland, and Zayante band-winged grasshopper (*Trimerotropis infantilis*) that is known to inhabit only areas with Zayante sandy soils in the Zayante Sandhills region. The project site is underlain by thinly layered clayey sand and sandy clay soils that are not suitable for Sandhills habitats and species, and there are no outcroppings of Zayante sandy soils in the vicinity of the parcel. Therefore, the lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area. The absence of special status plant or animal species has also been confirmed, based upon

site observations, by the County of Santa Cruz Resource Planner for this area of the County.

The project area does not provide potential nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act as the parcel is currently a disturbed yard area with grass that does not contain any trees. Therefore, no impact to sensitive or special status species will occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>2. <i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no mapped or designated riparian areas or sensitive biotic communities on or adjacent to the project site; therefore, no impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>3. <i>Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no mapped or designated wetlands on or adjacent to the project site. Therefore, no impact would occur from project implementation.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>4. <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not involve any activities that would interfere with the movements or migrations of fish or wildlife or impede use of a known wildlife nursery site.

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| <p>5. <i>Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not conflict with any local policies or ordinances.

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| 6. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Produce nighttime lighting that would substantially illuminate wildlife habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is located in an urbanized area and is surrounded by existing commercial and residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site. No impact would occur.

E. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing structures on the property are not designated as a historic resource on any federal, state or local inventory. This property was evaluated in 2007 and determined not to meet the criteria for inclusion in the Santa Cruz County Inventory of Historic Resources and was assigned a rating of NR-6. In 2015, the property was reevaluated by historic consultant Anthony Kirk and again determined not to qualify for listing as a historic resource. As a result, no impact to historical resources would occur from project implementation.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No archaeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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comply with the notification procedures given in County Code Chapter 16.40.040. No impact is anticipated.

3. *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Discussion: No archaeological resources, including the potential for disturbance to human remains, have been identified in the project area. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established. No impact is anticipated.

F. ENERGY

Would the project:

1. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Discussion: The project, like all development, would be responsible for an incremental increase in the consumption of energy resources during site grading and construction due to onsite construction equipment, materials processing, and potential traffic delays. These impacts would occur at different levels throughout the construction phase; their frequency and occurrence can be reduced through innovations in plans and specifications and by implementing better traffic management during construction phases. In addition, all project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

Once constructed, consumption of energy will be minimal, as the project involves multifamily and office uses. Compliance with the CALGreen, the State of California's green building code, will ensure the energy efficiency of the buildings. In addition, as of 2018, residents and businesses in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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the County were automatically enrolled in Monterey Bay Community Power's community choice energy program, which provides locally controlled, carbon-free electricity delivered on existing transmission lines. Also, the location of this project is within an existing urbanized neighborhood with close access to Highway 1 and transit, which will help to reduce automobile usage. As a result, impacts will be less than significant.

2. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Discussion: The Association of Monterey Bay Area Governments' (AMBAG's) 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) recommends policies that achieve statewide goals established by CARB, the California Transportation Plan 2040, and other transportation-related policies and state senate bills. The SCS element of the MTP targets transportation-related GHG emissions in particular, which can also serve to address energy use by coordinating land use and transportation planning decisions to create a more energy efficient transportation system.

The Santa Cruz County Regional Transportation Commission (SCCRTC) prepares a County-specific regional transportation plan (RTP) in conformance with the latest AMBAG MTP/SCS. The 2040 RTP establishes targets to implement statewide policies at the local level, such as reducing vehicle miles traveled and improving speed consistency to reduce fuel consumption.

In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) is focused on reducing the emission of greenhouse gases, which is dependent on increasing energy efficiency and the use of renewable energy. The strategy intends to reduce energy consumption and greenhouse gas emissions by implementing a number of measures such as reducing vehicle miles traveled (VMT) through County and regional long-range planning efforts, increasing energy efficiency in new and existing buildings and facilities, increasing local renewable energy generation, reducing energy use for water supply through water conservation strategies, and providing infrastructure to support zero and low emission vehicles that reduce gasoline and diesel consumption, such as plug in electric and hybrid plug in vehicles that reduce.

In addition, the Santa Cruz County General Plan has historically placed a priority on "smart growth" by focusing growth in the urban areas through the creation and maintenance of an urban services line. Objective 2.1 directs most residential development to the urban areas, limits growth, supports compact development, and helps reduce sprawl. The Circulation Element of the General Plan further establishes a more efficient transportation system

through goals that promote the wise use of energy resources, reduce vehicle miles traveled, and enhance transit and active transportation options.

The project will be consistent with the AMBAG 2040 MTP/SCS and the SCCRTC 2040 RTP. The project would also be required to comply with the Santa Cruz County General Plan and any implemented policies and programs established through the CAS. In addition, the project design would be required to comply with CALGreen, the state of California's green building code, to meet all mandatory energy efficiency standards. Therefore, the project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency, and there will be no impact.

G. GEOLOGY AND SOILS

Would the project:

1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 9 miles southeast of the San Andreas fault zone, approximately 6 miles southeast of the Zayante-Vergeles fault zone, approximately 8.8 miles northwest of the Monterey Bay fault zone and approximately 11.8 miles east-southeast of the San Gregorio fault zone. While the San

Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or state mapped fault zone. A geotechnical investigation for the project was performed by Dees and Associates, Inc., dated December 2017 (Attachment 3). The report specified ground motion parameters for the project site, based upon the USGS Ground Motion Parameter Calculator, which are required to be used in the design of the foundation of the proposed structure. The report concluded that, if the foundation of the structure is designed in accordance with the 2016 California Building Code using the specified ground motion parameters, the proposed structures, should react well to strong seismic shaking. Therefore, impacts would be less than significant.

Liquefaction occurs when saturated fine-grained sands, silts and sensitive clays are subject to shaking during an earthquake and the water pressure within the pores builds up leading to a loss of strength. According to the County of Santa Cruz GIS Mapping, "Map Showing Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, CA" (Dupre, W.R., 1975), the project is located in an area of low liquefaction potential. The geotechnical report also concluded that there is a low potential for liquefaction to affect the proposed development due to the lack of groundwater table and consistency of the subsoils.

As confirmed by the geotechnical report, there is a very low potential for landslides to affect the proposed development, since the site is nearly level and there are no slopes in the project vicinity. The geotechnical report has been reviewed and accepted by Environmental Planning staff (Attachment 4). No impact is anticipated.

2. Result in substantial soil erosion or the loss of topsoil?

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the site is nearly level and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan (*Section 16.22.060 of the County Code*), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts from soil erosion or loss of topsoil would be considered less than significant.

3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially

result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Discussion: As discussed above, the site is not subject to landslides or liquefaction. The site is also not subject to lateral spreading or subsidence, which are phenomena typically associated with particular soil types and groundwater conditions (see Attachment 3). However, the geotechnical report did identify that the top 18 inches of soil at the site is loose and not suitable for foundation or pavement support in its present condition. To counteract this, the geotechnical report specifies that the top 18 inches of soil should be compacted over all areas where paving or asphalt is proposed and that either, foundations are deepened to penetrate the loose soil, or that loose soils are removed and replaced with engineered fill to a depth of at least 18 inches below the base of proposed foundations and should extend at least three feet beyond the foundation in all directions. In addition, roof runoff is required to be directed away from foundations and the ground surface must be sloped so that storm runoff is not allowed to flow or pond adjacent to foundations. Areas of pavements are also required to be designed to direct runoff to suitable collection points and then discharged off-site in accordance with applicable codes and regulations. All recommendations contained in the geotechnical report, as set out above, will be implemented to reduce this potential hazard to a less than significant level.

4. *Be located on expansive soil, as defined in section 1803.5.3 of the California Building Code (2016), creating substantial direct or indirect risks to life or property?*

Discussion: Although the site is mapped as being in an area of potentially expansive soils, the geotechnical report for the project did not identify any elevated risk associated with expansive soils. Therefore, the impacts would be less than significant.

5. *Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

Discussion: No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project. No impact is anticipated.

6. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: No unique paleontological resources or unique geologic features are known to occur in the vicinity of the project. No impact is anticipated.

H. GREENHOUSE GAS EMISSIONS

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion: The project, like all development, would be responsible for an incremental increase in greenhouse gas emissions by usage of fossil fuels during the site grading and construction. Santa Cruz County has recently adopted a CAS intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long-range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipment would be required to comply with the CARB emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in greenhouse gas emissions are expected to be less than significant.

Permanent operational project emissions would primarily be associated with vehicle trips, energy use, and waste generation. MBARD has not adopted standards for greenhouse gas emissions but has considered a threshold of 2,000 metric tons per year. The emissions associated with the project are expected to be minimal, far less than the 2,000 metric tons per year standard. Therefore, the impact would be less than significant.

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion: See the discussion under H-1 above. No significant impacts are anticipated.

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion: The project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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during construction, fuel would be used at the project site. In addition, fueling may occur within the limits of the staging area proposed to be located in the central portion of the site. Best management practices would be used to ensure that no impacts would occur. Impacts are expected to be less than significant.

2. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Please see discussion under I-1 above. Project impacts would be considered less than significant.

3. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Green Acres Elementary School is located at 966 Bostwick Lane, Santa Cruz, approximately 700 feet southwest of the project site. Although fueling of equipment is likely to occur within the staging area, best management practices would be implemented. No impacts are anticipated.

4. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not included on the December 3, 2018, list of hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5. No impacts are anticipated from project implementation.

5. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project is not located within two miles of a public airport or public use airport. No impact is anticipated.

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| 6. <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation Plan would occur from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not located in a Fire Hazard Area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

J. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. Furthermore, no commercial or industrial activities are proposed that would generate a substantial amount of contaminants. The parking and driveway associated with the project would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway and parking area. It is also possible that runoff from this project may contain very small amounts of household contaminants. Potential siltation from the project would be addressed through implementation of erosion control BMPs. No water quality standards or waste discharge requirements would be violated, nor would the project degrade ground water quality. Impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

project may impede sustainable groundwater management of the basin?

Discussion: The project would obtain water from the City of Santa Cruz. Although the project would incrementally increase water demand, the City's Water Department has indicated that adequate supplies are available to serve the project (Attachment 5). The project is not located in a mapped groundwater recharge area and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin. Impacts would be less than significant.

3. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

A. <i>result in substantial erosion or siltation on- or off-site;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. <i>substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. <i>create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. <i>impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project is not located near any watercourses and would not alter the existing overall drainage pattern of the site or substantially change off-site drainage. Department of Public Works (DPW) Drainage Section staff has reviewed and approved the proposed drainage plan. Drainage calculations prepared by RI Engineering, Inc., dated April 2, 2018, have been reviewed for potential drainage impacts and accepted by the DPW Drainage Section staff, subject to a condition of approval that a culvert that lies downstream from the project site, be repaired to ensure continued capacity of the existing drainage system to accept runoff. The calculations show that the project will result in approximately 17,000

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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square feet of impervious area being created or replaced. The project is therefore considered a Large Project by the Public Works Design Criteria and is subject to site design and runoff reduction measures and a requirement that stormwater pollutants of concern and stormwater discharge rates and volumes be minimized. The runoff rate from the property would be controlled by on-site detention measures which include a three-foot diameter closed detention system with orifice restriction, two bio-retention facilities, the use of porous pavers for all parking areas and numerous landscape areas. DPW staff have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. The proposed on-site storm water detention improvements would be adequate to handle runoff associated with the project and storm water release from the site, which is proposed via a new pipe running eastwards along Mansfield Street from the southeastern corner of the site to connect with an existing storm drain, would comply with, or exceed, the County Design Criteria standards. Refer to responses J-1 for discussion of urban contaminants and/or other polluting runoff. Impacts would be considered less than significant.

4. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Discussion: According to the FEMA National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area. Therefore, the project would not impede or redirect flood flows. No impact would occur.

There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a teletsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

A greater risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010).

The project site is located approximately 1.8 miles inland, approximately 0.7 to 1.2 miles beyond the effects of a tsunami. In addition, no impact from a seiche or mudflow is anticipated. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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5. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Discussion: All County water agencies are experiencing a lack of sustainable water supply due to groundwater overdraft and diminished availability of streamflow. Because of this, coordinated water resource management has been of primary concern to the County and to the various water agencies. As required by state law, each of the County’s water agencies serving more than 3,000 connections must update their Urban Water Management Plans (UWMPs) every five years, with the most recent updates completed in 2016.

County staff are working with the water agencies on various integrated regional water management programs to provide for sustainable water supply and protection of the environment. Effective water conservation programs have reduced overall water demand in the past 15 years, despite continuing growth. In August 2014, the Board of Supervisors and other agencies adopted the Santa Cruz Integrated Regional Water Management (IRWM) Plan Update 2014, which identifies various strategies and projects to address the current water resource challenges of the region. Other efforts underway or under consideration are stormwater management, groundwater recharge enhancement, increased wastewater reuse, and transfer of water among agencies to provide for more efficient and reliable use.

The County is also working closely with water agencies to implement the Sustainable Groundwater Management Act (SGMA) of 2014. By January 2020, Groundwater Sustainability Plans will be developed for two basins in Santa Cruz County that are designated as critically overdrafted, Santa Cruz Mid-County and Corralitos - Pajaro Valley. These plans will require management actions by all users of each basin to reduce pumping, develop supplemental supplies, and take management actions to achieve groundwater sustainability by 2040.

The project is located in the Santa Cruz Mid-County Basin. In 2016, Soquel Creek Water District (SqCWD), Central Water District (CWD), County, and City of Santa Cruz adopted a Joint Powers Agreement to form the Santa Cruz Mid-County Groundwater Agency for management of the Mid-County Basin under SGMA. SqCWD developed its own Community Water Plan and has been actively evaluating supplemental supply and demand reduction options.

Since the sustainable groundwater management plan is still being developed, the project will comply with County Code Chapters 13.13 (Water Conservation – Water Efficient Landscaping), 7.69 (Water Conservation) and 7.70 (Water Wells), as well as Chapter 7.71 (Water Systems) section 7.71.130 (Water use measurement and reporting), to ensure that it will not conflict with or obstruct implementation of current water quality control plans or

sustainable groundwater management plans such as the Santa Cruz IRWMP and UWMP for the Santa Cruz Mid-County Basin. No impacts are anticipated.

K. LAND USE AND PLANNING

Would the project:

1. Physically divide an established community?

Discussion: The project does not include any element that would physically divide an established community. No impact would occur.

2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion: The project would not cause a significant environmental impact due to a conflict with any land use plan, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are anticipated.

L. MINERAL RESOURCES

Would the project:

1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion: The project site is zoned PA (Professional and Administrative Office), which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

M. NOISE

Would the project result in:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion:

County of Santa Cruz General Plan

The County of Santa Cruz has not adopted noise thresholds for construction noise. The following applicable noise related policy is found in the Public Safety and Noise Element of the Santa Cruz County General Plan (Santa Cruz County 1994).

- Policy 6.9.7 Construction Noise. Require mitigation of construction noise as a condition of future project approvals.

The Santa Cruz County General Plan (County of Santa Cruz 1994) contains the following table, which specifies the maximum allowable noise exposure for stationary noise sources (operational or permanent noise sources) (Table 2).

	Daytime ⁵ (7:00 am to 10:00 pm)	Nighttime ^{2, 5} (10:00 pm to 7:00 am)
Hourly Leq average hourly noise level, dB ³	50	45
Maximum Level, dB ³	70	65
Maximum Level, dB – Impulsive Noise ⁴	65	60

Notes:

- As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied to the receptor side of noise barriers or other property line noise mitigation measures.
- Applies only where the receiving land use operates or is occupied during nighttime hours
- Sound level measurements shall be made with "slow" meter response.
- Sound level measurements shall be made with "fast" meter response
- Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced to 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.

Source: County of Santa Cruz 1994

County of Santa Cruz Code

There are no County of Santa Cruz ordinances that specifically regulate construction or operational noise levels. However, Section 8.30.010 (Curfew—Offensive noise) of the SCCC contains the following language regarding noise impacts:

- (A) No person shall make, cause, suffer, or permit to be made any offensive noise.

(B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, activity, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, tool, structure, construction, vehicle, ride, machine, implement, or instrument.

(C) The following factors shall be considered when determining whether a violation of the provisions of this section exists:

(1) Loudness (Intensity) of the Sound.

(a) Day and Evening Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 8:00 a.m. and 10:00 p.m. and it is:

(i) Clearly discernible at a distance of 150 feet from the property line of the property from which it is broadcast; or

(ii) In excess of 75 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(b) Night Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m. and it is:

(i) Clearly discernible at a distance of 100 feet from the property line of the property from which it is broadcast; or

(ii) In excess of 60 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(2) Pitch (frequency) of the sound, e.g., very low bass or high screech;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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- (3) Duration of the sound;
- (4) Time of day or night;
- (5) Necessity of the noise, e.g., garbage collecting, street repair, permitted construction activities;
- (6) The level of customary background noise, e.g., residential neighborhood, commercial zoning district, etc.; and
- (7) The proximity to any building regularly used for sleeping purposes. [Ord. 5205 § 1, 2015; Ord. 4001 § 1, 1989]

Sensitive Receptors

Some land uses are generally regarded as being more sensitive to noise than others due to the type of population groups or activities involved. Sensitive population groups generally include children and the elderly. Noise sensitive land uses typically include all residential uses (single- and multi-family, mobile homes, dormitories, and similar uses), hospitals, nursing homes, schools, and parks.

The nearest sensitive receptors, which include residences adjacent to the southern property boundary, a nonconforming residence adjacent to the eastern property boundary and an inpatient rehabilitation center west of the project site across Paul Minnie Avenue, are located approximately 10 feet, 20 feet and 105 feet respectively, from the construction area (5 feet, 15 feet and 80 feet from the property boundaries).

Impacts

Potential Temporary Construction Noise Impacts

Although construction activities would likely occur during daytime hours, noise may be audible to nearby residents. However, periods of noise exposure would be temporary. Noise from construction activity may vary substantially on a day-to-day basis. Construction activity would be expected to use equipment listed in Table 3. Based on the activities proposed for the project, the equipment with the loudest operating noise level that would be used often during activity would be a grader or compactor during the site preparation or use of equipment such as pneumatic tools during construction of the proposed buildings, all of which have the potential

Table 3: Typical Noise Levels for Common Construction Equipment (at 50 feet)

Equipment	L _{max} (dBA)
Air Compressor	81
Backhoe	80
Cement Mixer Truck	85
Cement Pump Truck	82
Chain Saw	85
Compactor	82
Crane	83
Concrete Saw	90
Dozer	85
Excavator	85
Dump Truck	84
Flat Bed Truck	84
Front End Loader	80
Fork Lift	75
Generator	81
Grader	85
Hoe-rams	90
jackhammers	88
Paver	85
Pick-up Truck	55
Pneumatic Tools	85
Rollers	74
Tree Chipper	87

Source: Federal Transit Authority, 2006.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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to produce noise levels of around 85 dBA at a distance of 50 feet. However, these impacts would also be temporary.

The County of Santa Cruz has not adopted significance thresholds for construction noise. However, Policy 6.9.7 of the General Plan requires mitigation of construction noise as a condition of future project approvals.

The following mitigation measures will be required to assist in the reduction of temporary construction noise impacts. With the implementation of those measures, noise impacts associated with construction activities are expected to be less than significant.

Mitigation Measures

- NOI-1 Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.
- NOI-2 Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- NOI-3 Prohibit gasoline or diesel engines from having unmuffled exhaust.
- NOI-4 Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

Potential Permanent Impacts

The project would generate noise similar to surrounding commercial and residential properties and would not result in a significant permanent increase in the ambient noise levels. The main source of noise in the project vicinity is traffic noise along the nearby Highway 1 corridor and along the Soquel Avenue frontage road and this will not be significantly changed by the project. Impacts are therefore expected to be less than significant.

- 2. Generation of excessive groundborne vibration or groundborne noise levels?

Discussion: The use of construction equipment and grading equipment would potentially generate vibration in the project area. The nearest residential properties are located immediately adjacent to the project site on the east side of Paul Minnie Avenue and at the western end of Mansfield Street, approximately 5 feet to the south and east of the boundary of the project site (10 feet and 20 feet from proposed structures). Due to this distance, the closest area residences would experience significant groundborne vibration or groundborne

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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noise levels during construction activities associated with the project. However, this impact would be temporary and therefore is not expected to be significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not within two miles of a public airport or private airstrip. Therefore, the project would not expose people residing or working in the project area. No impact is anticipated.

N. POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will replace one existing dwelling unit, which is nonconforming to the site's commercial zoning, with a mixed-use project that would include 15 new residential units, thereby providing needed additional housing in the area. Significant numbers of people would not be displaced. Impacts would be less than significant.

O. PUBLIC SERVICES

Would the project:

1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. <i>Fire protection?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. <i>Police protection?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. <i>Schools?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. <i>Parks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. <i>Other public facilities; including the maintenance of roads?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

P. RECREATION

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed mixed-use project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. In addition, the project includes a small area of open space and picnic facilities for use by residents. Impacts would be considered less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not propose the expansion or require the construction of additional recreational facilities. No impact would occur.

Q. TRANSPORTATION

Would the project:

1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Discussion: The project is required to be designed to be consistent with both the Santa Cruz General Plan, which contains policies regarding circulation, transit, and non-motorized facilities, as well as the County Code. Trip Generation Analysis for the project prepared by Pinnacle Traffic Engineering, dated August 20, 2018, (Attachment 7) indicates that the proposed mixed-use development would create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the project (146 trips, including 11 morning peak hour trips and 14 evening peak hour trips), this increase would be less than significant. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D, consistent with General Plan Policy 3.12.1. Impacts would be less than significant.

The project design would comply with current road requirements, including the regulations under section 13.11.074 of the County Code, "Access, circulation and parking" to prevent potential hazards to motorists, bicyclists, and/or pedestrians, as well as the County of Santa Cruz Department of Public Works Design Criteria. In addition, the project includes development of 147 linear feet of sidewalk and bike lockers on site. The project's developer will also be required to pay traffic impact fees to support local infrastructure development to offset impacts. Impacts would be less than significant.

The SCCRTC is responsible for the preparation of regional transportation plans and programs, such as the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Program (RTIP). The project would not conflict with either the goals and/or policies of the RTP or with monitoring the delivery of state and federally-funded projects outlined in the RTIP. No impact would occur.

2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1) (Vehicle Miles Traveled)?

Discussion: In response to the passage of Senate Bill 743 in 2013 and other climate change strategies, the Governor's Office of Planning and Research amended the CEQA Guidelines to replace LOS with VMT as the measurement for traffic impacts. New Section 15064.3 –

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Determining the Significance of Transportation Impacts was added to the Guidelines.

Subsection (c) – Applicability allows jurisdictions until July 1, 2020 to implement the VMT provisions. Santa Cruz County is currently evaluating methodologies for implementing a VMT methodology prior to that date. See discussion under question Q-1 for an evaluation of traffic impacts.

