#### PLANNING DEPARTMENT



## COUNTY OF SANTA CRUZ

**GOVERNMENTAL CENTER** 

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

June 8, 1999

**Agenda: June 15, 1999** 

Board of Supervisors County of Santa Cruz 701 Ocean Street Santa Cruz, California 95060

**SUBJECT:** 

Proposal to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple dwelling group, to include a community center/laundry room, playground and soccer field. Requires a Residential Development Permit, preliminary Grading approval, approval of a Parking Program, a Density Bonus, a Development Concession to reduce the required ZO-feet front yard setback to approximately 7-feet and a Roadside Roadway Exception. The property is located on the east side of Freedom Blvd. (1934-1944 Freedom Blvd) at the north terminus of Stewart and Quinn Avenues.

**APPLICATION NUMBER: 97-0857 APN:** 048-051-03,07,08, & **09** 

OWNER AND APPLICANT: Vista Verde Housing Association

Dear Members of the Board:

#### **BACKGROUND**

The Vista Verde Housing Association submitted Application No. 97-0123 to Amend the General Plan and to rezone this property on February 20, 1997. The application was unanimously approved by your Board on June 10, 1997 with Resolution Numbers 4-97 and 5-97, Amending the General Plan to Residential Urban Medium and rezoning the property to RM 4. That application only addressed the General Plan, rezoning and Lot Line Adjustment with the intention of submitting a separate application for the proposed development. This application addresses the proposed residential

development. Application 97-0123 included a Lot Line Adjustment to create a 30,000 square foot commercial property with C-2 Zoning and a General Plan designation of Community Commercial. The commercial lot is located along the frontage of Freedom Boulevard and will be developed as a separate project.

The new owners, Vista Verde Housing Associates, will apply to the California Tax Credit Allocation Committee in mid-June to fund this project. The funding application requires the Development Permit to be in place at the time of application.

In accordance with the California Environmental Quality Act and Santa Cruz County Environmental Review Guidelines, this application was considered by the County Environmental Coordinator on April 12, 1999. A Negative Declaration with mitigation measures was issued on May 25, 1999 (Attachment 2).

On May 26, 1997 the Planning Commission heard this application at a noticed public hearing. Several changes to the Conditions of Approval were recommended and a Management Plan for the development was requested. The Amended Conditions of Approval can be found in Attachment 3 and the Management Plan and Parking Program can be found as Attachment 4. A resident of Quinn Avenue testified with concerns about noise and parking for the development (see minutes, Attachment 5). The Planning Commission unanimously forwarded to your Board, a recommendation for approval of this project.

#### DISCUSSION

#### **Project Setting:**

The site is located on the northeast side of Freedom Boulevard at the terminus of Stewart and Quinn Avenues. The project site is bounded on the north by Paloma Del Mar, a senior citizen complex, Freedom Boulevard to the south, a single-family residential neighborhood to the east and a mobile home park to the west. The project site measures approximately 4.71 acres. The area is relatively flat with a very gentle slope from the north to the south towards Freedom Boulevard. There are various old commercial and residential structures on the south portion of the site adjacent to Freedom Boulevard. They include 10 residential units, an abandoned single family dwelling, a vacant restaurant, a vacant shop as well as several storage structures.

## General Plan and Zoning

The project site consists of four parcels that currently have a General Plan designation of Urban Medium and a Zoning designation

of RM 4. The General Plan Designation of Urban Medium specifies a maximum density of one dwelling unit, per 4,000 square feet for a total of 51 units at this site. County Code Section 13.10.391 allows a 25% density bonus for projects that include 20% lower income households or 10% very low income households. This project will exceed those thresholds in that all units will be affordable including units affordable to low and very low income households. The density of this project will be roughly one dwelling per 2,702 square feet. Due to stacking units and the extensive outdoor amenities, the total lot coverage for the site will only be 20 percent. Private outdoor area will be 214 square feet per unit and common outdoor area will be 1,240 square feet per unit.