3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: The project consists of two 1,413 square foot office buildings and 15 small residential units served by a central, shared parking area. Access to the parcel would be via a centrally located 26-foot wide, two-way driveway from Paul Minnie Avenue, a County maintained road that meets all County standards. The proposed site access has been reviewed and approved by both the DPW Road Engineering and Encroachment Divisions. Therefore, no increase in hazards would occur from project design or from incompatible uses. No impact would occur from project implementation.

4. Result in inadequate emergency access?

Discussion: The project's road access meets County standards and has been approved by the local fire agency. Impacts from project implementation would be less than significant.

R. TRIBAL CULTURAL RESOURCES

1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- A. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or

- B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources

Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion: The project proposes to establish a horizontal mixed-use development with two one-story office buildings developed adjacent to the street and a two-story residential building at the rear, with a shared parking area in the center of the site. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no tribal cultural resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Discussion:

Water

The project would connect to an existing municipal water supply. The City of Santa Cruz Water Department has determined that adequate supplies are available to serve the project (Attachment 5). No impact from project implementation would occur.

Wastewater

Municipal sewer service is available to serve the project, as reflected in the attached letter from the Santa Cruz County Sanitation District (Attachment 6). No impact from project implementation would occur.

Stormwater

Drainage analysis of the project prepared by RI Engineering, Inc. dated April 2, 2018 (Attachment 8), concluded that the project will comply with all requirements of the County of Santa Cruz Design Criteria for a Large Project. DPW Drainage staff have reviewed the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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drainage information and have determined that, subject to a condition of approval that the developer coordinate with downstream property owners to fix a section of the downstream culvert that is known to be in poor condition, the downstream storm facilities are adequate to handle the increase in drainage associated with the project. Therefore, no additional drainage facilities would be required for the project. Impacts associated with the project are expected to be less than significant.

Electric Power & Natural Gas

Pacific Gas and Electric Company (PG&E) provides power to existing and new developments in the Santa Cruz County area. As of 2018, residents and businesses in the County were automatically enrolled in Monterey Bay Community Power's community choice energy program, which provides locally controlled, carbon-free electricity delivered on PGE's existing lines. The proposed site is already served by electric power; therefore, there will be no impact.

Telecommunications

Telecommunications, including telephone, wireless telephone, internet, and cable, are provided by a variety of organizations. AT&T is the major telephone provider, and its subsidiary, DirectTV provides television and internet services. Cable television services in Santa Cruz County are provided by Charter Communications in Watsonville and Comcast in other areas of the county. Wireless services are also provided by AT&T, as well as other service providers, such as Verizon. No improvements related to telecommunications are anticipated, and there will be no impact.

2. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Discussion: The City of Santa Cruz Water Department has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the proposed project, subject to the payment of fees and charges in effect at the time of service (Attachment 5). The development would also be subject to the water conservation requirements. Therefore, existing water supplies would be sufficient to serve the project, and no new entitlements or expanded entitlements would be required. Impacts would be less than significant.

3. *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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demand in addition to the provider's existing commitments?

Discussion: The County of Santa Cruz Sanitation District has indicated that adequate capacity is available to serve the project and has issued a will-serve letter for the project, subject to the payment of fees and charges in effect at the time of service (Attachment 6). Therefore, existing wastewater treatment capacity would be sufficient to serve the project. Please see discussion under R-2 above. No impact from project implementation would occur.

4. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Discussion: Due to the small incremental increase in solid waste generation by the project during construction and operation, the impact would not be significant.

5. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Discussion: The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

T. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

1. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

Discussion: The project is not located in a Fire Hazard Area or in/near a State Responsibility Area. The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation Plan from project implementation would occur.

2. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project is not located in a Fire Hazard Area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not require infrastructure that would exacerbate fire risk; therefore, there would be no impact.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not located in a Fire Hazard Area or a heavily sloped area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

U. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal community or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of

the major periods of California history or prehistory were considered in the response to each question in Section III (A through R) of this Initial Study. As a result of this evaluation, no potentially significant impacts were identified and there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined to not meet this mandatory finding of significance.

2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
-

Discussion: In addition to project specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. No potentially significant cumulative impacts were identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III (A through T). As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following:

Noise: Temporary noise impacts could occur during construction of the project. However, mitigation has been included that clearly reduces these effects to a level below significance. These mitigations include: limiting the hours of construction activity; requiring that all construction and maintenance equipment be fitted with sound-control devices; prohibiting gasoline or diesel engines from having an unmuffled exhausts; using noise-reducing enclosures around stationary noise-generating equipment.

As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation. 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

Caltrans, 2018

California Public Road Data 2017: Statistical Information Derived from the Highway Performance Monitoring System. Released by the State of California Department of Transportation November 2018.

County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

County of Santa Cruz, 2015

County of Santa Cruz Local Hazard Mitigation Plan 2015-2020. Prepared by the County of Santa Cruz Office of Emergency Services.

County of Santa Cruz, 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

DOF, 2018

E-5 Population and Housing Estimates for Cities, Counties and the State—January 1, 2011-2018. Released by the State of California Department of Finance May 2018.

Federal Transit Authority, 2006

Transit Noise and Vibration Impact Assessment. Available online at https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf.

MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment_Status_January_2013_2.pdf

MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Unified Air Pollution Control District. Adopted April 17, 2013.

Attachment 1

Mitigation Monitoring and Reporting Program



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County of Santa Cruz

PLANNING DEPARTMENT
 701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

MITIGATION MONITORING AND REPORTING PROGRAM
 for
Application No. 181170

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
NOI-1	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
NOI-2	Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
NOI-3	Prohibit gasoline or diesel engines from having unmuffled exhaust.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
NOI-4	Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities



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Attachment 2

Project Plans

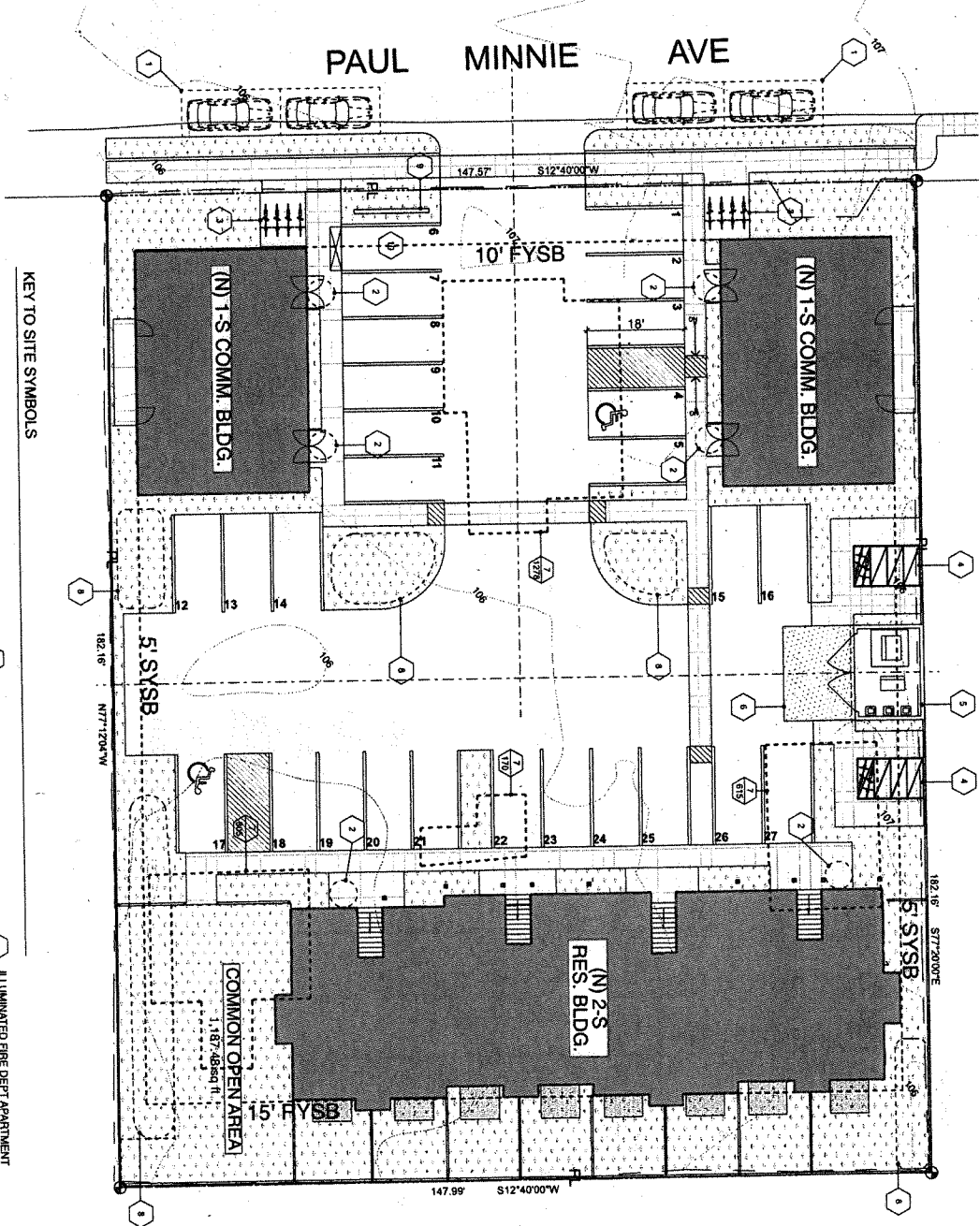


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Unit #	private open space [13.10.323.(F)] (sf)	private space, actual (sf)	deficit residual area (sf)	min. residual (group) area required (sf)
1	200	208		
2	200	191		
3	200	222		
4	200	222		
5	200	191		
6	200	222		
7	200	222		
8	200	222		
9	200	80		
10	200	80		
11	200	80		
12	200	80		
13	200	80		
14	200	80		
15	200	80		
TOTAL 15	3000	2227	773	1180

Type of Space	Minimum Total Area Per Dwelling Unit For group use	Restrictions on any Portion of Usable Open Space
Private Use	200 square feet	Minimum dimension: 15 feet
Group Use	300 square feet (200 square feet on sites less than 6,000 square feet)	Minimum dimension: 15 feet
Open Space	Minimum size: 200 square feet	Minimum size: 150 square feet
Other	Minimum dimension: 10 feet	Minimum dimension: 10 feet
Other	Above Ground: Minimum size: 50 square feet	Minimum dimension: 6 feet
Other	Minimum distance from interior lot line: 10 feet	Minimum distance from interior lot line: 10 feet
Other	Shall be directly accessible from the dwelling units served and not from other units.	



- KEY TO SITE SYMBOLS**
- 1 ON-STREET GUEST PARKING CO. ORD. 13.10.582 (A) (4)
 - 2 ACCESSIBLE BUILDING ENTRY
 - 3 REGULAR BICYCLE PARKING
 - 4 LOCKABLE STORAGE BICYCLE PARKING
 - 5 REUSE CONTAINMENT
 - 6 REUSE CONTAINER SKIRT
 - 7 EXISTING BUILDING TO BE REMOVED
 - 8 SQUARE FOOTAGE (APPROX)
 - 9 BIOPRETENTION FEATURE SEE CIVIL DRAWINGS
 - 9 ILLUMINATED FIRE DEPT APARTMENT ADDRESS DIRECTIONAL SIGN
 - 10 FUTURE E.V. CHANGING SPACE

A ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

THIS IS NOT A SURVEY

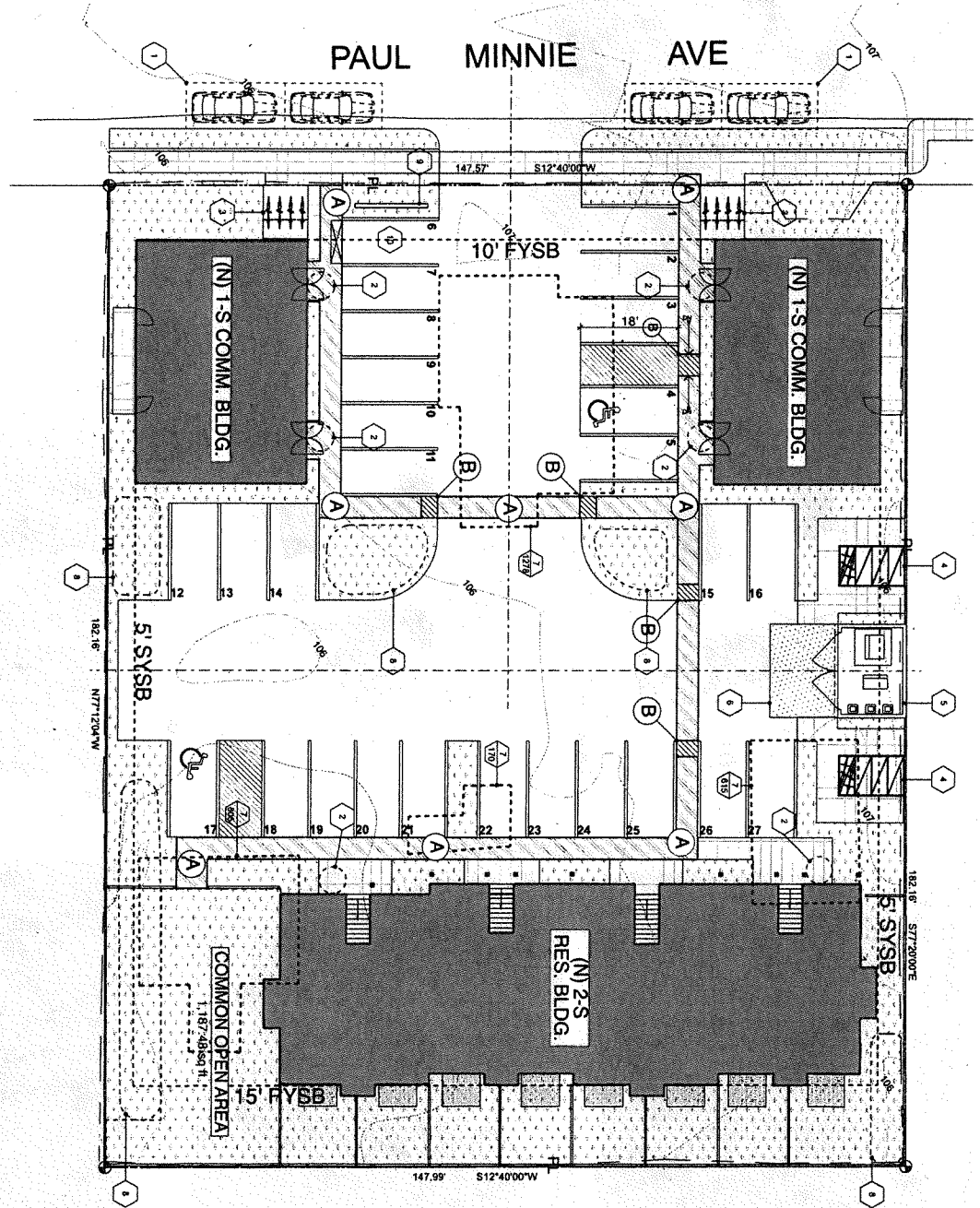


<p>ARCHITECTURAL SITE PLAN SCHEMATIC DESIGN DRAWINGS PAUL MINNIE MIXED USE</p> <p>2006 PAUL MINNIE AVE, SANTA CRUZ APR 02/2014</p>	<p>S & N ASSOCIATES ARCHITECTURE • DESIGN • PLANNING</p>	<p>PREPARED FOR: DAVID SMITH 2606 PA INVESTORS LLC 706 VISTA DEL MAR DR, APTOS 831-661-5080</p>	<p>DATE: 04/02/2014 TIME: 9:53 AM DRAWN: CDA CHECK: CDA</p>	<p>10/11/18 1:38 PM 10/11/18 1:38 PM</p>
---	---	---	---	--

DEVELOPMENT PERMIT DOCUMENTATION

SK.2
21

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A SITE ACCESSIBLE PLAN
SCALE: 1" = 10'

- SITE LEGEND**
- A** SITE ACCESSIBLE PATH
 - B** TRUNCATED DOME DETECTABLE WARNING

- SHEET NOTES**
1. SITE ACCESSIBLE PATH GRADIENT SHALL NOT EXCEED 1:20 EXCEPT AT PUMPS.
 2. SITE ACCESSIBLE PATH CROSS SLOPE SHALL NOT EXCEED 2%.
 3. ACCESSIBLE PATH SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
 4. SEE CIVIL DRAWINGS FOR ACCESSIBLE PATH GRADES, GRADIENTS, & MATERIALS.

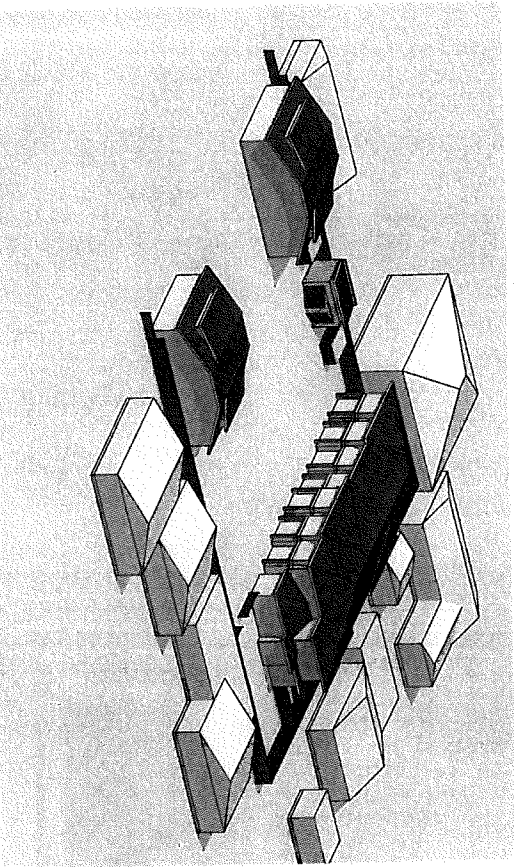
THIS IS NOT A SURVEY



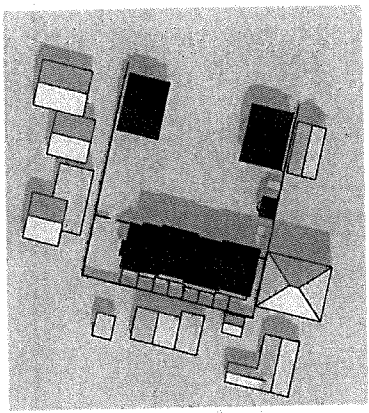
<p>SK.3</p>	<p>ACCESSIBLE SITE PLAN SCHEMATIC DESIGN DRAWINGS PAUL MINNIE MIXED USE</p>	<p>S & N ASSOCIATES ARCHITECTURE • DESIGN • PLANNING</p>	<p>PREPARED FOR: DAVID SMITH 2606 PM INVESTORS LLC 706 VISTA DEL MAR DR., APTOS 831-661-5080</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO.</td> <td style="width: 50%;">REVISION</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISION								
NO.	REVISION														
<p>DATE: 10/11/18 SCALE: 1" = 10'</p>		<p>PROJECT: PAUL MINNIE MIXED USE, SANTA CRUZ APN: 02604314</p>		<p>DATE: 10/11/18</p>											

DEVELOPMENT PERMIT DOCUMENTATION

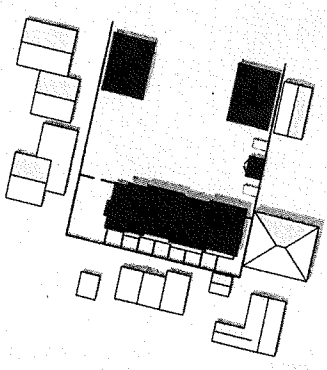
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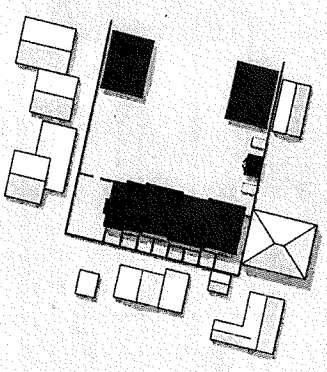
A BUILDING MASSING STUDY



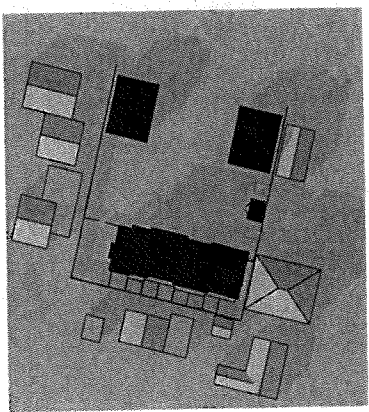
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SUMMER SOLSTICE



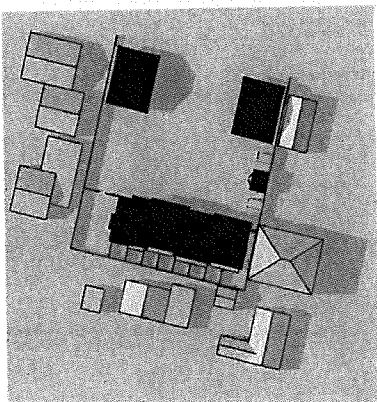
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SUMMER SOLSTICE



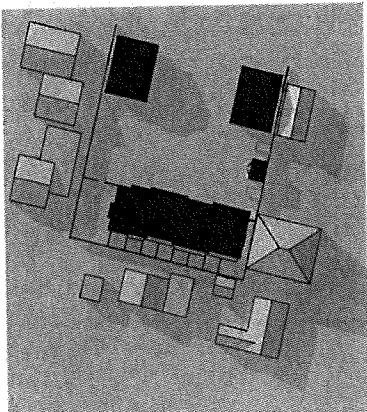
3 JUNE 21ST, 3PM
SUMMER SOLSTICE



4 DECEMBER 21ST, 9AM
WINTER SOLSTICE

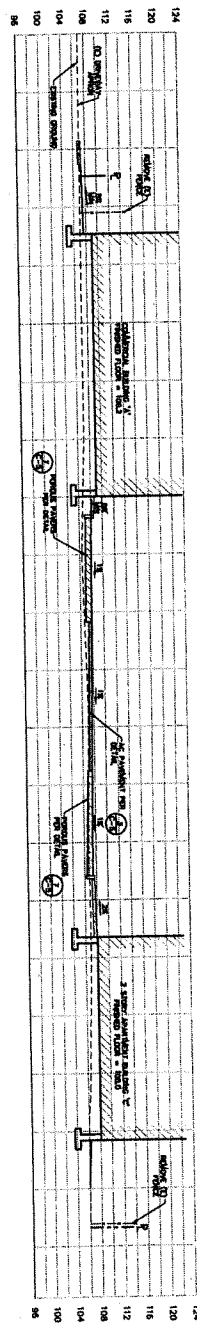


5 DECEMBER 21ST, 12PM
WINTER SOLSTICE

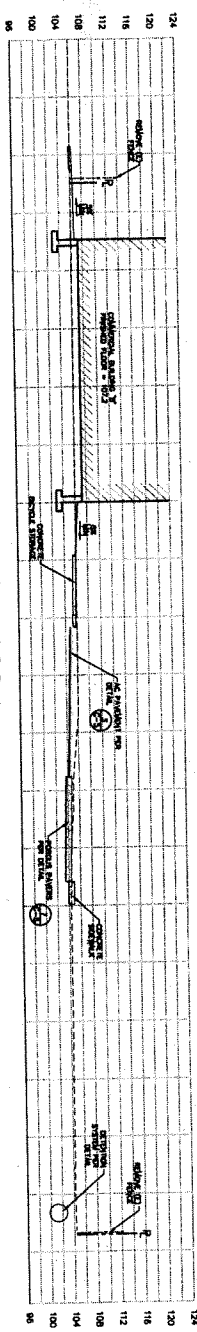


6 DECEMBER 21ST, 3PM
WINTER SOLSTICE

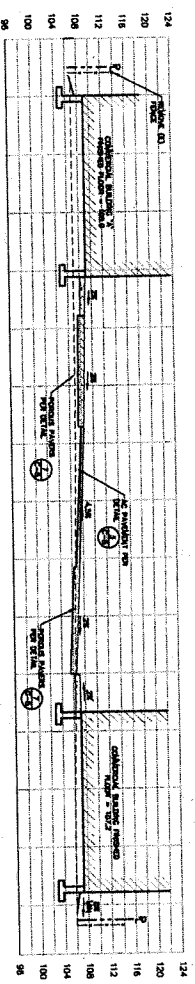
<p>DATE: 10-11-18 SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN: [Signature] CHECKED: [Signature]</p>	<p>MASSING & SOLAR STUDIES SCHEMATIC DESIGN DRAWINGS PAUL MINNIE MIXED USE 2606 PAUL MINNIE AVE, SANTA CRUZ APN: 02804314</p>	<p>PREPARED FOR: DAVID SMITH 2606 PM INVESTORS LLC 706 VISTA DEL MAR DR., APTOS 831-661-5080</p>	<p>10/11/18 1:28 PM S&N ASSOCIATES ARCHITECTURE 706 VISTA DEL MAR DR., APTOS CA 95020 831-661-5080</p>
	<p>S & N ASSOCIATES ARCHITECTURE · DESIGN · PLANNING</p>		<p>DEVELOPMENT PERMIT DOCUMENTATION</p>



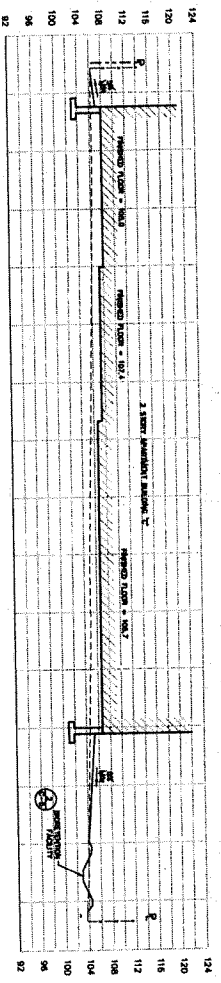
SECTION A-A
SCALE: 1/4" = 1'-0" (VERTICAL), 1/8" = 1'-0" (HORIZONTAL)



SECTION B-B
SCALE: 1/4" = 1'-0" (VERTICAL), 1/8" = 1'-0" (HORIZONTAL)



SECTION C-C
SCALE: 1/4" = 1'-0" (VERTICAL), 1/8" = 1'-0" (HORIZONTAL)



SECTION D-D
SCALE: 1/4" = 1'-0" (VERTICAL), 1/8" = 1'-0" (HORIZONTAL)

REVISD PER COUNTY COMMENTS SEPTEMBER 2018



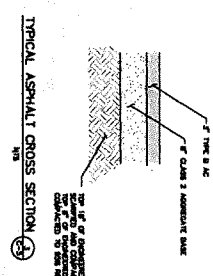
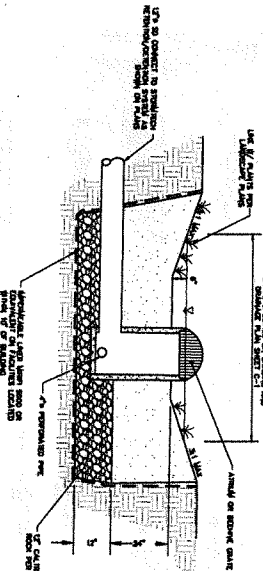
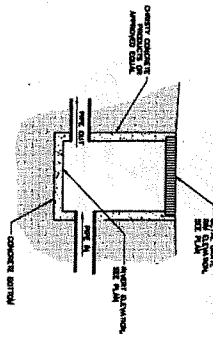
RI Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.riengineering.com

MIXED USE FACILITY
 FOR
 DAVID SMITH
 2806 PAUL MINNIE ROAD
 SANTA CRUZ, CA
 APN: 026-043-14
CROSS SECTIONS

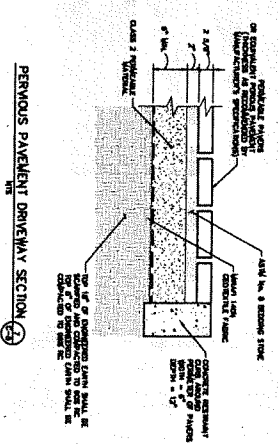
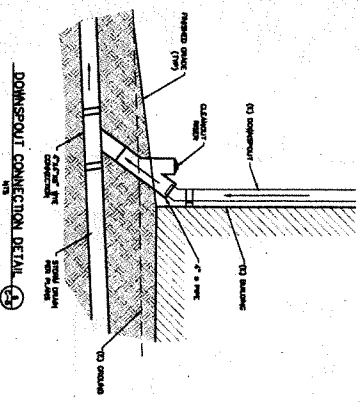
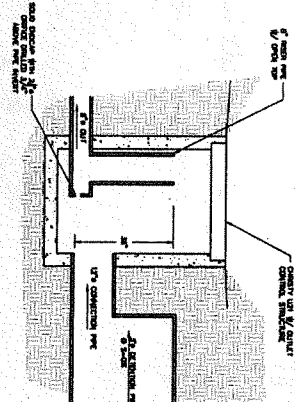
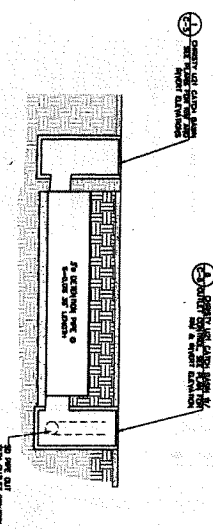
project no. 17-041-1
 date: OCTOBER 2018
 scale: AS SHOWN
 drawing name: CIVIL.DWG

C-4

PRELIMINARY



CONSTRUCTION MATERIALS:
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH CONCRETE WITH 4% AIR ENTRAINMENT.
 2. ALL ASPHALT SHALL BE 90 GRADE ASPHALT.
 3. ALL AGGREGATE SHALL BE 57 GRADE AGGREGATE.
 4. ALL FILTER FABRIC SHALL BE 200 MICRON FILTER FABRIC.
 5. ALL VEGETATION SHALL BE PLANT SPECIES SUITABLE FOR THE CLIMATE AND SOIL TYPE.
 6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 9. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 10. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.



SECTION E-E
 SCALE 1" = 4' HORIZONTAL, VERTICAL

124	124
120	120
116	116
112	112
108	108
104	104
100	100
96	96

PRELIMINARY

C-5

MIXED USE FACILITY
 FOR
 DAVID SMITH
 2806 PAUL MINNIE ROAD
 SANTA CRUZ, CA
 APN: 026-043-14

PROJECT NO.
 17-041-1
 DATE
 01/08/2018
 DRAWN BY
 AS SHOWN
 CHECKED BY
 CIVIL ENGINEER

RI Engineering, Inc.
 303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.rengineering.com



REVISED PER COUNTY COMMENTS SEPTEMBER 2018

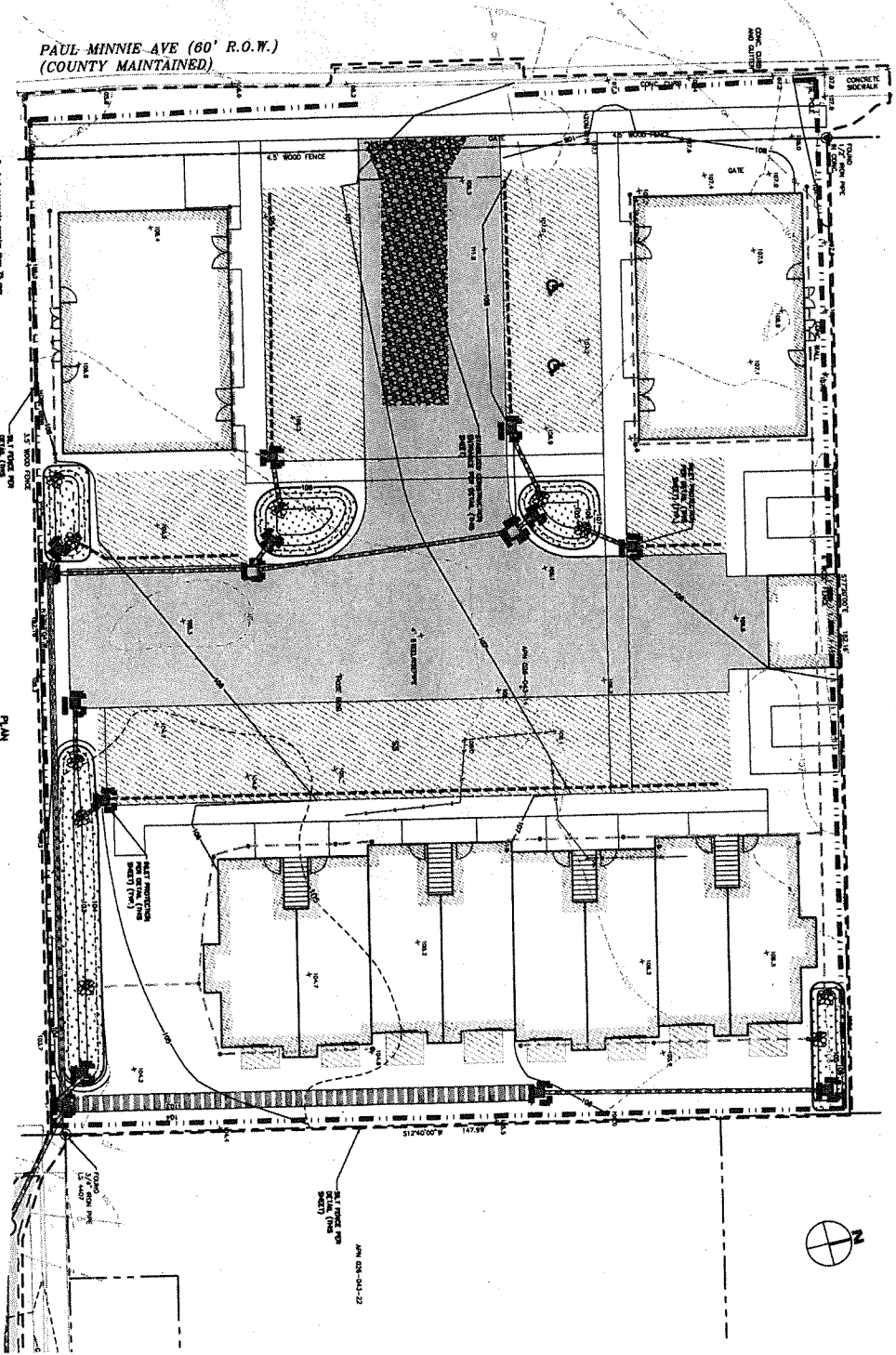
SITE HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION AND HOUSEKEEPING REQUIREMENTS:
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 8. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 9. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 10. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

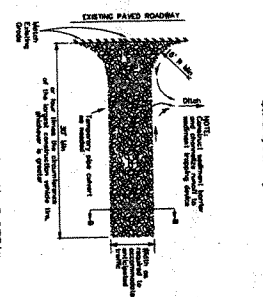
EROSION CONTROL MEASURES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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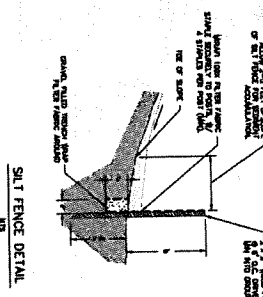
PAUL-MINNIE AVE (60' R.O.W.)
(COUNTY MAINTAINED)



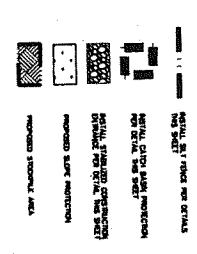
CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL

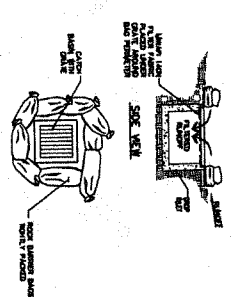


EROSION CONTROL LEGEND

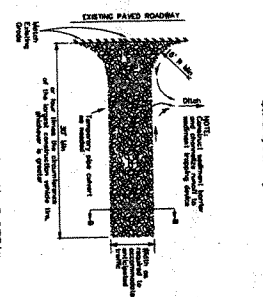


- EROSION CONTROL MEASURES**
1. COVER ALL EXPOSED SLOPES
 2. COVER SLOPES ON SLOPES 5:1 OR FLATTER
 3. COVER SLOPES ON SLOPES 3:1 OR FLATTER
 4. COVER SLOPES ON SLOPES 2:1 OR FLATTER
 5. COVER SLOPES ON SLOPES 1.5:1 OR FLATTER
 6. COVER SLOPES ON SLOPES 1:1 OR FLATTER
 7. COVER SLOPES ON SLOPES 0.5:1 OR FLATTER
 8. COVER SLOPES ON SLOPES 0.25:1 OR FLATTER
 9. COVER SLOPES ON SLOPES 0.1:1 OR FLATTER
 10. COVER SLOPES ON SLOPES 0.05:1 OR FLATTER

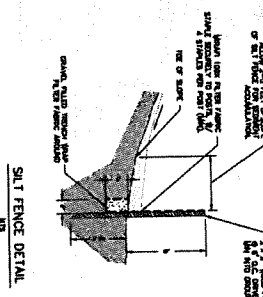
GRAVEL TRAP CATCH BASIN PROTECTION



CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL



PRELIMINARY

MIXED USE FACILITY
FOR
DAVID SMITH
2606 PAUL MINNIE ROAD
SANTA CRUZ, CA
APN: 026-043-013

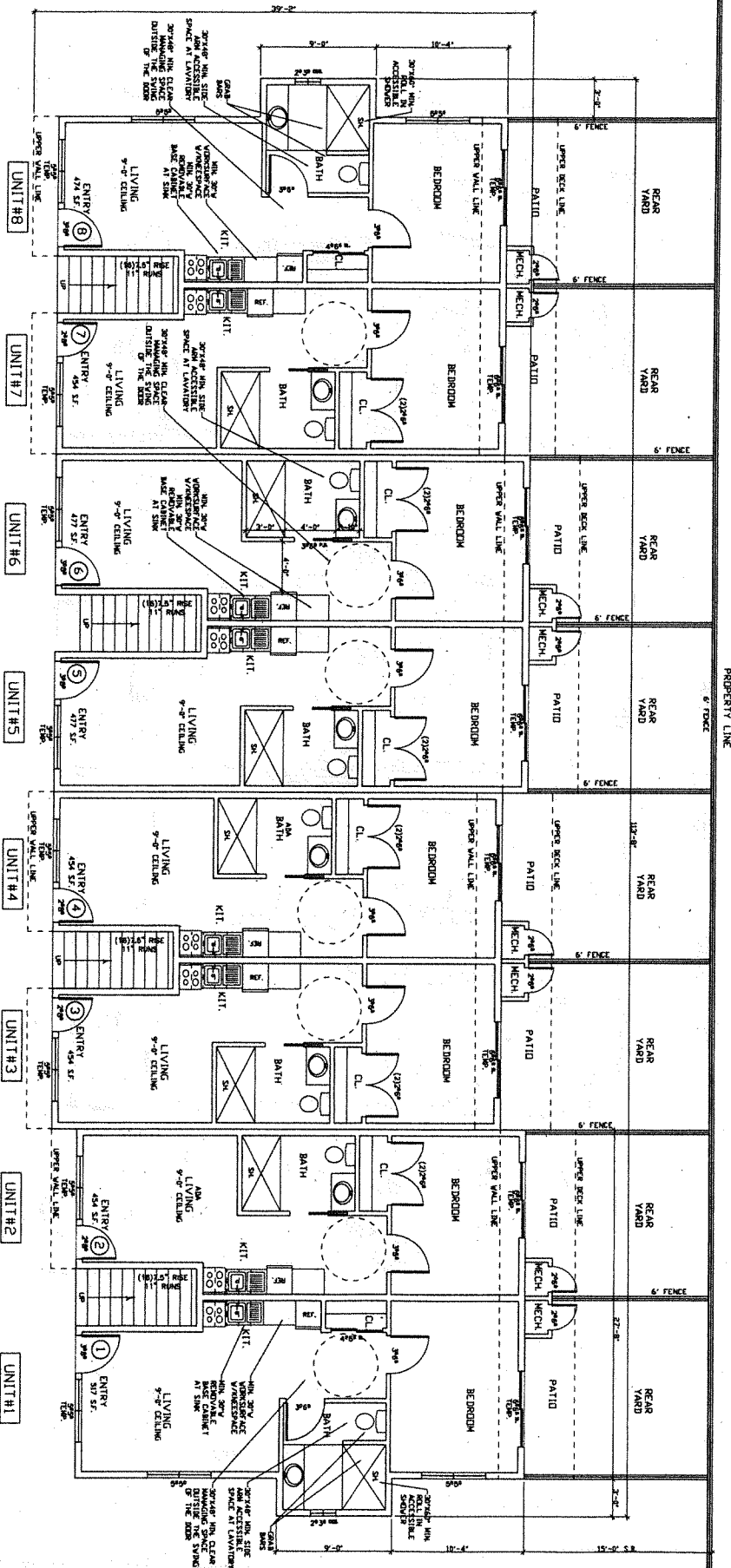
PROJECT NO: 17-041-1
DATE: 10/20/18
SCALE: AS SHOWN
DWG NUMBER: 0001.DWG

RI Engineering Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com



REVISED PER COUNTY COMMENTS SEPTEMBER 2018



LOWER FLOOR PLANS

RESIDENTIAL UNIT BREAKDOWNS	MARKET RATE	ADAPTABLE
1	MARKET RATE	ADAPTABLE
2	MARKET RATE	ADAPTABLE
3	MARKET RATE	ADAPTABLE
4	MARKET RATE	ADAPTABLE
5	MARKET RATE	ADAPTABLE
6	MARKET RATE	ADAPTABLE
7	MARKET RATE	ADAPTABLE
8	MARKET RATE	ADAPTABLE
9	MARKET RATE	ADAPTABLE
10	MARKET RATE	ADAPTABLE
11	MARKET RATE	ADAPTABLE
12	MARKET RATE	ADAPTABLE
13	MARKET RATE	ADAPTABLE
14	MARKET RATE	ADAPTABLE
15	MARKET RATE	ADAPTABLE

NOTE: FLOOR METERS CORRESPONDING UNITS TO BE LOCATED IN MECHANICAL ROOMS

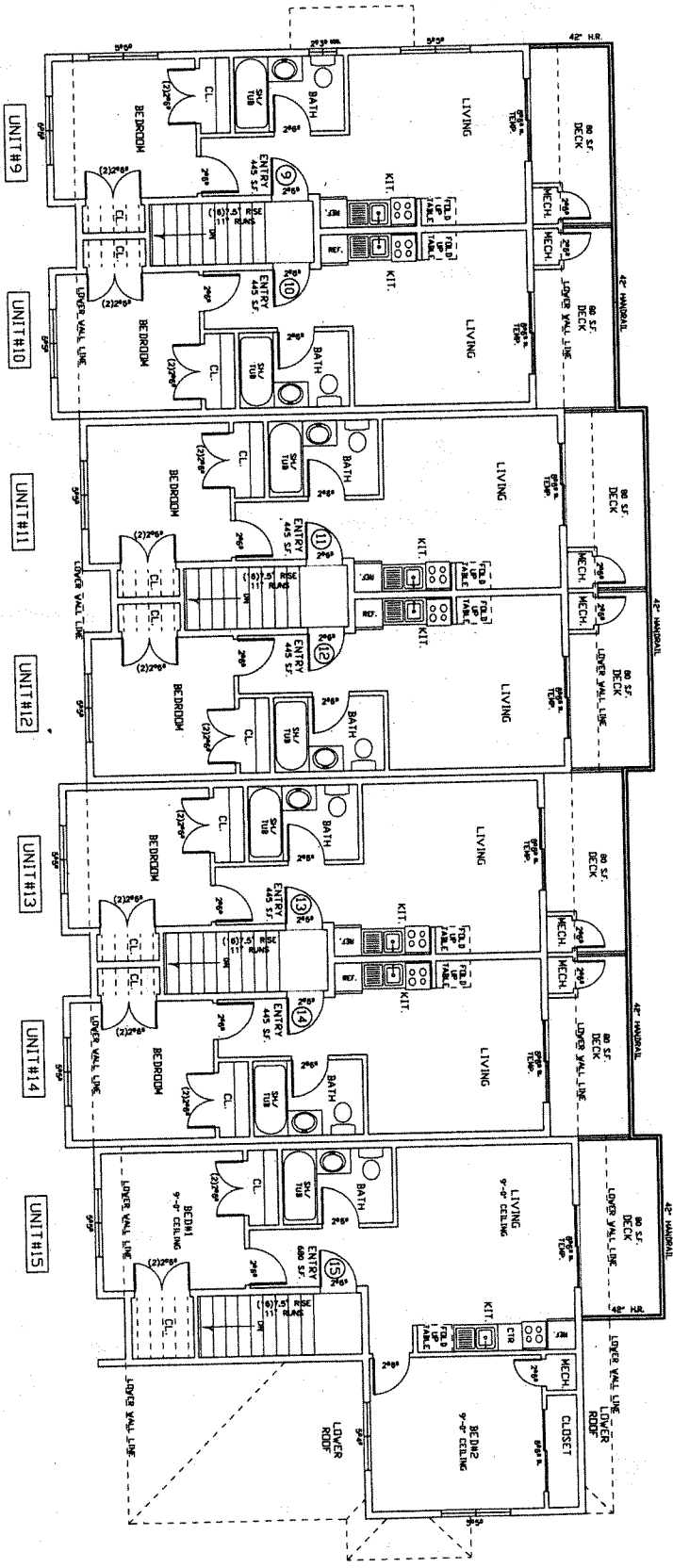
SCALE 1/4" = 1'-0"