## **Project Description:**

The proposed development will consist of 4 two bedroom ADA accessible units, 18 two bedroom handicap adaptable units, 22 two bedroom walk up units, 29 three bedroom units, 3 four bedroom units, and a community center. All units include kitchens, dining and living areas; the upper floor two bedroom units will have exterior deck areas while the ground floor two bedroom units will have a patio and yard. All three and four bedroom units will have two bathrooms, one on each floor. The community center will include a 1,014 community room, a 540 square foot laundry room with 12 washers and 13 dryers as well as folding tables. There will be a 210 square foot meeting room, a kitchen, a 126 square foot office and ADA facilities for men and women.

The exterior of the structures will be constructed of simulated lapped wood siding, double hung windows and composition shingle roof material. French doors will lead to the outside deck and patio areas on the rear elevations. Back yards will be separated by a 6-foot redwood fence as will the perimeter of the entire project. Raised, wood panel doors, front porches, metal window awnings and various roof planes will accent the front elevations. Individual units within the building clusters are setback from each other to add more interest and reduce massing. Each unit has front orientation to an open space focal point with turf and landscaping. This design clusters units around an area that can be supervised by residents within the units while children play outside.

A soccer field will be located on the south side of the project, three turfed seating areas will be located on either side and in the middle of the project. A basketball court will be located on the western boundary also near the center of the site. A large children's play area with climbing structures, picnic tables, bar-be-que area and a shade structure will be centrally located within the site, adjacent to the community center. Trash enclo-

sures, chain link fencing, street lights, bicycle racks and other site elements will be powder coated to accent the site and repeat the design element.

## <u>Gradinq:</u>

The applicant has submitted a soils report that has been reviewed and accepted by the County Geologist. An engineered grading plan has been submitted that will require approximately 4,000 cubic yards of cut, 2,700 cubic yards of fill and 500 cubic yards exported. Final grades will not be significantly different than existing grade.

#### Water.:

Water will be supplied by the City of Watsonville as stated in their will serve letter (Exhibit G of Attachment 6). The project will result in increased water use in an area where the groundwater aquifer is heavily impacted. The applicant is required to pay fees to the City of Watsonville Water Use Reduction Program The fees to be paid will be determined by the City of Watsonville. The project will be served by a sanitary sewer system The sewer plan has been reviewed and approved by the Department of Public Works Sanitation District (Exhibit H of Attachment 6).

## Drai nage:

An engineered drainage plan has been submitted to the Department of Public Works and the City of Watsonville. These plans have been reviewed and accepted by both agencies. The plan proposes to install on site drainage that includes 6" and 8" underground lines to drain the site to Stewart Avenue. The proposed off site improvements include an 18" and '24" storm drain system within the right-of-way of Stewart Avenue that will cross. under Green Valley Road. The system will connect to a 24" pipe on the east side of Green Valley Road, continue north and empty into an existing drainage course downstream This plan will require final approval by the Department of Public Works prior to issuance of a building permit.

#### <u>Noi se:</u>

The applicant has submitted a Noise Assessment Study by Edward Pack Associates, dated 5-5-99 (Exhibit I of Attachment 6). The study was submitted in response to the Mitigation Measure B of the Negative Declaration (Attachment 2). The study concludes that the project, as proposed, will be within the limits of the Santa Cruz County Noise Element and Title 24 criterion for both exterior and interior noise levels.

#### Traffic:

A comprehensive traffic study by Higgins Associates, Inc. dated September 8, 1997 can be found in Attachment 6, the 5-26-99 Planning Commission Staff Report. The Initial Study, Exhibit F in the Planning Commission Staff Report, includes the Traffic Study as Attachment 7 and a review by the Department of Public Works, Road Planning and Engineering as Attachment 8. The report was based on the original proposal which included 60 residential units, a child-care center and a commercial development. Access to the child-care center as well as the commercial use was from Freedom Boulevard. The 60 residential units were analyzed with access from Stewart and Quinn avenues and from Stewart Avenue only.