LOWER FLOOR PLANS

MIXED USE PROJECT
2606 PAUL MINNIE DR.
SANTA CRUZ, CA 95062
APN 026-043-14

DAVID S. SMITH
REGISTERED ARCHITECT
NO. 10000
SANTA CRUZ, CA 95062
TEL: 831-451-1080
FAX: 831-451-1080

SK.5
DATE: 09/19/18
DRAWN BY: PAUL MINNIE
CHECKED BY: CC



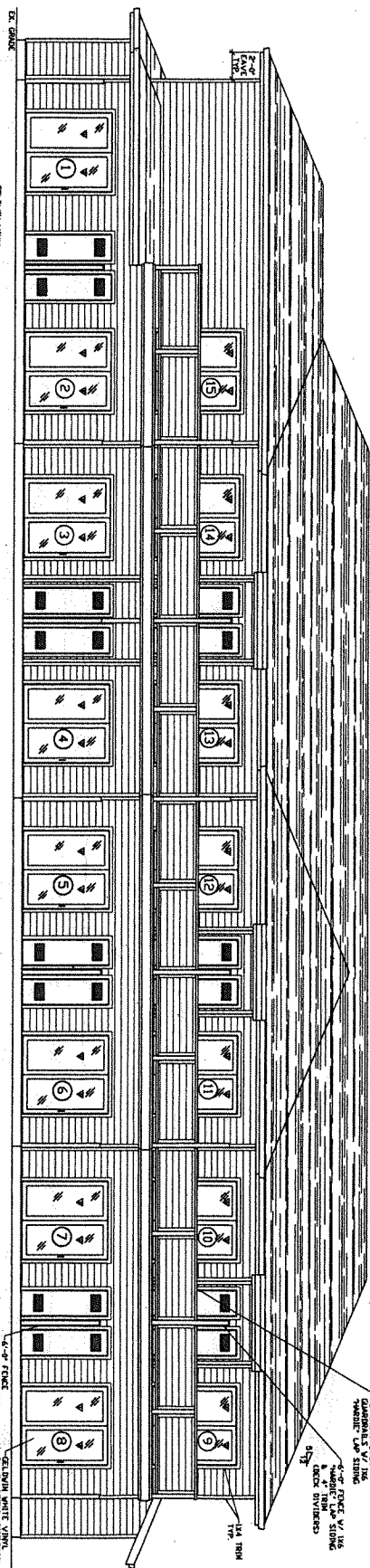
UPPER FLOOR PLANS

RESIDENTIAL UNIT PERFORMANCE	
1	MARKET RATE
2	MARKET RATE
3	MARKET RATE
4	MARKET RATE
5	MARKET RATE
6	MARKET RATE
7	MARKET RATE
8	MARKET RATE
9	MARKET RATE
10	MARKET RATE
11	MARKET RATE
12	MARKET RATE
13	MARKET RATE
14	MARKET RATE
15	MARKET RATE

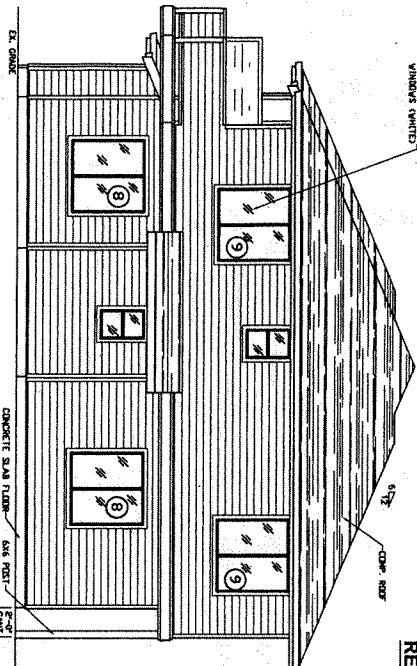
NOTE:
 WATER CLOSET/TOILET/CONDOMINIUM
 UNIT'S OR MECHANICAL ROOMS
 ADAPTABLE
 ACCESSIBLE
 ADAPTABLE

FLOOR PLANS

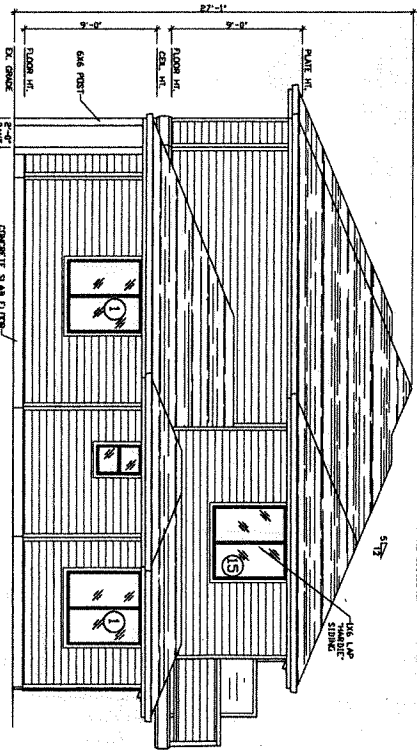
<p>DATE: 09/20/18</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT: PAUL MINNIE</p> <p>SK.6</p>	<p>UPPER FLOOR PLANS</p>	<p>MIXED USE PROJECT 2606 PAUL MINNIE DR. SANTA CRUZ, CA 95062 APN 026-043-14</p>	<p>PAUL MINNIE ARCHITECTS 1000 AVENUE 17 SANTA CRUZ, CA 95060 (831) 426-1111</p>
--	--------------------------	--	---



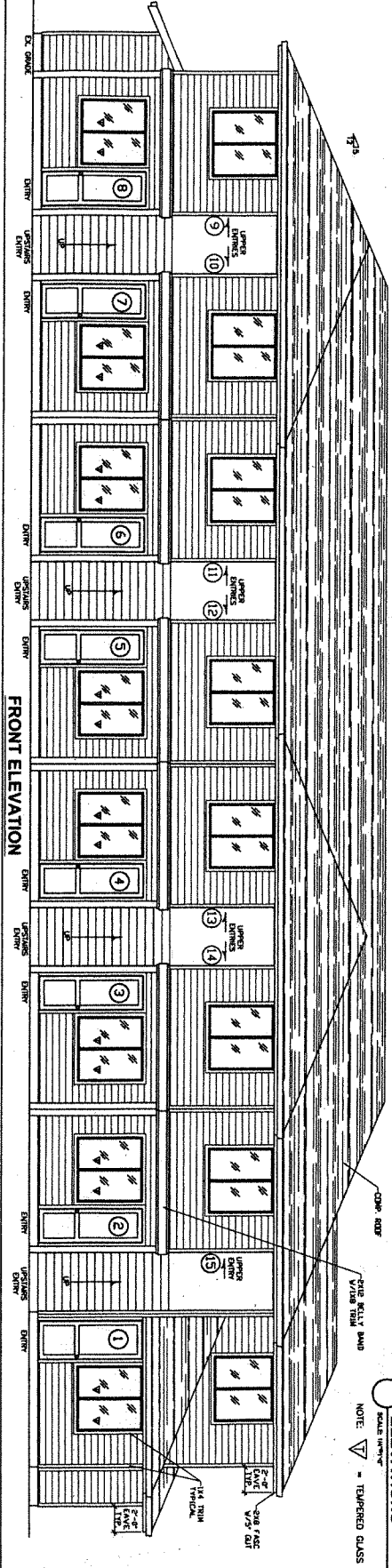
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

ELEVATIONS
 SCALE: 1/4" = 1'-0"
 NOTE: ◻ = TEmPERED GLASS

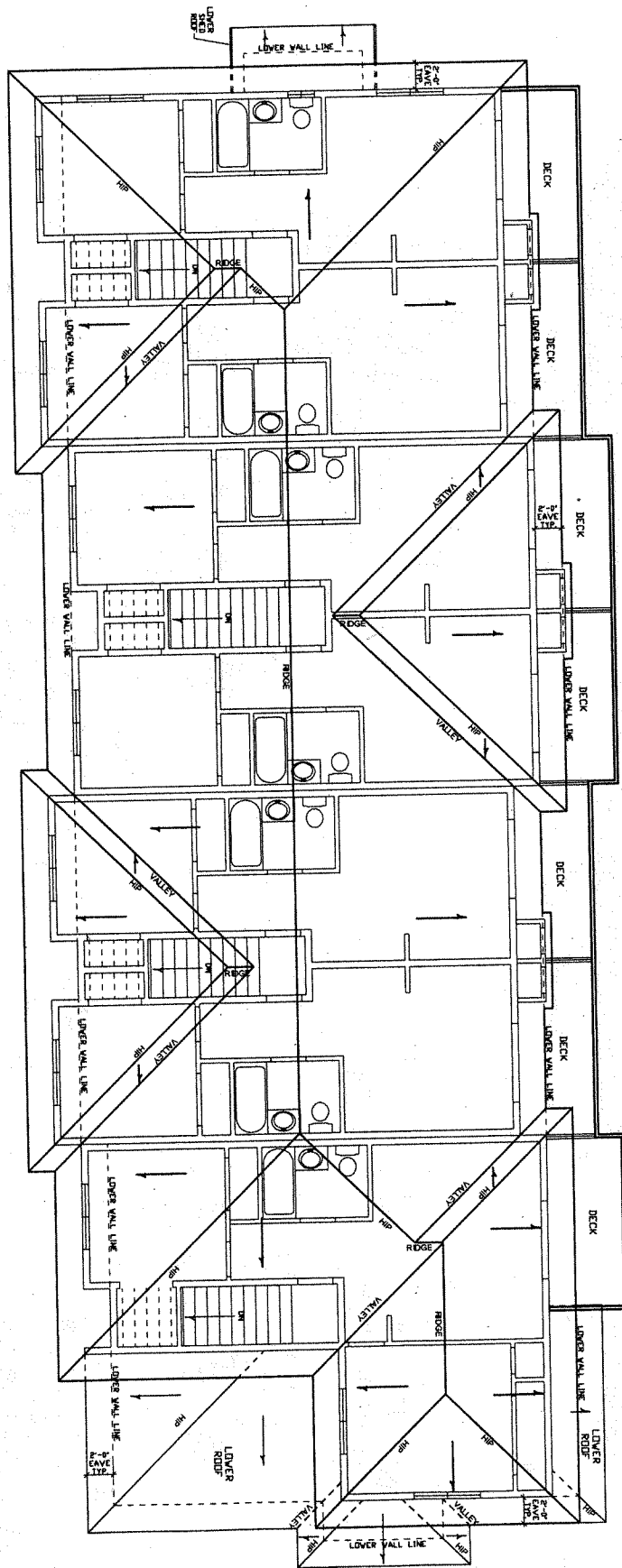
SK.7
 DATE: 09/20/18
 DRAWN BY: PAUL MINNIE
 CHECKED BY: [Signature]

ELEVATIONS

S & N ASSOCIATES
 ARCHITECTURE · DESIGN · PLANNING

MIXED USE PROJECT
 2606 PAUL MINNIE DR.
 SANTA CRUZ, CA 95062
 APN 026-043-14

DATE: 09/20/18
 DRAWN BY: PAUL MINNIE
 CHECKED BY: [Signature]



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

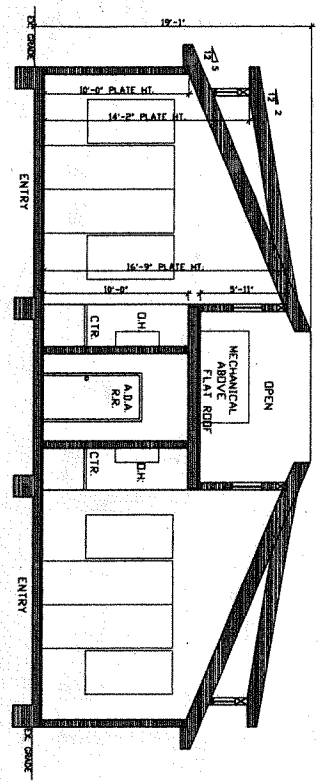
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DATE: 09/19/18
DRAWN BY: PAUL LIN
CHECKED BY: [Signature]

ROOF PLAN

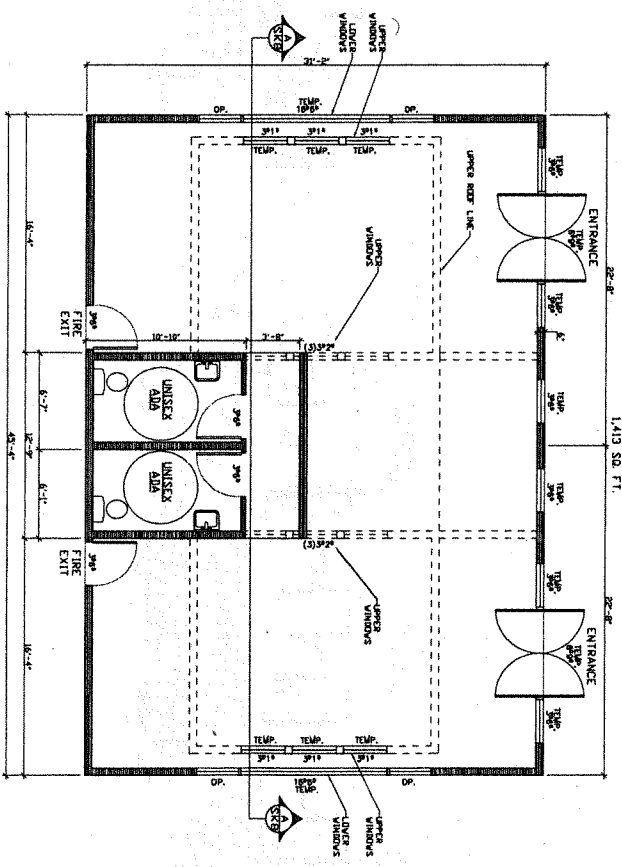


MIXED USE PROJECT
2606 PAUL MINNIE DR.
SANTA CRUZ, CA 95062
APN 026-043-14

DATE: 09/19/18	SCALE: 1/8" = 1'-0"	DRAWN BY: PAUL LIN	CHECKED BY: [Signature]
PROJECT: MIXED USE PROJECT	ADDRESS: 2606 PAUL MINNIE DR.	CITY: SANTA CRUZ, CA	APN: 026-043-14



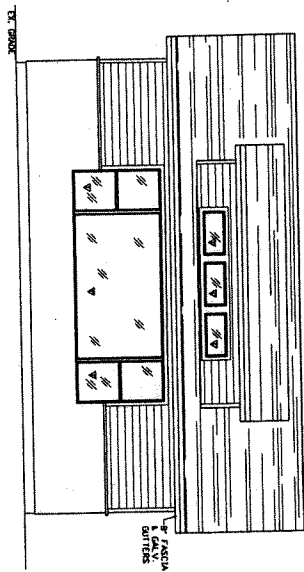
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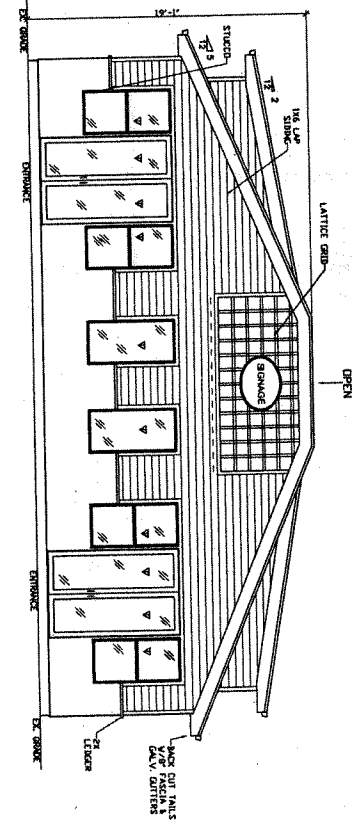
FLOOR PLAN

FLOOR PLAN

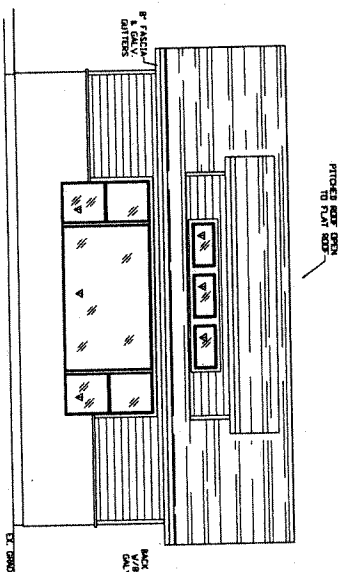
<p>DATE: 09/19/18</p> <p>SCALE: 1/4"=1'-0"</p> <p>DRAWN BY: PAUL MIN</p> <p>CHECKED BY: CG</p>	<p>COMMERCIAL BUILDING</p>	<p>S & N ASSOCIATES ARCHITECTURE • DESIGN • PLANNING</p>	<p>MIXED USE PROJECT</p> <p>2606 PAUL MINNIE DR. SANTA CRUZ, CA 95062</p> <p>APN 026-043-14</p>	<p>DAVID SMITH REGISTERED ARCHITECT STATE OF CALIFORNIA C-51-651-0080</p>	<p>NO.</p>	<p>DATE</p>
					<p>1</p>	<p>SK.9</p>



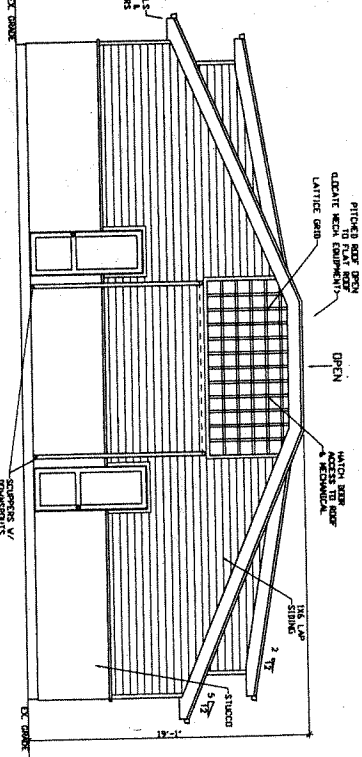
LEFT SIDE



FRONT



RIGHT SIDE



REAR

ELEVATIONS
SCALE: 1/4" = 1'-0"
NOTE: ▽ = TEMPERED GLASS

COMMERCIAL
BUILDING ELEVATIONS

S & N ASSOCIATES
ARCHITECTURE • DESIGN • PLANNING

SMITH PROJECT
2506 PAUL MINNIE DR.
SANTA CRUZ, CA 95062
APN 026-043-14

DAVID SMITH
REGISTERED ARCHITECT
NO. 10110
SANTA CRUZ, CA 95062

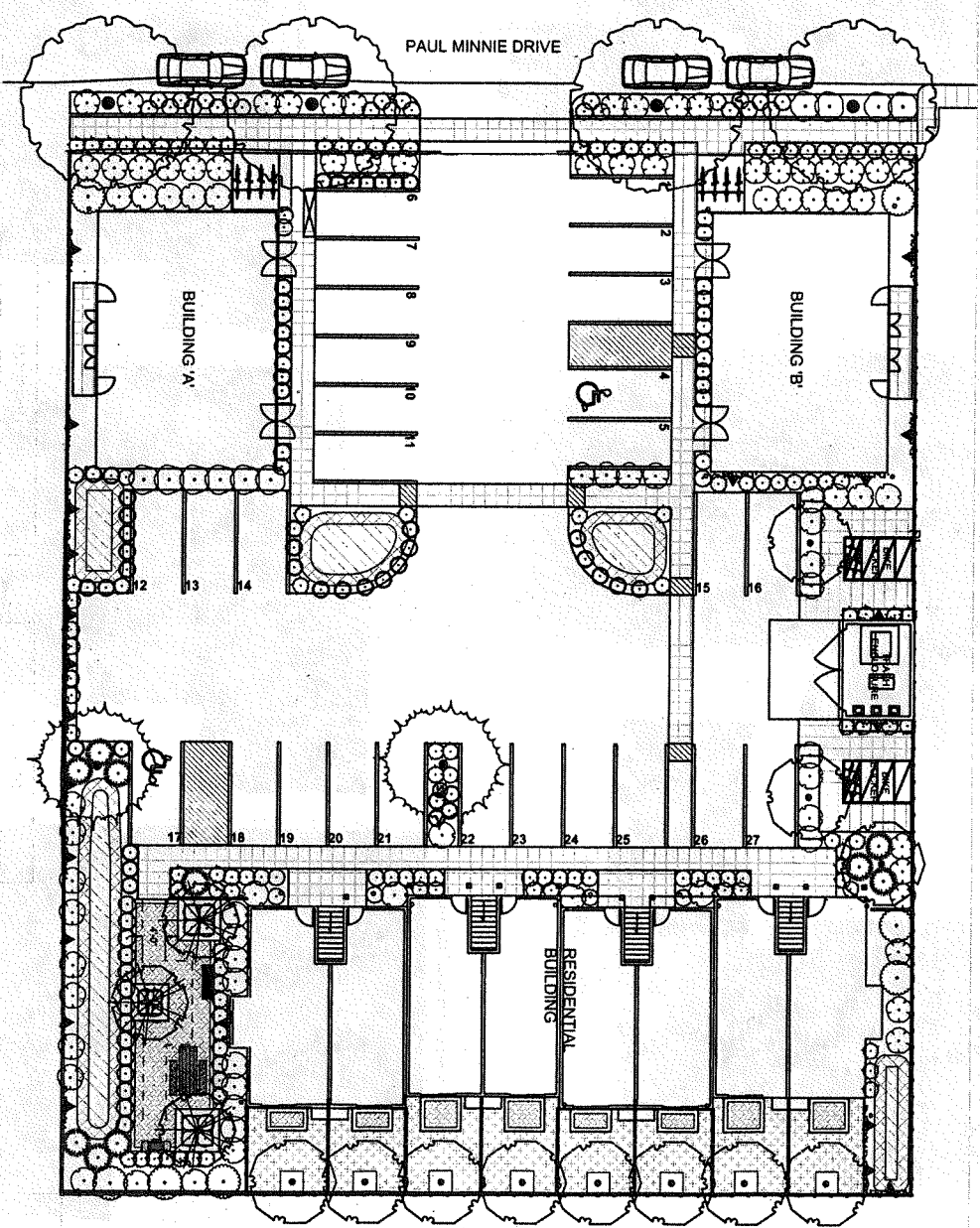
SK 10
REVISED

DATE: 09/19/18
DRAWN BY: PAUL MINNIE
CHECKED BY: G.C.
SCALE: 1/4" = 1'-0"

CONCEPT PLANT SCHEDULE

1	STREET TREES Fraxino / Quercus laevis / London Plane Tree	1
2	INTERIOR TREES Arbutus / Arbutus Standard	2
3	SMALL TREES Liquidambar styraciflua / Shrubbe Elm Liquidambar styraciflua / Calypso Tree	3
4	MIDDLE PLANT TREES Acer californicum / Vine Maple Cornus stewartii / Redstem Flowering Dogwood	4
5	MEDIUM PLANT TREES Liquidambar styraciflua / Standard Columnar / Standard Columnar Liquidambar styraciflua / Standard Columnar / Standard Columnar Liquidambar styraciflua / Standard Columnar / Standard Columnar	5
6	TALL TREES Liquidambar styraciflua / Standard Columnar / Standard Columnar Liquidambar styraciflua / Standard Columnar / Standard Columnar Liquidambar styraciflua / Standard Columnar / Standard Columnar	6
7	SMALL SHRUBS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	7
8	MEDIUM SHRUBS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	8
9	TALL SHRUBS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	9
10	SMALL PERENNIALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	10
11	MEDIUM PERENNIALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	11
12	TALL PERENNIALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	12
13	SMALL ANNUALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	13
14	MEDIUM ANNUALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	14
15	TALL ANNUALS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	15
16	SMALL GRASSES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	16
17	MEDIUM GRASSES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	17
18	TALL GRASSES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	18
19	SMALL BERRIES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	19
20	MEDIUM BERRIES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	20
21	TALL BERRIES Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	21
22	SMALL GROUND COVERS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	22
23	MEDIUM GROUND COVERS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	23
24	TALL GROUND COVERS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	24
25	SMALL ROCKS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	25
26	MEDIUM ROCKS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	26
27	TALL ROCKS Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine Lonicera japonica / Yellow Star Jasmine	27

NOTE:
THE OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL NEW TREES, SHRUBS, GROUND COVERS AND VINES SHOWN ON THE LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL USE LOW FLOW ROTARY SPRAY HEADS, BUBBLERS AND DRIP IRRIGATION EQUIPMENT SUITED TO THE NEEDS OF THE PLANT MATERIAL SELECTED FOR THE PROJECT. AN AUTOMATIC CONTROLLER SHALL BE USED ALONG WITH RAIN SENSOR AND SOIL SENSOR DEVICES. IRRIGATION SYSTEM TO BE DESIGNED AS PART OF THE LANDSCAPE CONSTRUCTION DRAWING PACKAGE.