The connercial and child-care component of this application have been dropped as well as access on Quinn Avenue. The number of residential units has increased to 76 units with access solely on Stewart Avenue. The Traffic Study analyzed the impacts of a 60 unit project with access only on Stewart Avenue and determined the roadway would continue to operate at a Level of Service (LOS) A, while the intersection of Stewart Avenue and Green Valley Road would operate at LOS C or better (Pages 11 and 12 of the Traffic Study).

The revised project, with 76 units will generate approximately 446 trips per day with an AM peak hour of 36 trips and a PM peak hour of 40 trips. These numbers are based on the ITE Trip Generation Manual, 5th edition. Traffic studies use cumulative conditions to analyze future traffic conditions. Cumulative volumes were generated using existing traffic counts, the proposed project volumes plus 22 other projects in the area.

The intersection of Stewart and Green Valley currently operates at LOS A and will operate at LOS C or better in cumulative conditions while the street segment will continue to operate at LOS A. The Department of Public Works, Road Planning and Engineering Section has analyzed the intersection of Stewart Avenue and Green Valley Road (with 76 units) and determined the increase in units will not create a significant impact at this intersection (Attachment 8 of Exhibit F, the Initial Study). Green Valley and Freedom Boulevard will operate at LOS E at PM peak hour under cumulative conditions, however, existing plus project trips only, leaves the intersection operating at LOS C. The traffic report suggests that by adding a second west bound left lane and a north bound right turn arrow will improve the operation to LOS C under the cumulative scenario. The intersection is within the City of Watsonville and outside of the County Transportation Fee Area. The City does not have these improvements scheduled at this time.

#### **Improvements:**

Stewart Avenue is a residential street that serves approximately 17 homes. It is located within a 40-foot wide right-of-way and is currently in a state of disrepair. Poor drainage, lack of curbs, gutter and sidewalk as well as poor road surface and inadequate street lighting exists. Stewart Avenue will be improved to a paved width of 30-feet including on-street parking and a sidewalk on the north side; parking will be restricted on the south side. Staff recommends that the applicant also be conditioned to install adequate street lighting on Stewart Avenue as part of the proposed improvements.

During construction, new water, sewer and storm drains will be installed with laterals connected to the existing homes. There is inadequate right-of-way for full improvements on both sides of the street, however, the proposed improvements will benefit the existing residents by improving safety, reducing dust and improving the inadequate drainage that exists for the entire area. There is inadequate right-of-way for separated sidewalks, however, approximately 3-feet will remain on each side of the improvements within the County right-of-way. Staff recommends that the applicant be conditioned to install 24" box street trees on each residential parcel if the property owner agrees. Tree selection will be made by the property owners from a selection of trees in the Santa Cruz County Urban Forestry Master Plan. The trees will be maintained by the property owner.

County Design Criteria requires a cul-de-sac to be constructed at the terminus of Stewart Avenue prior to entering the development. A cul-de-sac would allow emergency vehicles and the public to turn around without having to enter the development. The right-of-way for a cul-de-sac would require the removal of a house and most of the front yard on the last four residential lots on Stewart Avenue. The Fire District has met with the project architects and designed an on-site hammerhead turn around that meets Fire requirements. The applicant will be conditioned to revise the site plan to include a fire turn-around. The general public will also be able to turn around safely within the development, if required. A Roadside Exception will be required to be granted by the decision-making body to waive the requirement for a cul-de-sac. Findings for a Roadside Exception are found in Attachment 1.

The intersection of Green Valley Road and Stewart Avenue is within the jurisdiction of the City of Watsonville, however, it was identified in the traffic analysis as meeting the warrants for a left turn lane. The City has completed a preliminary evaluation and determined that a left turn lane in this location is feasi-

ble. The applicant will be conditioned to install a left turn lane as well as an acceleration lane to accommodate left turns out of Stewart on to Green Valley Road.