PAUL MINNIE MIXED USE PROJECT
2606 PAUL MINNIE DRIVE
SANTA CRUZ, CALIFORNIA

Michael Arroyo & Associates
2020 S. Highway 170, Suite 200, Santa Cruz, CA 95060
408.298.8888

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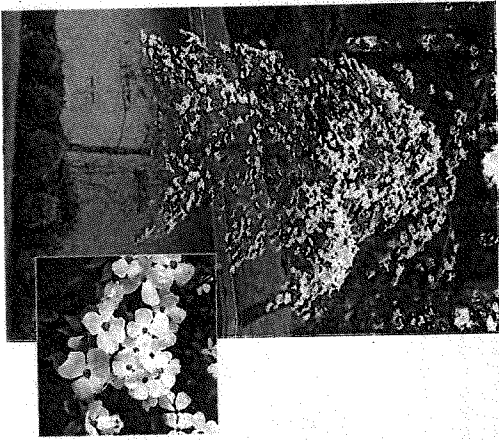
LANDSCAPE PLANTING CONCEPT

JOB NO. 201818
SCALE: 1" = 10'-0"
DRAWN BY: JMA
CHECKED BY: JMA
DATE: 10.17.2018

SHEET 1 OF 5

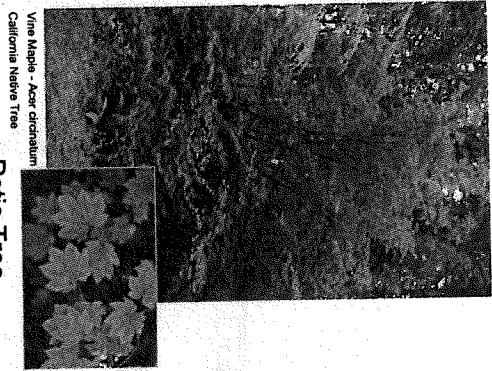
TREE EXAMPLES

Patio Tree



Pacific Dogwood - *Cornus nuttallii*
California Native Tree

Shade Tree



Vine Maple - *Acer circiadatum*
California Native Tree

Patio Tree



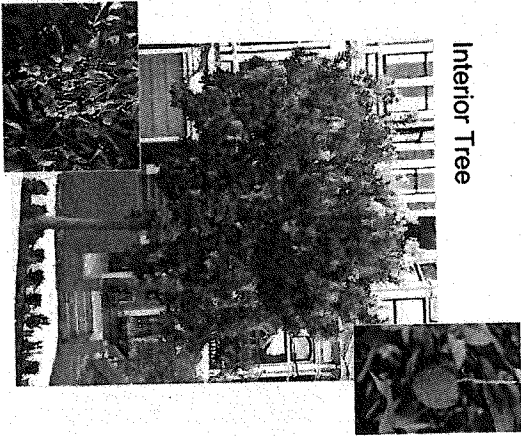
Bay Laurel - *Umbellularia californica*
California Native Tree

Street Tree



London Plane Tree - *Platanus x acerifolia* 'Columbifera'

Interior Tree



Mama Strawberry Tree - *Arbutus Menziesii*

Screen Tree



Calicut Tree - *Melicope quinquevarya*

Screen Tree



Brisbane Box - *Lophospermum confertus*

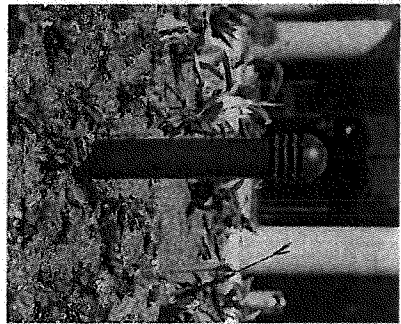
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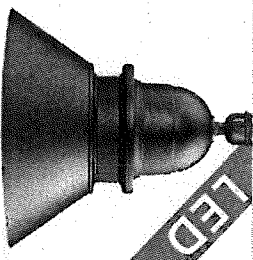
TREE IMAGES

JOB NO. 201818
SCALE no scale
DRAWN MA SHEET
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DATE 10.17.2018
SHEET 2 OF 5



PHILLIPS HADCO
Lighted Bollard

see Lighting Schedule for fixture color



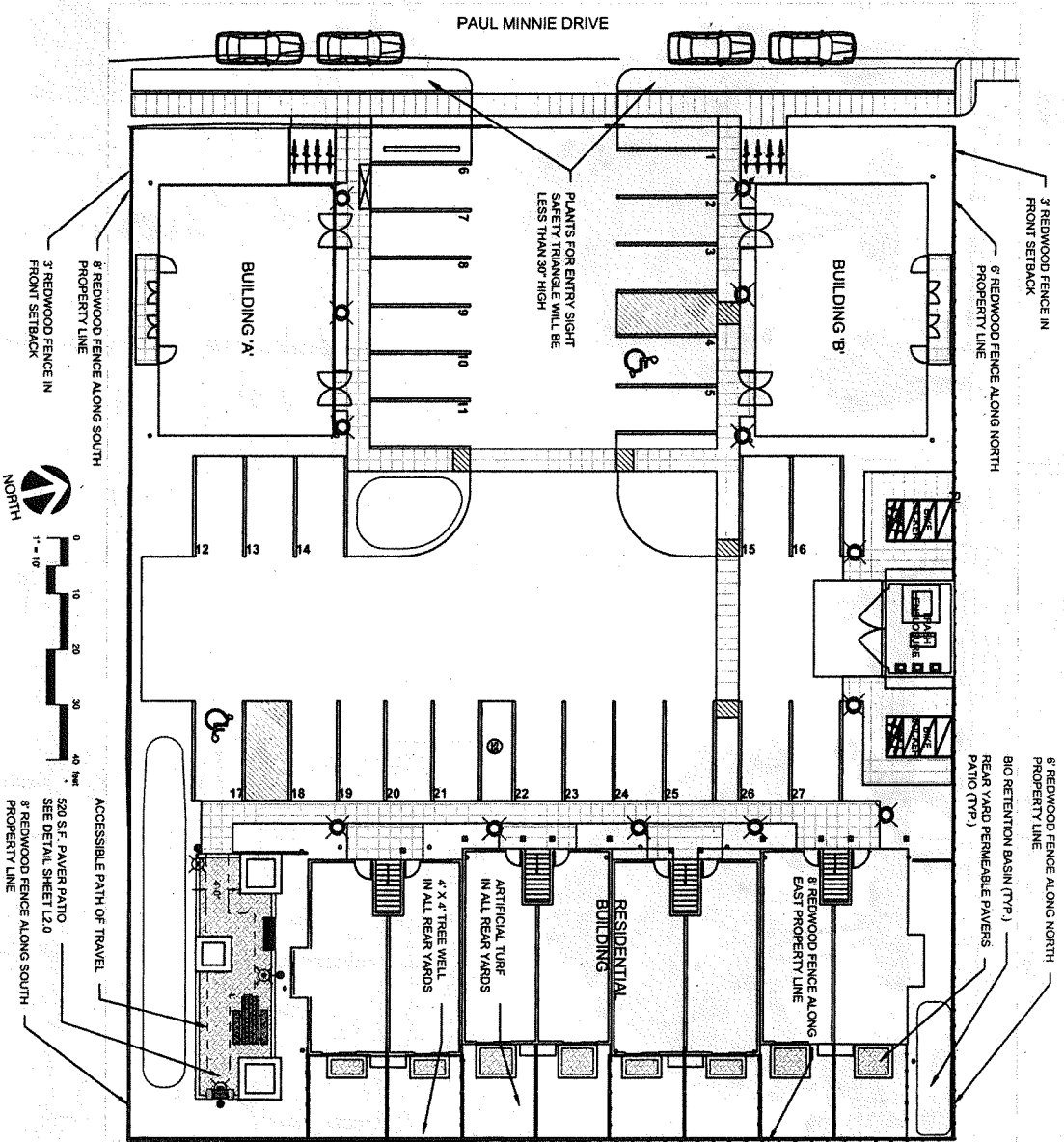
SERNBERG LIGHTING
Gallery Series

see Lighting Schedule for fixture color



SERNBERG LIGHTING
4700 Series Austin pole base

see Lighting Schedule for pole color



LIGHTING_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	MATERIAL	FINISH	Electrical	Lamp	Height	Color Temp	Lens	Mounting
☉	SERNBERG GALLERY SERIES CORNAR AREA LIGHT ON 4700 SERIES AUSTIN 12" ABOVE GRADE	3	Aluminum Alloy	(Brush) Urban Gun Metal	20V	PROTECTED	65 M	3700K	FROSTED SHADE GLASS	ARM MOUNT
☉	PHILLIPS HADCO LIGHTED BOLLARD	15	DIE-CAST ALUMINUM	(N) BLACK	20V	LED BRUSH	45	3700K	CLEAR GLASS	ANCHOR B225

PAUL MINNIE MIXED USE PROJECT
2606 PAUL MINNIE DRIVE
SANTA CRUZ, CALIFORNIA

Michael J. Angelo Landscape Architecture
2570 CANTON AVENUE, SUITE 200
SANTA CRUZ, CALIFORNIA 95061
TEL: (831) 455-1111 FAX: (831) 455-1112

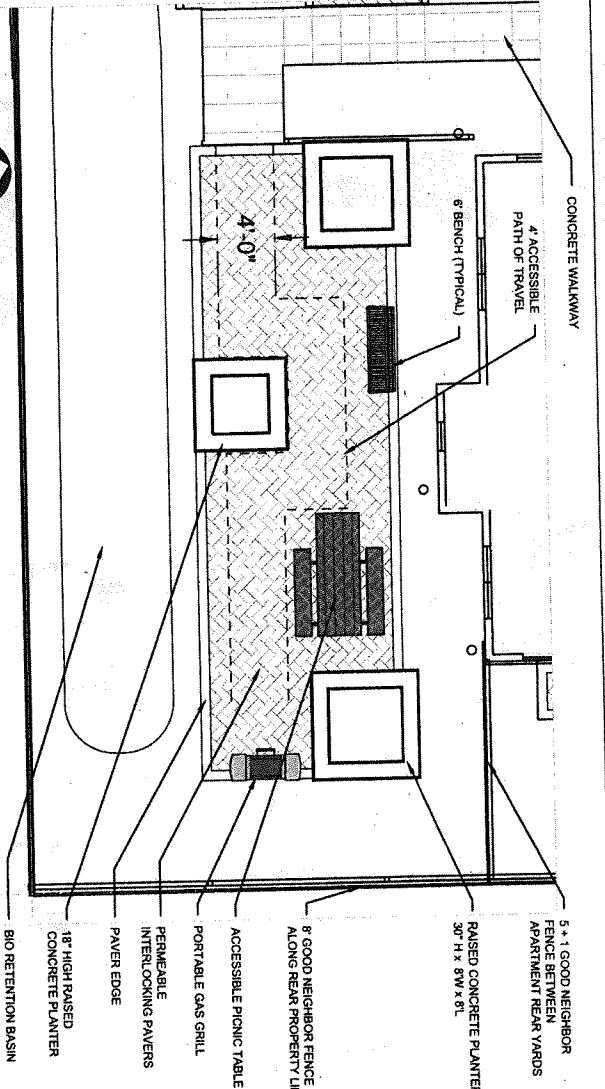
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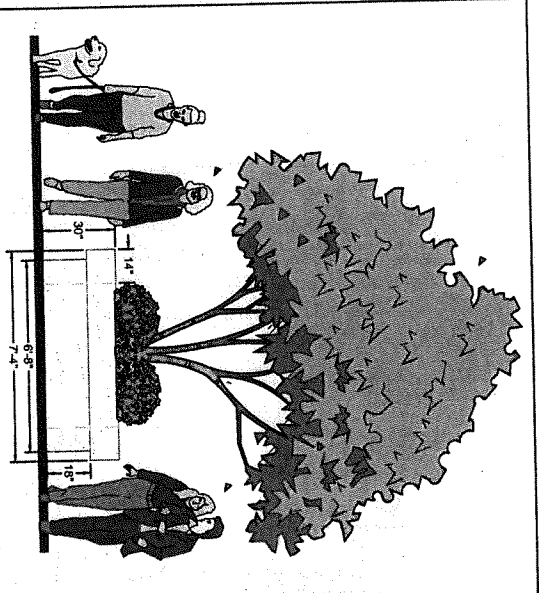
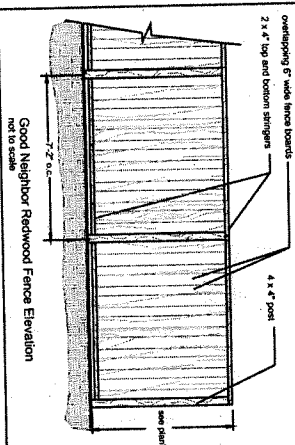
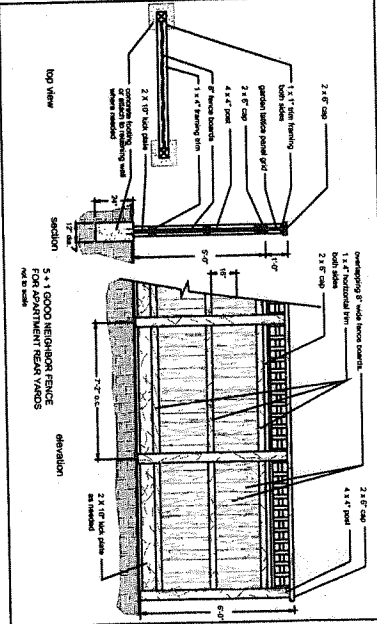
HARDSCAPE CONCEPT

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SCALE AS NOTED
DRAWN MA
CHECK CJMA
DATE 10.17.2018
SHEET L-2.0
SHEET 3 OF 5

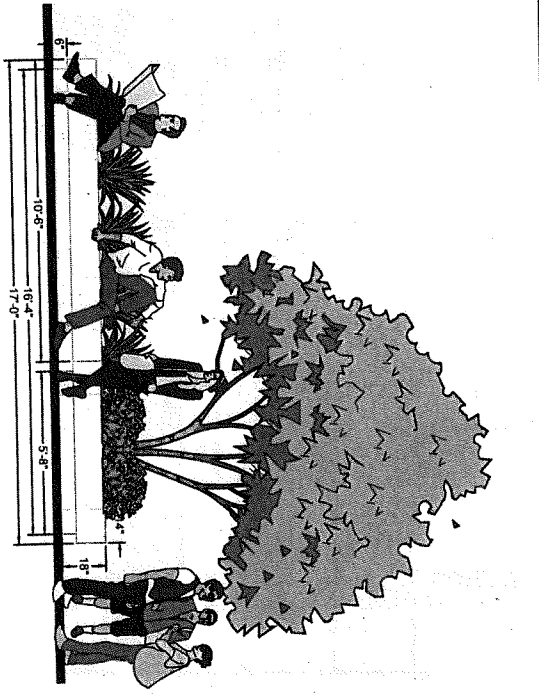


COMMON AREA HARDSCAPE
SCALE 1/4" = 1'-0"

- CONCRETE WALKWAY
- 4' ACCESSIBLE PATH OF TRAVEL
- 6" BENCH (TYPICAL)
- 5.1.1 GOOD NEIGHBOR FENCE BETWEEN APARTMENT REAR YARDS
- RAISED CONCRETE PLANTER 30" H X 8" W X 8" L
- 8' GOOD NEIGHBOR FENCE ALONG REAR PROPERTY LINE
- ACCESSIBLE PICNIC TABLE
- PORTABLE GAS GRILL
- PERMEABLE INTERLOCKING PAVERS
- PAVER EDGE
- 18" HIGH RAISED CONCRETE PLANTER
- BIO RETENTION BASIN



RAISED PLANTER
SCALE 1/2" = 1'-0"



RAISED BENCH PLANTER
SCALE 1/2" = 1'-0"

Michael Aronov Associates
Landscape Architecture
2075 San Carlos Avenue, Suite 200
Santa Cruz, CA 95060
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PAUL MINNIE MIXED USE PROJECT
2606 PAUL MINNIE DRIVE
SANTA CRUZ, CALIFORNIA

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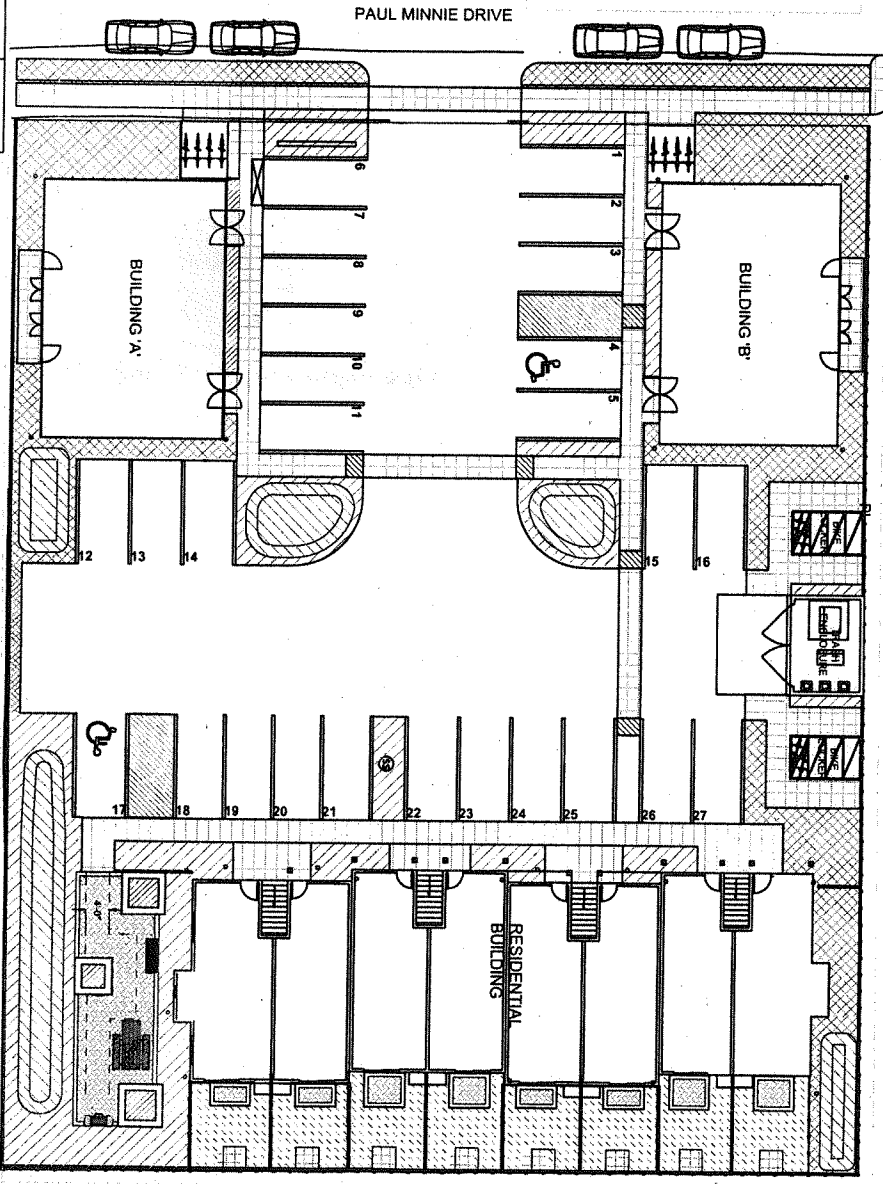
REVISIONS

COMMON AREA HARDSCAPE & ELEVATIONS

JOB NO. 201818
SCALE: as noted
DRAWN: MA
CHECK: JGMA
DATE: 10.17.2018

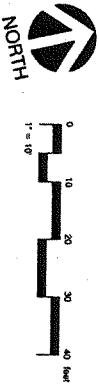
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIO RETENTION AREA	1102 sq. ft.
	DRIP LOW WATER USE	2,427 sq. ft.
	DRIP MODERATE WATER USE	2,006 sq. ft.
	LOW FLOW BUBBLERS	133 sq. ft.
	NON IRRIGATED ARTIFICIAL TURF BACKWARDS OF APARTMENTS	1,288 sq. ft.
	TOTAL LANDSCAPE AREA	6,936 sq. ft.



WATER USE CALCULATIONS - 2606 PAUL MINNIE DRIVE

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	PF x HA (ft ²)/IE
1. BIO RETENTION	Moderate	0.40	1,102	544
2. DRIP	Low	0.30	2,427	898
3. DRIP	Moderate	0.40	2,006	990
4. BUBBLER	Low	0.40	133	65
5. ARTIFICIAL TURF	No Irr	0.00	1,288	0
	Sum		6,936	2,497
ETWU = (ET _c) x (0.62) x [(PF x HA) + SLA]				
MAWA = (ET _c) x (0.62) x [(0.55 x LA) + (0.3 x SLA)]				
ETWU complies with MAWA				



**PAUL MINNIE MIXED USE PROJECT
2606 PAUL MINNIE DRIVE
SANTA CRUZ, CALIFORNIA**



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HYDROZONE MAP & WATER USE CALCULATIONS

JOB NO. 201818
SCALE 1" = 10'-0"
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DATE 10.17.2018
SHEET 5 OF 5



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Attachment 3

Geotechnical (Soils) Report

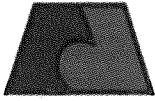


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GEOTECHNICAL INVESTIGATION
For
PROPOSED MIXED-USE DEVELOPMENT
2606 Paul Minnie Avenue
APN 026-043-14
Santa Cruz County, California

Prepared
For
DAVID SMITH
Aptos, California

Prepared By
DEES & ASSOCIATES, INC.
Geotechnical Engineers
Project No. SCR-1188
DECEMBER 2017



Dees & Associates, Inc.
Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

December 28, 2017

Project No. SCR-1188

DAVID SMITH
2606 P.M. Investors, LLC
300 Carrera Circle
Aptos, California 95003

Subject: Geotechnical Investigation

Reference: Proposed Mixed-Use Development
2606 Paul Minnie Avenue, Santa Cruz
APN 026-043-14
Santa Cruz County, California

Dear Mr. Smith:

As requested, we have completed a Geotechnical Investigation for the new mixed-use development proposed at the referenced site. The purpose of our investigation was to evaluate the soil conditions at the site and provide geotechnical recommendations for the proposed improvements.

This report presents the results, conclusions and recommendations of our investigation. If you have any questions regarding this report, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.


Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 1 to Addressee
3 to Danial Silvernail Architect, Inc.

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GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for the new mixed-use development proposed at the site. The development will include two one-story commercial buildings and two-story apartment housing.

Purpose and Scope

The purpose of our investigation was to explore and evaluate surface and near surface soil conditions at the site and provide geotechnical recommendations for design and construction of the project.

The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files pertinent to the site and vicinity.
2. Exploration of subsurface conditions consisting of logging and sampling of four (4) exploratory borings drilled to 21.5 feet.
3. Laboratory testing to evaluate the engineering properties of the subsoils.
4. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings, we have developed geotechnical design criteria for general site grading, foundations, concrete slabs-on-grade, pavements and general site drainage.
5. Preparation of this report presenting the results of our investigation.

Project Location and Description

The site is located at 2606 Paul Minnie Avenue in Santa Cruz, California, Figure 1. The 0.626-acre property is located about 85 feet south of Soquel Avenue on the east side of Paul Minnie Avenue. The property slopes very gently towards the southeast corner and there is about a 2 feet elevation difference between the northwest corner and the southeast corner of the property.

The site is developed with an existing residence, a detached garage and a shed. The existing driveway has a baserock surface. The remainder of the site is vegetated with natural grasses, some landscaping and a couple of small to medium sized trees.

The project consists of removing the existing improvements and constructing two one-story commercial buildings in the front corners of the property adjacent to Paul Minnie Avenue and a two-story apartment building in the back of the property. See Figure 2. The area between the buildings will be used for driveways and parking.

Field Investigation

Subsurface conditions at the site were explored on October 23, 2017 with four (4) exploratory borings drilled with a 6-inch diameter continuous flight auger advanced with truck mounted drilling equipment. Our borings were drilled 21.5 feet deep. The approximate locations of the exploratory borings are indicated on Figure 2.

The soils observed in the test borings were logged in the field and described in accordance with the Unified Soil Classification System (D2487 and D2488), Figures 3. The Test Boring Logs denote subsurface conditions at the locations and times observed, and they are not warranted they are representative of subsurface conditions at other locations or times.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0-inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T). The penetration resistance blow counts for the (L) and (T) noted on the boring logs were obtained as the sampler was dynamically driven into the in-situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs present the accumulated number of blows that were required to drive the last 12 inches. The blow counts indicated on the logs have been converted to equivalent standard penetration test (SPT) values.

Laboratory Testing

The laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Moisture content and dry densities were performed on representative soil samples to determine the consistency of the soil and the moisture variation throughout the explored soil profile. Grain size analysis was performed to aid in soil classification. Atterberg Limits were determined on the near surface clayey soil to determine the soils relative shrink/swell potential. Direct shear testing was performed to determine the shear strength properties of the foundation zone soils. The results of our field and laboratory testing appear on the "Log of Test Borings", opposite the sample tested.

Subsurface Soil Conditions

The Santa Cruz County Geologic Map indicates the site is underlain by Lowest Emergent Coastal Terrace Deposits, which are described as, "Semiconsolidated, generally well-sorted sand with a few thin, relatively continuous layers of gravel. Deposited in nearshore high-energy marine environment. Grades upward into eolian deposits of Manresa Beach in southern part of county. Thickness variable; maximum approximately 40 ft. Unit thins to north where it ranges from 5 to 20 ft thick. Weathered zone ranges from 5 to 20 ft thick. As mapped, locally includes many small areas of fluvial and colluvial silt, sand, and gravel, especially at or near old wave-cut cliffs."

Our borings encountered thinly layered clayey sand and sandy clay to about 16 to 18 feet. The soils below 16 to 18 feet consisted sand with silt. The top 18 inches of topsoil consisted of fine silty sand. The topsoil was loose and the clayey sand and sandy clay to about 16 to 18 feet was medium dense. The sand with silt below 16 to 18 feet was generally dense.

The soils below the site are classified as a Site Class "D" for analysis using the 2016 California Building Code.

Groundwater

Groundwater was not encountered in our borings, however; there are clayey soils below the site that will tend to perch groundwater following rainy weather. Groundwater levels denote groundwater conditions at the locations and times observed, and it is not warranted it is representative of groundwater conditions at other locations or times. Groundwater levels can vary due to seasonal variations and other factors not evident at the time of our investigation.

Seismicity

The following is a general discussion of seismicity in the project area. A more detailed study of seismicity and faulting is beyond the scope of our investigation.

The site is located in a seismically active region with several faults in the vicinity. The faults located closest to the site are listed in the table below.

	Zayante-Vergeles Fault	San Andreas Fault	Monterey Bay Fault	San Gregorio Fault
Distance in miles and direction from site	6.0 NW	9.0 NW	8.8 SE	11.8 WSW

The San Andreas Fault is the largest and most active of the faults in the site vicinity, however, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years.

Structures designed according to the 2016 California Building Code may use the following parameters in their analysis. The following ground motion parameters may be used in seismic design and were determined using the USGS Seismic Design Map and ASCE 7-10.

Ss	S1	SMs	SM1	SDs	SD1
1.500 g	0.600 g	1.500 g	0.900 g	1.000 g	0.600 g

PGAm	0.5 g
Seismic Design Category (SDC) Occupancy Categories I and II	D

Liquefaction

Liquefaction occurs when saturated fine-grained soils are subject to shaking during an earthquake and the water pressure within the pores builds up leading to loss of strength. There is a low potential for liquefaction to affect the site due to the lack of a groundwater table and the consistency of the subsoils.

Landsliding

The site is relatively level and there are no slopes near the project site; therefore, there is a very low potential for landslides to affect the site.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the new mixed-use development proposed at the site is feasible provided the recommendations presented in this report are incorporated into the design and construction of the project. Primary geotechnical concerns for the project include embedding foundations into firm native soil or engineered fill, designing structures to resist strong seismic shaking and controlling site drainage.

The top 18 inches of soil is loose and not suitable for foundation or pavement support in its present condition. The top 18 inches of soil should be compacted where concrete slabs and pavements are proposed. Foundations may be deepened to penetrate the loose soil or the soils can be removed and replaced as compacted engineered fill. Foundations embedded into engineered fill should have at least 18 inches of fill below the base of the foundation and the fill should extend at least 3 feet beyond the foundation in all directions.

The site is located in a highly seismic region near several major fault zones. The foundation and structures should be designed utilizing the strict seismic design standards. Structures designed and constructed in accordance with the most recent seismic design standards should react well to seismic shaking.

Roof runoff should be directed away from foundations and the ground surface should be sloped so storm runoff is not allowed to flow or pond adjacent to foundations. Pavements should be designed to direct runoff to suitable collection points. The subsoils are not suitable for on-site retention so collected runoff should be collected and discharged off-site in accordance with applicable codes and regulations.

RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

General Site Grading

1. The geotechnical engineer should be notified at least four days prior to any grading or foundation excavating so the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Areas to be graded or receive foundations should be cleared of all obstructions and vegetation. Stripping depths of 3 to 4 inches are anticipated. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
3. Where fill is proposed, the upper 18 inches of soil should be moisture conditioned and compacted to at least 90 percent relative compaction prior to placing fill material.
4. Where concrete slabs-on-grade and pavements are proposed, the upper 18 inches of soil should be moisture conditioned and compacted to at least 90 percent relative compaction then the upper 8 inches of subgrade should be compacted to at least 95 percent relative compaction.
5. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.
6. Engineered fill should be moisture conditioned to about 2 percent over optimum moisture content, placed in thin lifts less than 8-inches in loose thickness and compacted to at least 90 percent relative compaction. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.
7. The non-clayey on-site soils are suitable for use as engineered fill. Soils used for engineered fill should be granular, have a Plasticity Index less than 15, be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.
8. Fill slopes less than 3 feet high may be benched into firm soil. The bench should be sloped towards the hillside at least 5 percent.
9. Fill slopes should be inclined no steeper than 2:1 (horizontal to vertical).

10. Engineered fill placed below structures should be continuously observed by our firm. Engineered fill placed elsewhere on the site should be intermittently observed and tested. At a minimum, in-place density tests should be performed as follows: one test for every foot of fill placed, one test for every 1,000 sq. ft. of material for relatively thin fill sections and one test whenever there is a definite suspicion of a change in the quality of moisture control or effectiveness in compaction.

11. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Concrete Slabs-on-Grade

12. The upper 18 inches of subgrade soil (from existing grades) below concrete slabs-on-grade should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction.

13. For driveway slabs the upper 8 inches of subgrade soil below concrete slabs-on-grade should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 95 percent relative compaction.

14. All concrete slabs-on-grade can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should reduce cracking and movement.

15. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where floor wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel.

Pavements

16. The top 18 inches of subgrade soil below pavements should be moisture conditioned to 1 to 2 percent over optimum moisture content and compacted to at least 90 percent relative compaction then the top 8 inches of subgrade soil below pavements should be compacted to at least 95 percent relative compaction

17. The pavement section should consist of at least 3 inches of asphalt concrete over at least 8 inches of Class II aggregate base, or as specified by your designer.

18. The aggregate base below all Portland cement or asphalt concrete pavements should be moisture conditioned and compacted to at least 95 percent relative compaction prior to placing concrete or asphalt paving materials.

19. Only quality materials of the type and minimum thickness specified should be used. Baserock (R=78 minimum) should meet CalTrans Standard Specifications for Class II Untreated Aggregate Base. Subbase (R=50 minimum) if specified should meet CalTrans Standard Specifications for Class II Untreated Aggregate Subbase.

Utility Trenches

20. Utility trenches placed parallel to structures should not extend within an imaginary 1.5:1 (horizontal to vertical) plane projected downward from the bottom edge of the adjacent footing.

21. Trenches may be backfilled with compacted engineered fill placed in accordance with the grading section of this report. The backfill material should not be jetted in place.

22. The portion of utility trenches that extend beneath foundations should be sealed with 2-sack sand slurry (or equivalent) to prevent subsurface seepage from flowing under buildings.

Conventional Spread Footing Foundations

23. Conventional spread footings embedded into firm native soil or engineered fill may be used to support structures.

24. If foundations will be embedded into engineered fill, there should be at least 18 inches of fill below the entire foundation and the fill should extend at least 3 feet beyond the foundation in all directions. If structures are located along property lines, and a 3 feet overbuild is not possible, the bearing capacity of the affected foundation should be reduced.

25. Footings embedded into firm native soil will need to be a minimum of 18 inches deep, measured from the original grade; and at least 12 inches deep measured from the lowest adjacent final grade for one-story structures and at least 18 inches below the lowest adjacent final grade for two-story structures.

26. Footings should be a minimum of 12 inches wide for one-story structures and 15 inches wide for two-story structures.

27. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

28. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 3,000 psf with an additional 500 psf for every extra foot of embedment beyond 18 inches up to a maximum of 4,500 psf. The allowable bearing capacity may be increased by 1/3 for short term seismic and wind loads.

29. Total and differential settlements under the proposed building loads are anticipated to be less than 1 inch and 1/2 inch respectively.

30. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.40 is considered applicable.

31. Where footings are poured neat against firm native soil, a passive lateral earth pressure of 250 pcf may be used. The top 18 inches of soil should be neglected in passive design.

32. Where footings are poured neat against engineered fill, a passive lateral earth pressure of 300 pcf may be used. The top 12 inches of soil should be neglected in passive design.

33. Prior to placing concrete, foundation excavations should be observed by the soils engineer.

Retaining Wall Lateral Pressures

34. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. The following lateral earth pressures may be used in design.

Backfill Soil	Active Pressure	At Rest Pressure
Level Backslope	35 pcf	50 pcf
3:1 Backslope	40 pcf	70 pcf
2:1 Backslope	70 pcf	90 pcf

35. The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

Site Drainage

36. Controlling surface runoff is important to the performance of the project.

37. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations or other improvements. Where bare soil or pervious surfaces are located next to the foundation, the ground surface within 10 feet of the structure should be sloped at least 5 percent away from the foundation. Where impervious surfaces are used within 10 feet of the foundation, the impervious surface within 10 feet of the structure should be sloped at least 2 percent away from the

foundation. Swales should be used to collect and remove surface runoff where the ground cannot be sloped the full 10 feet width away from the structure. Swales should be sloped at least 2 percent towards the discharge point.

38. Full roof gutters should be placed around the eaves of the structure. Discharge from the roof gutters should be conveyed away from the downspouts and discharged in a controlled manner.

39. The soils at the site are not suitable for on-site retention. Concentrated runoff should be collected and discharged off-site in accordance with applicable codes and regulations.

Plan Review, Construction Observation, and Testing

40. Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. Dees & Associates, Inc. also requests the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a soil engineer.

APPENDIX A

Site Vicinity Map

Boring Site Plan

Unified Soil Classification System

Logs of Test Borings

Laboratory Test Results



SITE VICINITY MAP
Figure 1



SITE PLAN
Figure 2

THE UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP SYMBOLS	TYPICAL NAMES	CLASSIFICATION CRITERIA																									
COARSE-GRAINED SOILS** MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS (<5% FINES)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate particle sizes																								
		GRAVELS WITH FINES (>12% FINES)	GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for GW																								
		SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS (<5% FINES)	GM	Silty gravels, gravel-sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or $PI < 4$	Above "A" line with $4 < PI < 7$ are borderline cases requiring use of dual symbols																						
			SANDS WITH FINES (>12% FINES)	GC	Clayey gravels, gravel-sand-clay mixtures	Plastic fines Atterberg limits above "A" line with $PI > 7$																							
	FINE-GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE (THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE)	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS (<5% FINES)	SW	Well-graded sands, gravelly sands, little or no fines	Wide range in grain sizes and substantial amounts of all intermediate sizes missing																							
			SANDS WITH FINES (>12% FINES)	SP	Poorly graded sands, gravelly sands, little or no fines	Predominantly one size or a range of sizes with some intermediate sizes missing Not meeting all gradation requirements for SW																							
			SILTS AND CLAYS (LIQUID LIMIT < 50)	SM	Silty sands, sand-silt mixtures	Non plastic fines or fines with low plasticity Atterberg limits below "A" line or $PI < 4$	Limits plotting in hatched zone with $4 < PI < 7$ are borderline cases requiring use of dual symbols																						
		SC		Clayey sands, sand-clay mixtures	Plastic fines Atterberg limits above "A" line with $PI > 7$																								
		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity	**Gravels and sands with 5% to 12 % fines are borderline cases requiring use of dual symbols.																								
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays																										
OL	Organic silts and organic silty clays of low plasticity																												
SILTS AND CLAYS (LIQUID LIMIT > 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	RELATIVE DENSITY OF SANDS AND GRAVELS <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">DESCRIPTION</th> <th style="text-align: center;">BLOW / FT*</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">VERY LOOSE</td> <td style="text-align: center;">0 - 4</td> </tr> <tr> <td style="text-align: center;">LOOSE</td> <td style="text-align: center;">4 - 10</td> </tr> <tr> <td style="text-align: center;">MEDIUM DENSE</td> <td style="text-align: center;">10 - 30</td> </tr> <tr> <td style="text-align: center;">DENSE</td> <td style="text-align: center;">30 - 50</td> </tr> <tr> <td style="text-align: center;">VERY DENSE</td> <td style="text-align: center;">OVER 50</td> </tr> </tbody> </table> CONSISTENCY OF SILTS AND CLAYS <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">DESCRIPTION</th> <th style="text-align: center;">BLOWS / FT*</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">VERY SOFT</td> <td style="text-align: center;">0 - 2</td> </tr> <tr> <td style="text-align: center;">SOFT</td> <td style="text-align: center;">2 - 4</td> </tr> <tr> <td style="text-align: center;">FIRM</td> <td style="text-align: center;">4 - 8</td> </tr> <tr> <td style="text-align: center;">STIFF</td> <td style="text-align: center;">8 - 16</td> </tr> <tr> <td style="text-align: center;">VERY STIFF</td> <td style="text-align: center;">16 - 32</td> </tr> <tr> <td style="text-align: center;">HARD</td> <td style="text-align: center;">OVER 32</td> </tr> </tbody> </table> *Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. 12 vertical inches.	DESCRIPTION	BLOW / FT*	VERY LOOSE	0 - 4	LOOSE	4 - 10	MEDIUM DENSE	10 - 30	DENSE	30 - 50	VERY DENSE	OVER 50	DESCRIPTION	BLOWS / FT*	VERY SOFT	0 - 2	SOFT	2 - 4	FIRM	4 - 8	STIFF	8 - 16	VERY STIFF	16 - 32	HARD	OVER 32
	DESCRIPTION	BLOW / FT*																											
	VERY LOOSE	0 - 4																											
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DESCRIPTION	BLOWS / FT*																												
VERY SOFT	0 - 2																												
SOFT	2 - 4																												
FIRM	4 - 8																												
STIFF	8 - 16																												
VERY STIFF	16 - 32																												
HARD	OVER 32																												
CH	Inorganic clays of medium to high plasticity, organic silts																												
OH	Organic clays of medium to high plasticity, organic silts																												

L	M	T	B
SAMPLE TYPES REFERENCED ON BORING LOGS			

TEST BORING LOG						SCR-1188 Paul Minnie						
LOGGED BY: BD		DATE DRILLED: 10-23-2017		BORING TYPE: 6" SOLID STEM		BORING NO: 1						
SAMPLE NO.		SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (% IN-SITU)	MOISTURE (% SATURATED)	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1		Dark brown fine Silty SAND, dry-damp, loose (non-plastic)		9								
2	1-1-1 L	Gray brown w/yellow brown clasts Sandy SILT/Silty SAND, damp, medium dense		11	11	98.3	18.9	25.4	404.8	28.8		
3	1-2 T	Brown, gray and yellow brown mottled Sandy SILT/Silty SAND, damp, medium dense		5	6							
4				7	13		25.6				46.0	
5	1-3-1 L	Gray Sandy CLAY, moist, medium stiff		5	7							
6				12	10	92.9	28.5					
7	1-4 T	Mottled gray brown Clayey SAND, moist-very moist, medium dense (One 1/2" gravel in sample)		5	7							
8				9	16		20.5					
9												
10	1-5-1 L	Gray brown Sandy CLAY, moist, medium stiff		6	9							
11				11	10	100.0	24.5					
12												
13		Approximate Contact										
14												
15	1-6 T	Gray brown Clayey SAND, damp-moist, medium dense		6	9							
16				14	23							
17												
18		Grades to yellow brown Sand with Clay then grades to Sand with Silt										
19												
20	1-7 T	Yellow brown SAND with Silt, damp, dense		11	17							
21				20	37							
22		Boring terminated at: 21.5 feet No Groundwater Encountered										
23												

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* Blow count converted:
 L = Field Blow Count / 2
 M = Field Blow Count / 1.5

TEST BORING LOG						SCR-1188 Paul Minnie					
LOGGED BY: BD		DATE DRILLED: 10-23-2017		BORING TYPE: 6" SOLID STEM		BORING NO: 2					
SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	Dark brown Silty SAND, dry-damp, medium dense (n.p)		11								
2-1-1			16								
2 L	Mottled brown and yellow brown Sandy CLAY, moist, very stiff		23	20	107.6	13.5					18.6
3			14								
2-2			18								
4 T	Mottled dark brown and yellow brown fine Clayey SAND, damp, dense		19	37		12.7					
5			6								
2-3-1			6								
6 L	Brown Clayey SAND, moist, loose		7	7	80.8	24.4					
7			5								
2-4			6								
8 T	Gray brown Sandy CLAY, moist, medium stiff		6	12							
9											
10			4								
2-5			4								
11 T	Gray brown fine Sandy CLAY (SILT?), very moist, medium stiff		6	10							
12											
13	Approximate Contact										
14											
15			8								
2-6			12								
16 T	Gray brown Clayey SAND grades to dark yellow brown fine Clayey SAND, moist, medium dense (non-plastic)		12	24		14.3					
17											
18											
19											
20			10								
2-7			13								
21 T	Gray brown to yellow brown fine SAND with Silt, damp, dense – Coarse SAND in bottom 6 inches		20	33							
22	Boring terminated at: 21.5 feet No Groundwater Encountered										

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* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

TEST BORING LOG

SCR-1188
Paul Minnie

LOGGED BY: BD DATE DRILLED: 10-23-2017 BORING TYPE: 6" SOLID STEM BORING NO: 3

SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
1	Brown fine Silty SAND, dry-damp, loose (non-plastic)		8								
2	3-1-1 L Gray brown Silty to Clayey SAND, moist, medium dense		10 11	11		17.4					16.5
3	3-2 T Grades to Sandy Clay		7 11	18							
4	Dark yellow brown Sandy CLAY, moist, very stiff										
5			8 6								
6	3-3-1 L Brown Sandy CLAY, moist, medium stiff (Qu=1.2 ksf)		9	8	103.4	21.2					
7	3-4 T Brown Clayey SAND, moist, medium dense (slightly plastic)		4 6 6	12							
8	Approximate Contact										
9											
10	3-5 T Gray brown to yellow brown CLAY, moist to very moist, medium stiff		4 4 6	10		25.5					
11											
12											
13											
14											
15											
16	3-6 T Gray brown Sandy CLAY, very moist, medium stiff		4 5 9	14							
17	Gray brown Clayey SAND, moist, medium dense										
18	Approximate Contact										
19											
20			8 11 19	25							
21	3-7 T Gray SAND with Silt, damp, medium dense										
22	Boring terminated at: 21.5 feet No Groundwater Encountered										
23											

DEES & ASSOCIATES, INC. 501 MISSION ST. STE. 8A SANTA CRUZ, CA 95060 www.deesgeo.com (831) 427-1770 Fax: (831) 427-1794	* Blow count converted: L = Field Blow Count / 2 M = Field Blow Count / 1.5
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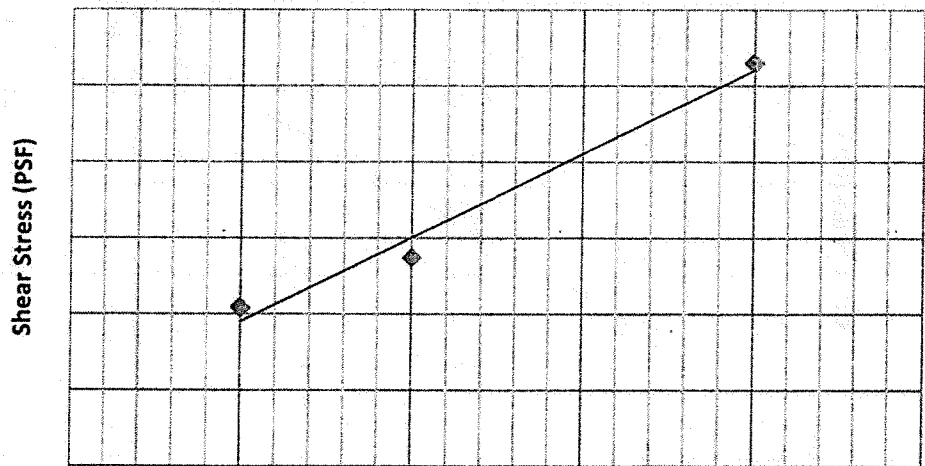
TEST BORING LOG						SCR-1188 Paul Minnie					
LOGGED BY: BD		DATE DRILLED: 10-23-2017		BORING TYPE: 6" SOLID STEM		BORING NO: 4					
SAMPLE NO.	SOIL DESCRIPTION	USCS SOIL TYPE	FIELD BLOW COUNT	SPT BLOW COUNT*	DRY DENSITY (PCF)	MOISTURE (%) IN-SITU	MOISTURE (%) SATURATED	COHESION (PSF)	PHI ANGLE	% PASSING 200 SIEVE	PLASTICITY INDEX
-	3" Baserock at Surface		8								
1			9								
4-1-1	Brown fine Silty SAND, damp, loose to 18" then medium dense (low plasticity)		13	11	90.2	8.5	30.5	250.0	27.8		
2			10								
3			12								
4-2			13	25							
T											
4	Brown Sandy CLAY/Clayey SAND, damp, medium dense (plastic)		12								
5			13								
4-3-1	Mottled yellow brown with gray Sandy CLAY/Clayey SAND, moist, medium dense		21	17	100.9	19.8					46.0
6			6								
7			7								
4-4	Gray brown Clayey SAND, moist, medium dense		14	21							
8											
9			6								
10			8								
4-5	Gray brown CLAY, moist, very stiff		11	19		21.1					
11											
12											
13											
14											
15	Sandier at top of sample		8								
4-6	Gray brown Sandy CLAY, moist, very stiff		10	21							
16			11								
17											
18											
19											
20			14								
4-7	Gray to yellow Brown SAND with Silt, damp, dense		15	30		9.3					
21			15								
T											
22											
-	Boring terminated at: 21.5 feet No Groundwater Encountered										

DEES & ASSOCIATES, INC.

501 MISSION ST. STE. 8A | SANTA CRUZ, CA 95060
www.deesgeo.com | (831) 427-1770 | Fax: (831) 427-1794

* Blow count converted:
L = Field Blow Count / 2
M = Field Blow Count / 1.5

Saturated Direct Shear Results



Normal Pressure (PSF)

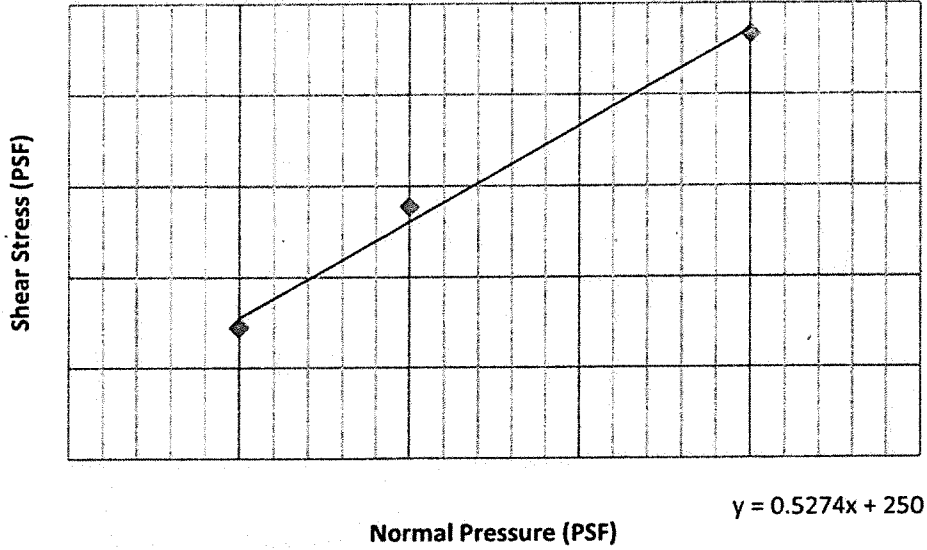
$$y = 0.5505x + 404.84$$

SAMPLE 1-1-1

Phi = 28.8 degrees

Cohesion = 404.8 psf

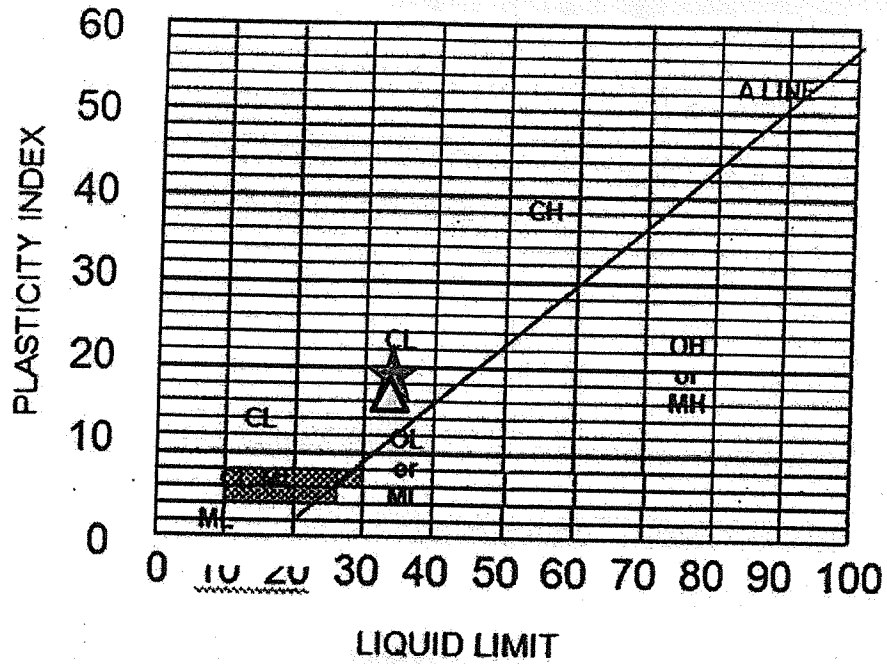
Saturated Direct Shear Results



SAMPLE 4-1-1

Phi = 27.8 degrees

Cohesion = 250.0 psf



MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
CH	Inorganic clays of medium to high plasticity, organic silts, fat clays	CL	Inorganic clays of low to medium plasticity, gravelly clay sandy clays, silty clays, lean clays
OH	Organic clays of medium to high plasticity, organic silts	OL	Organic silts and organic silty clays of low plasticity
Pt	Peat and other highly organic soils		

PLASTICITY DATA

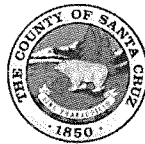
SYMBOL	SAMPLE NO.	DEPTH (FEET)	IN-SITU MOISTURE CONTENT (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	LIQUIDITY INDEX (W-PL)/(LL-PL)	UNIFIED SOIL CLASSIFICATION SYMBOL
★	2-1-1	2.0	13.5	33.6	15.0	18.6	-	CL
△	3-2	3.5	17.4	32.5	16.0	16.5	-	CL



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Attachment 4

Geotechnical Report Acceptance Letter



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COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY, PLANNING DIRECTOR

24 September 2018

Daniel Silvernail
501 Mission St., Ste.2
Santa Cruz, CA 95060

Subject: Review of the Geotechnical Investigation for Proposed Mixed-Use Development at 2606 Paul Minnie Avenue/APN 026-043-14 dated 28 December 2017 by Dees & Associates Inc. – SCR-1188

Project Site: 2606 Paul Minnie Avenue
APN 026-043-14
Application No. REV181104

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the report.
2. Final plans shall reference the report by title, author and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Review of the Geotechnical Investigation for Proposed Mixed-Use Development at 2606 Paul Minnie Avenue/APN 026-043-14 dated 28 December 2017 by Dees & Associates Inc.

APN 071-061-10

24 September 2018

Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or rick.parks@santacruzcounty.us

Sincerely,

Rick Parks, GE 2603
Civil Engineer – Environmental Planning

Cc: Dees & Associates Inc., Attn: Becky Dees, GE
Environmental Planning, Attn: Leah MacCarter
Owner, David Smith

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



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Attachment 5

Water Will-Serve letter



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**WATER SERVICE
INFORMATION FORM**



June 15, 2018

Owner: 2606 P.M. Investors, Llc
Site Address: 2606 Paul Minnie Ave, Live Oak
Site APN: 026-043-14
Project Description: Mixed Use 4 commercial spaces & 15 MRUs

Dear Ryan Haley:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1. Fire services as required by Central Fire. Fire service sizing to be determined by fire a sprinkler designer and Central Fire. A new minimum size 4" fire service is estimated to serve the residential building. A new minimum size 4" fire service is estimated to serve "Commercial Building A." A new minimum size 4" fire service is estimated to serve "Commercial Building B."
2. If your total landscape area exceeds 5,000 square feet then a dedicated irrigation service is required. The existing 3/4" water service can be retrofitted into a dedicated irrigation service as per SCWD Detail 5 with a backflow device installation as per SCWD Detail 8.
3. An estimated 1.5" domestic water service installation is required as per SCWD Detail 5 with an approved backflow device installation as per SCWD Detail 8. To serve the 15-unit residential apartment building.
4. An estimated new 2"x 2-3/4" multi-branch service installation is required as per SCWD Detail 3 and Detail 5 with the installation of an approved backflow device as per SCWD Detail 8 for each meter. These 2 domestic services to serve the 2 commercial tenant spaces in "Commercial Building B."
5. An estimated new 2"x 2-3/4" multi-branch service installation is required as per SCWD Detail 3 and Detail 5 with the installation of an approved backflow device as per SCWD Detail 8 for each meter. These 2 domestic services to serve the 2 commercial tenant spaces in "Commercial Building B."
6. Please revise sheet "C-3" with corrections to the number of commercial services and the minimum 4" Fire Services (three total). All water permit fees are due for this project prior to issuance of the water service installation permit. The water permit cannot be issued until the building permit has been issued first by the County. All water/fire service installation work is required to be completed by an approved SCWD contractor.
7. All water permit fees are due for this project prior to issuance of the water service installation permit. The water permit cannot be issued until the building permit has been issued first by the County. All water/fire service installation work is required to be completed by an approved SCWD contractor.

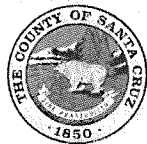
If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco
City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060

Attachment 6

Sanitation Will-Serve Letter



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David L. Smith
2606 P.M. Investors, LLC
706 Vista Del Mar Dr.
Aptos, CA 95003

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 026-043-14

APPLICATION NO.: n/a

PARCEL ADDRESS: 2606 Paul Minnie Ave. Santa Cruz, CA 95062

PROJECT DESCRIPTION: 2 commercial buildings and 15 residential units.

Dear Mr. Smith,

We've received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Paul Minnie Ave. for the subject development.

No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at (831) 454-2160.



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Attachment 7

Trip Generation Analysis



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PINNACLE TRAFFIC ENGINEERING

831 C Street

Hollister, California 95023

(831) 638-9260 • (805) 644-9260

PinnacleTE.com

RECEIVED
SEP 22 2018
SILVERNAIL ARCH INC

August 20, 2018

Mr. Dave Smith
2606 P.M. Investors, LLC
706 Vista Del Mar Drive
Aptos, CA 95003

RE: Paul Minnie Mixed-Use Project; Santa Cruz County, CA
Project Trip Generation Analysis and County Development Fees

Dear Mr. Smith,

The following is a summary of the project trip generation analysis and applicable County fees. The project site is located on the east side of Paul Minnie Drive, south of Soquel Avenue (2606 Paul Minnie Avenue) in the unincorporated Live Oak area. The site is currently occupied by a single family residential dwelling. The project includes the removal of the existing single family dwelling, and construction of two (2) new buildings to accommodate professional offices (2,800 SF) and a separate building with 15 residential apartments (2 low-income). On-site parking will be provided for 28 vehicles. Access will be provided via one (1) two-way driveway on Paul Minnie Avenue.

The traffic engineering services scope is based on discussions with County staff (Rodolfo Rivas). Mr. Rivas requested a brief letter report to summarize the project trip generation estimates and applicable County development fees for the Live Oak area. Mr. Rivas also indicated that if the project generates fewer than 20 peak hour trips a formal traffic study would not be required (County threshold for preparation of a traffic study).

Project Trip Generation Estimates

The project trip generation estimates have been derived using data in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The applicable ITE trip generation rates are provided in Table 1.

The project site trip generation estimates for both the existing and proposed uses have been derived to determine the "net" change in trips attributable to the project site redevelopment. The project site trip generation estimates are presented in Table 2.

Table 1 - ITE Trip Generation Rates

ITE Code - Land Use	Unit	Number of Vehicle Trips per Unit				
		AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
#210 - Single Family Res.	D.U.	0.18	0.56	0.62	0.37	9.44
#220 - Multi Family Apt.	D.U.	0.11	0.35	0.35	0.21	7.32
#712 - Small Office Bldg.	1,000 SF	1.59	0.33	0.78	1.67	16.19

Table 2 - Project Site Trip Generation Estimates

Project Component	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
<u>Existing Use:</u> Single Family Residence (1)	0	1	1	0	10
<u>Proposed Uses:</u> Professional Office - 2,800 SF Residential Apartment - 15 Units	4 2	1 5	2 5	5 3	46 110
Sub-Totals:	6	6	7	8	156
Site "Net" Change (Prop. - Exist.):	+6	+5	+6	+8	+146

The data in Table 2 indicates that the existing use generates approximately 10 daily trips, with 1 vehicle trip during the AM and PM peak hour periods. The proposed project uses are estimated to generate a total of 156 daily trips, with 12 trips during the AM peak hour (6 in & 6 out) and 15 trips during the PM peak hour (7 in & 8 out). The project site redevelopment is estimated to generate a "net" increase of 146 daily trips, 11 AM peak hour trips (6 in & 5 out), and 14 PM peak hour trips (6 in & 8 out). The trip generation estimates verify that the project site redevelopment will generate fewer than 20 peak hour trips during both the AM and PM peak hour periods.

County Development Fees for Live Oak Area

Local development projects are subject to the County's "Service & Capital Improvement Fees." Payment of the project's development fees helps offset any potential long-term impacts related to local development and provides funding for future infrastructure projects. Mr. Rivas has requested that the project trip generation analysis also provide an estimate of the "Roadside Improvement Fee" and "Transportation Improvement Fee." The fees for the professional office component are based on the square footage and the fees for the residential apartments are based on the number of units. The project's fee estimates for the Live Oak area are shown in Table 3.

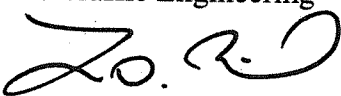
Table 3 - County (Live Oak) Development Fee Estimates

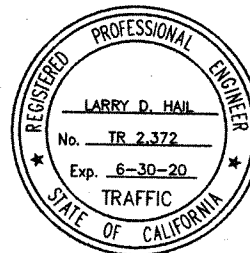
Fee / Proposed Use	Fee Per Unit	Project Uses & Fee Estimate		
		ADT	Units	Fee Estimate
Roadside Improvement Fee:				
Professional Office - 2,800 SF (a)	\$300	46	-	\$13,800
Multi-Family Dwellings - 15 Units (b)	\$2,100	-	15	\$31,500
Transportation Improvement Fee:				
Professional Office - 2,800 SF (a)	\$300	46	-	\$13,800
Residential Apartment - 15 Units (b)	\$2,100	-	15	\$31,500
Total Project Development Fee Estimate:				\$90,600

- (a) Development Fee based on the number of daily trip ends (see Table 2).
- (b) Development Fee based on the number of dwelling units.

The project's development fee estimate is \$90,600. It is noted that the project applicant may request a credit for removing the existing single family dwelling currently located on the site. This could potential reduce the project's development fee by \$6,000 (\$3,000 Roadside Improvement Fee + \$3,000 Transportation Improvement Fee). The project's adjusted development fee with a credit for removing the existing single family dwelling would be \$84,600 (\$90,600 - \$6,000).

Please contact my office with any questions regarding the project trip generation analysis or project fee estimate.

Pinnacle Traffic Engineering

 Larry D. Hail, CE, TE, PTOE
 President



ldh:msw



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Attachment 8

Drainage Calculations



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RI Engineering, Inc.



DRAINAGE CALCULATIONS

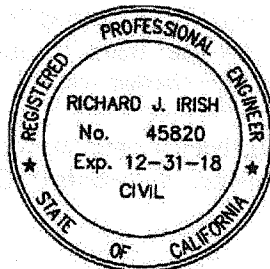
For

**David Smith
2606 Paul Minnie Road
Santa Cruz, California
APN 026-043-14**

**Date: April 2, 2018
Updated Sept 6, 2018**

**Prepared For:
David Smith**

**Prepared By:
RI Engineering, Inc.
Project Number 17-041-1**



David Smith
2606 Paul Minnie Avenue
Santa Cruz, California
April 2018

Design Criteria

Storm drainage calculations described in this document have been done in conformance with the *Santa Cruz County Design Criteria June 2014 Edition Design Criteria*

Project Description

The project consists of removing an existing single-family residence, garage and accessory structure currently on a 0.62 acre lot in Santa Cruz County and constructing two new commercial buildings and eight new attached apartment buildings. The project will create or replace approximately 17,000 square feet of impervious area. This is a 'large' project by County Design Criteria.

Existing Conditions

The project is located on Paul Minnie Avenue near the intersection of Soquel Avenue. The site is partially developed with three small structures on it. The roofs of the structures drain directly to the ground. The site is very flat with an approximate average slope of 1.5% towards the southeast corner of the property. The drainage sheet flows to the adjacent properties to the south and west and eventually to the concrete gutter flowline of Mansfield Street.

There is a developed property to the north of the site, which includes two buildings and an asphalt parking lot. There is a berm and a fence, which prevent run-off from the neighboring parcel to enter this site.

Proposed Development:

The proposed improvements are intended to match the existing drainage patterns. The site gently slopes to the southeast corner of the property. The stormwater is concentrated and detained in an underground 3' diameter pipe with a restricted flow controlled outlet structure. The outlet of the detention system is a 12" pipe that is connected directly to the closed system drainage of Mansfield Street. This inlet is the natural concentration point of the site.

On-site retention is infeasible for this site so the county's requirement for 'Minimize Pollutants of Concern' is achieved by using the Biofiltration Treatment System method. Biofiltration systems have been included in the design in various locations throughout the site. Below is a justification for infeasibility of Low Impact Development and Retention Treatment System alternatives.

Retention Feasibility: The project has been subject the requirements of Santa Cruz County Design Criteria Section C.3.b Minimize Stormwater Pollutants of Concern. This is an explanation of feasibility in order of priority.

- i. Retention Treatment Systems: The geotechnical engineer has determined that this site is infeasible for on-site retention. See the recommendation number 39 "The soils at the site are

David Smith
2606 Paul Minnie Avenue
Santa Cruz, California
April 2018

not suitable for on-site retention". A percolation test was done on in-situ and yielded little to no percolation over a four-hour period

ii. Low Impact Development (LID) Treatment Systems: See response to Retention Treatment Systems. On-site retention is infeasible for this site.

iii. Biofiltration Treatment Systems: Treatment of stormwater has been achieved using a standard biofiltration system capable of treating water at a maximum loading rate of 5 inches per hour with a rain event equal to two times the 85th percentile hourly rainfall intensity in accordance with Section-C.3.b.iii(1)(b)

Additional BMPs:

The site includes a design for pervious pavers on all of the parking spaces to provide additional treatment and flow reduction. All of the parking spaces will be surfaced with a porous material. The site also includes a large area of landscaping.

Pollutant Generating Activities

This project will contribute a few pollutants to the stormwater effluent. There will be an asphalt parking lot which may contain cars potentially leaking oil and other fluids. There is an uncovered outdoor trash enclosure. Phosphates can be transported off of the roof of the proposed building structure.

All of the pollutant generating sources are mitigated using Biofiltration and infiltration through porous pavers.

Site Design and Runoff Reduction

i) Limit disturbance to creeks and natural drainage features.

N/A

ii) Minimize compaction of soils.

Soil is not compacted where it is not necessary by the geotechnical engineer.

iii) Limit clearing and grading of native vegetation at the site to minimum area needed to build the project, allow access, and provide fire protection.

There is limited vegetation on site currently.

iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state.

The site is not large enough to concentrate improvements.

David Smith
2606 Paul Minnie Avenue
Santa Cruz, California
April 2018

v) Minimize stormwater runoff by implementing the following site design measures as feasible:

(1) Direct roof, driveway, parking lot, sidewalk, walkway, patio and other impervious surface runoff onto vegetated areas safely away from building foundations and footings, consistent with the California building code.

All concrete sidewalks sheet flow to adjacent porous pavers. The site layout does not accommodate these areas flowing to vegetation.

(2) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, patios and other hardscapes with permeable surfaces.

Uncovered parking spaces are constructed of porous materials.

(3) Direct roof runoff to cisterns or rain barrels for reuse.

Not incorporated.

Conclusion

The project will result in approximately 17,000 square foot of impervious area being created or replaced. The project is considered a Large project by Public Works Design Criteria and subject to Site Design and Runoff Reduction measures, Minimize stormwater pollutants of concern, and Stormwater discharge rates and volumes.

These requirements are met through on-site design measures which include: a 3' diameter closed detention system with an orifice restriction, two bioretention facilities, porous paver parking areas and numerous landscape areas.

David Smith
2606 Paul Minnie Avenue
Santa Cruz, California
April 2018

Attachments:

- Table 1 - Drainage Area Calculations
- Table 2 - Hydrology Calculation
- Table 3 - Drainage Management Area (DMA) Summary
- Table 4 - Biofiltration Calculation (DMA 1)
- Table 5 - Biofiltration Calculation (DMA 2)
- Table 6 - Detention Storage Calculation
- Table 7 - Orifice outlet control sizing
- SWM 17 Detention Sizing
- P60 Isopleths
- Drainage Management Area (DMA) Map
- Watershed Map
- Geotechnical Percolation Test Results.

David Smith
2601 Paul Minnie Avenue
Santa Cruz, California
APN 026-043-14



DRAINAGE AREA CALCULATIONS

Proposed Impervious Areas	Area (sf)
Building	6,790
Concrete (Driveway, Patios, Walkways)	1,635
AC Driveway/Parking	5,530
Trash Enclosure	787
Total Area of Impervious	14,742
Proposed Semi-Pervious Areas	5144
Proposed Landscape Area	7,034
Total Site	26920

Table 1



David Smith
 2601 Paul Minnie Avenue
 Santa Cruz, California
 APN 026-043-14

HYDROLOGY

Pre and Post Development 'C' values for use in the County Standard SWM spreadsheets

Determine PRE Development (Existing) 'C' value

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	26,920	0.62	0.30	0.19
Impervious	-	-	0.90	-
Totals:	26,920	0.62		0.19

** No credit is given to existing impervious for large projects
 pervious area shown is the total development area

Pre Development $C_{AVERAGE} = 0.30$

$$Q = (Ca) * C * (Ia) * I * A$$

Determine POST Development 'C' Value

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	7,034	0.16	0.30	0.05
Semi-Pervious	5,144	0.12	0.50	0.06
Impervious	14,742	0.34	0.90	0.30
Total	26,920	0.62		0.41

Post Development $C_{AVERAGE} = 0.67$ For use in County Standard
 SWM17 spreadsheet

Table 2

David Smith
 2601 Paul Minnie Avenue
 Santa Cruz, California
 APN 026-043-14



Drainage Management Area (DMA) Summary

DMA Designation	Area (sf)	Description	Drains to	Summary
1a	1413	Roof	TCM 1	
1b	1932	Roof	TCM 1	3345 SF Drains to TCM 1
2a	7141	Asphalt/Trash Enclosure	TCM 2	
2b	1412	Roof	TCM 2	
2c	842	Sidewalk Roof	TCM 2	
2d	517	Pavers	TCM 2	
2e	1932	Pavers	TCM 2	
2f	918	Pavers	TCM 2	
2g	331	Pavers	TCM 2	
2h	2125	Pavers	TCM 2	
2i	494	Pavers	TCM 2	
2j	336	Paver Patio	TCM2	16048 SF Drains to TCM 2

For use in Bioretention Calculations
 (Table 4 and Table 5)

Table 3

David Smith
2601 Paul Minnie Avenue
Santa Cruz, California
APN 026-043-14



Biofiltration calculation DMA 1

County Design Criteria Section C.3 b Minimize Stormwater Pollutants of Concern
iii. Biofiltration Treatment Systems: use 4% rule

Watershed to DMA 1 = 3345 SF (table 3)
Multiply by 4% = 133.8

Plan Area Req'd = 133.8 SF < 200 SF specified on plans

Table 4

David Smith
2601 Paul Minnie Avenue
Santa Cruz, California
APN 026-043-14



Biofiltration calculation DMA 2

County Design Criteria Section C.3 b Minimize Stormwater Pollutants of Concern
iii. Biofiltration Treatment Systems: Use 4% rule

Watershed to DMA 1 = 16048 SF (table 3)
Multiply by 4% = 641.92

Plan Area Req'd = 641.92 SF < 650 SF specified on plans

Table 5

David Smith
2601 Paul Minnie Avenue
Santa Cruz, California
APN 026-043-14



Check Detention Storage Volumes for 10-year storm

Total Pipe Storage for the 100-year Storm

Diameter Pipe (ft)	3.0
r (ft)	1.50
Area (sf)	7.07
Length (ft)	72
Total Pipe Volume (cf)	508.9
Additional Storage Volume from Catch Basins (cf)	0.0
Total Detention System Storage	<u>508.9</u>

Summary

Volume of pipe available for 10-year storm

509 CF

Required 10-year storage=

497 CF (SWM-17)

Table 6

David Smith
2601 Paul Minnie Avenue
Santa Cruz, California
APN 026-043-14



Detention Outlet Control

Design Orifice to Discharge Pre Development Q

Size Orifice for 10-year 15-minute storm event:

Q Allowable release*: 0.333 cfs

10-yr Storm Event
From SWM-17

Cd= 0.62
head, h = 3 ft

Orifice Diameter (in)	Area (Ao) (sf)	Q (cfs)
2.50	0.034	0.29

*Q total from SWM FIG 17

Table 7

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

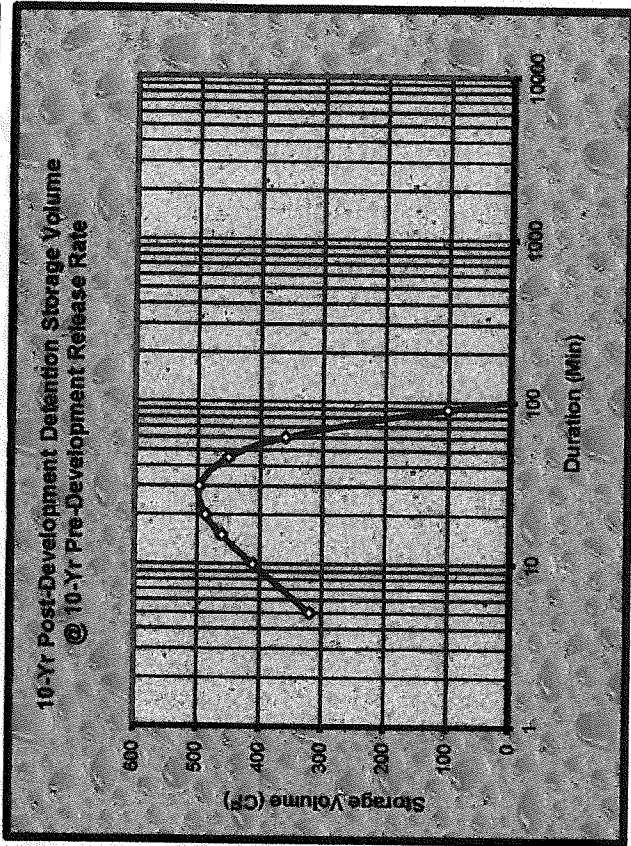
Data Entry: PRESS TAB & ENTER DESIGN VALUES		SS Ver: 1.0	
Site Location P60 Isoleth:	1.50	Fig. SWM-2 in County Design Criteria	
Rational Coefficients Cpre:	0.30	See note # 2	
Cpost:	0.67	See note # 2	
Impervious Area:	26920	ft ²	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

497	ft ³ storage volume calculated		
40	% void space assumed		
1244	ft ³ excavated volume needed		
Structure Length	Width*	Depth*	
Ratios	23.00	3.00	2.00
Dimen. (ft)	47.86	6.24	4.16

*For pipe, use the square root of the sectional area

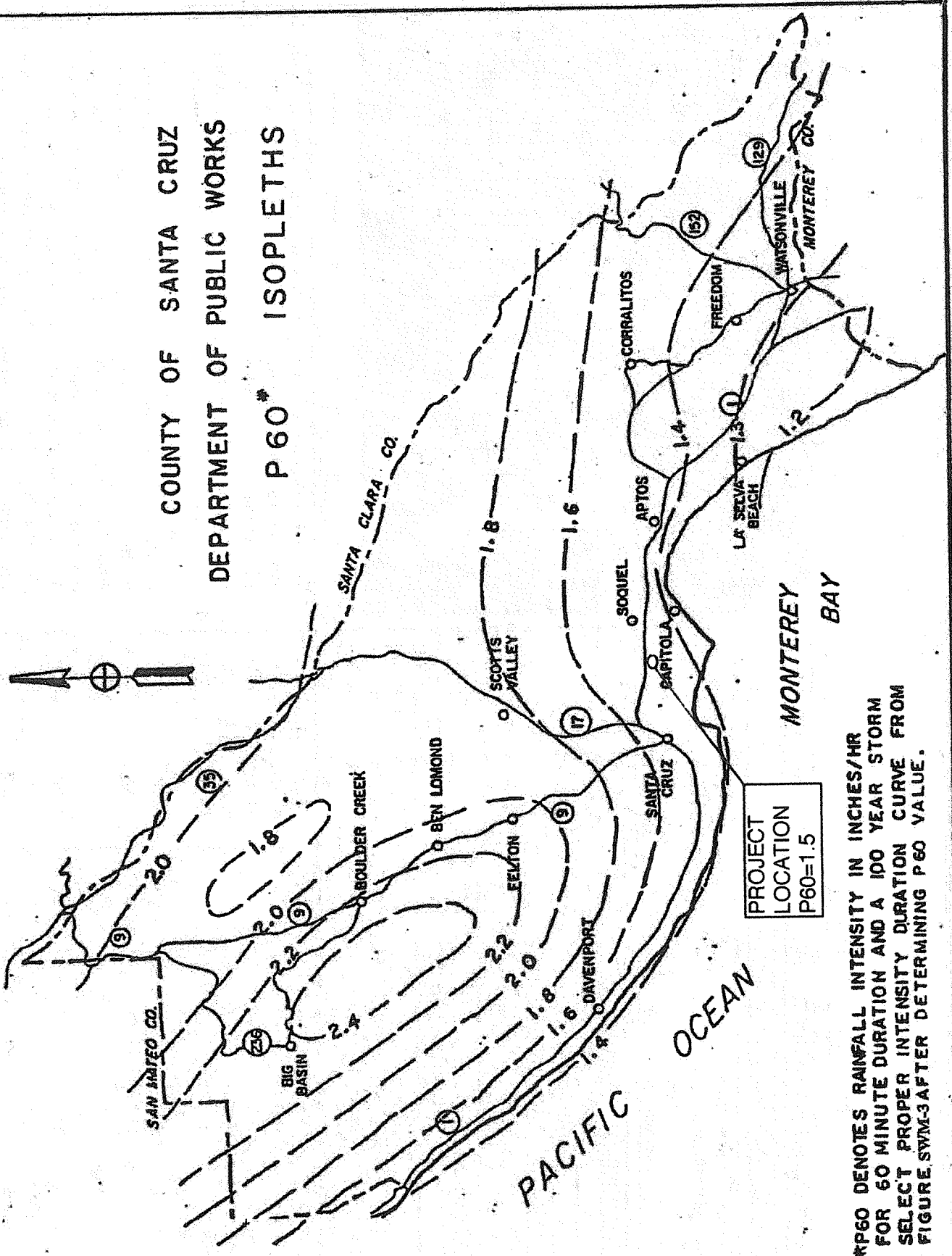
10 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release		Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
		Qpre (cfs)	Qpost (cfs)		
1440	0.26	0.048	0.107	-0.225	-24331
1200	0.28	0.052	0.116	-0.217	-19500
960	0.31	0.057	0.127	-0.205	-14772
720	0.34	0.064	0.144	-0.189	-10187
480	0.41	0.077	0.171	-0.162	-5820
360	0.46	0.086	0.193	-0.139	-3766
240	0.55	0.103	0.229	-0.103	-1859
180	0.62	0.116	0.259	-0.074	-993
120	0.74	0.138	0.308	-0.025	-225
90	0.83	0.156	0.348	0.015	101
60	0.99	0.185	0.413	0.080	361
45	1.12	0.209	0.466	0.134	451
30	1.33	0.248	0.554	0.221	497
20	1.57	0.294	0.657	0.325	487
15	1.78	0.333	0.743	0.410	461
10	2.11	0.395	0.882	0.549	412
5	2.83	0.530	1.183	0.851	319



Notes & Limitations on Use:

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious area both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

COUNTY OF SANTA CRUZ
 DEPARTMENT OF PUBLIC WORKS
 P 60th ISOPLETHS



*P60 DENOTES RAINFALL INTENSITY IN INCHES/HR FOR 60 MINUTE DURATION AND A 100 YEAR STORM. SELECT PROPER INTENSITY DURATION CURVE FROM FIGURE SWM-3 AFTER DETERMINING P60 VALUE.

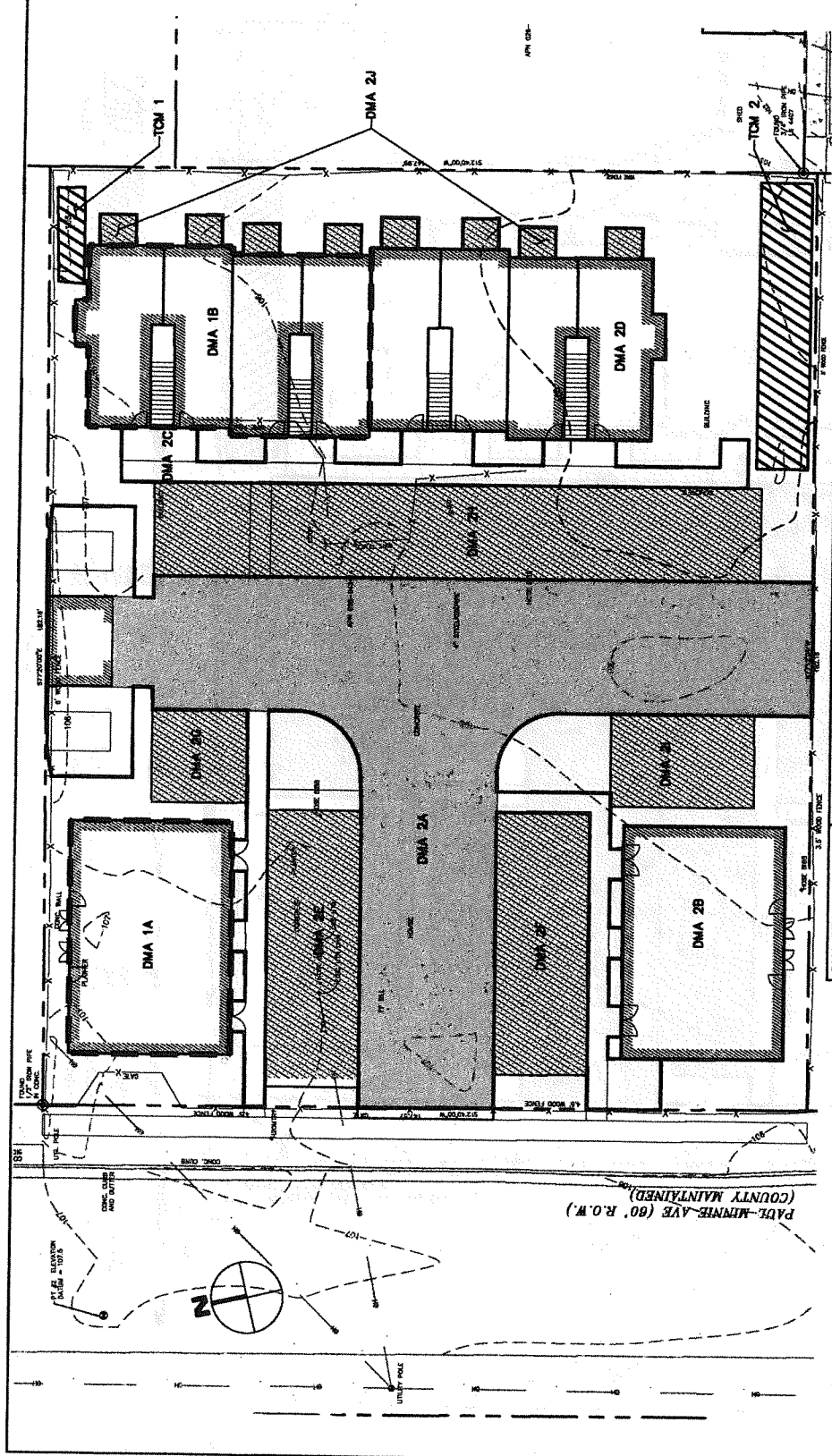


R1 Engineering, Inc.

TREATMENT CONTROL MEASURE MAP

MULTI USE FACILITY
 FOR
 DAVID SMITH
 2606 PAUL MINNIE ROAD
 SANTA CRUZ COUNTY, CA
 APN 026-043-14

project no.
 17-041-1
 DATE
 MARCH 2018
 SCALE
 AS SHOWN
 DWG NUMBER
 DRAINAGEMAP.DWG



DMA DESIGNATION	AREA	DESCRIPTION	DRAINS TO	TCM SUMMARY
1A	1413	ROOF	TCM 1	TOTAL WATERSHED TO TCM 1 = 3345 SF
1B	1832	ROOF	TCM 2	
2A	7141	ASPHALT/TRASH ENCLOSURE	TCM 2	TOTAL WATERSHED TO TCM 2 = 18,048 SF
2B	1412	ROOF	TCM 2	
2C	842	ROOF	TCM 2	
2D	517	ROOF	TCM 2	
2E	1832	PAVERS	TCM 2	
2F	918	PAVERS	TCM 2	
2G	331	PAVERS	TCM 2	
2H	2125	PAVERS	TCM 2	
2I	484	PAVERS	TCM 2	
2J	338	PAVER PATIO	TCM 2	

ABBREVIATION
 DMA DRAINAGE MANAGEMENT AREA
 TCM TREATMENT CONTROL MEASURE

PATL-MINNIE AVE (60' R.O.W.)
 (COUNTY MAINTAINED)



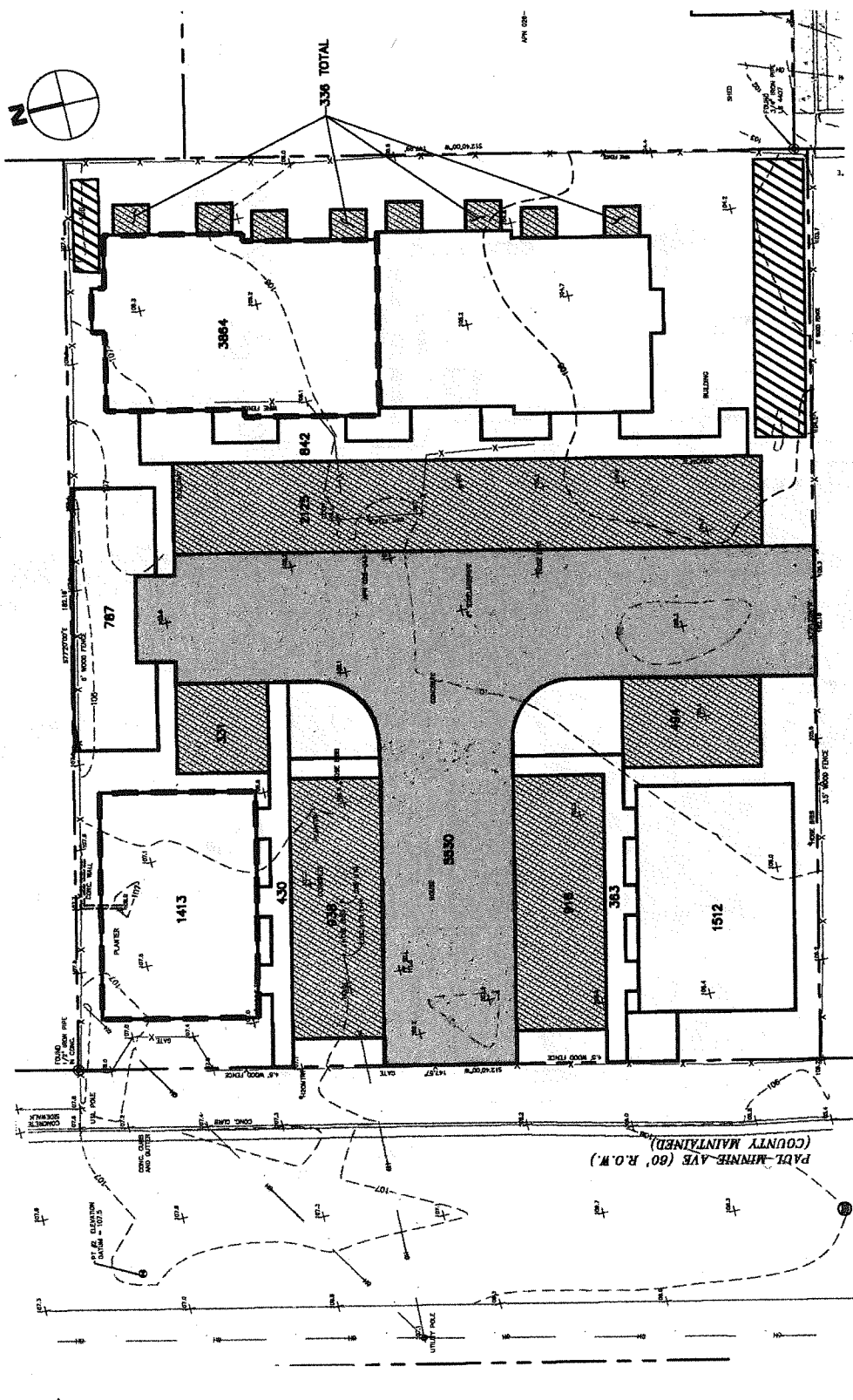
RI Engineering, Inc.

303 Potrero St, Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rhengineering.com

IMPERVIOUS SUMMARY

FOR
MULTI USE FACILITY
DAVID SMITH
2606 PAUL MINNIE ROAD
SANTA CRUZ COUNTY, CA
APN 026-043-14

Project No. 17-041-1
DATE MARCH 2016
SCALE AS SHOWN
DWG NAME DRAINAGEMAP.DWG



SUMMARY

IMPERVIOUS	= 14,742 SF
SEMI IMPERVIOUS	= 5,144 SF
LANDSCAPING	= 7,036 SF
TOTAL SITE	= 26,920 SF

PAVERS (SEMI-PERVIOUS C-O.G.)

838	
916	
484	
331	
125	
386	
5144	

BUILDINGS	WALKWAYS	ASPHALT	TRASH / BICYCLES
1413	363		
1513	430		
3864	842		
6780	1635	5530	787

IMPERVIOUS SUMMARY

TOTAL SITE	= 26,920
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