Transportation Inprovement Area fees in the amount of \$212,800 will be paid by the applicant prior to issuance of a building permit. These fees will fund future traffic inprovements in the Pajaro Valley Planning Area. Fee credit can be applied to the improvements on Stewart Avenue and for any documented vehicle trips associated with the existing land uses on the project parcel.

The project plans include a pedestrian path from the project site to Freedom Boulevard to allow access to Freedom Boulevard for the residents of this development.

#### Concessions:

Section 13. 10. 393 and Chapter 17. 10 of the County Code as well as State Law 65915 requires the County to offer additional concessions or incentives to affordable developments. An additional density bonus beyond the required 25% is proposed as a required concession.

## <u>Parki nq:</u>

The traffic study by Higgins Associates, Inc. (Attachment 6, of the 5-26-99 Planning Commission Staff Report) includes a discussion on the proposed parking plan. Night time spot checking of 4 similar developments in the area has shown that the observed average parking required is 1.2 spaces per unit. A comparison was also made with the ITE Parking Generation manual. The average parking requirement for residential condominiums is 1.1 spaces per dwelling unit in the ITE manual. Townhomes tend to have larger parking demand than condominiums, however, low income families tend to own fewer cars than the general public. The preliminary parking program (Attachment 4) has been modified to include the following conditions:

All cars must be parked in the proper marked spaces for the particular units,

The owner shall issue parking stickers to all tenants who request to park cars on the property and require that said tenants place the stickers in a visible location on their vehicles at all times,

All cars on site must be operable,

Assuming 1.5 spaces per unit the project would require 114 spaces. The applicant is proposing to construct 185 spaces with the possibility of an additional 58 spaces in the future if needed.

The additional spaces would require a reduction in play areas (soccer field, play ground and basketball court).

#### **Setbacks:**

The project site is laid out in a way where the focus of the Vista Verde development is oriented away from exterior property lines. The required 5-foot and 8-foot side yards are adjacent to existing residential uses. The required 15-foot rear yard is adjacent to the parking area for the Paloma Del Mar. To the south side of the development there is a vacant commercial parcel. This was originally the required front yard for the development. The applicant is asking that the 20-foot front yard be reduced to approximately 7-feet. The commercial development that abuts the site will be required to setback 30 feet from the residential use maintaining light, air and privacy. Staff concurs with the request based on the orientation of the units and the adjacent land uses as discussed above.

#### RECOMMENDATION

It is, therefore, RECOMMENDED that your Board, based on the attached findings (Attachment 1):

- 1. Certify the Negative Declaration (Attachment 2); and
- 2. Approve this project with the amended conditions (Attachment 3).

Sincerely,

Alvin James

Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO

County Administrative Officer

**Attachments:** 

- 1. Findings
- 2. Negative Declaration
- 3. Revised Conditions of Approval
- 4. Vista Verde Management Plan/Parking Plan
- 5. Planning Commission Minutes of 5/26/99
- 6. Planning Commission Staff Report of 5/26/99

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#### **DEVELOPMENT PERMIT FINDINGS:**

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The applicant proposes to construct 76 residential units on an undeveloped parcel. A soils report has been reviewed and approved for the project, building permits will be required with inspections from all pertinent agencies. A Noise Study (Exhibit I) has been submitted that concludes the project, as proposed, will be within the limits of the Santa Cruz County Noise Element and Title 24 criterion for both exterior and interior noise levels. The project will be served by City of Watsonville water, Freedom Sanitation will provide sewage disposal, the local Fire District has approved access. the County Sheriff has reviewed the project plans and favors a single access point which is Stewart Avenue. The applicant will be conditioned to improve Stewart Avenue to meet County Design Criteria including curb, gutter, sidewalk and street lights as well as replacing the existing water, sewer and storm lines and the connections to the existing homes. The applicant will also install a left turn pocket on Green Valley Road to accommodate left turns in and out of Stewart Avenue. Preliminary improvement plans have been reviewed and approved by all pertinent agencies. The project, as proposed. will not be detrimental for surrounding properties and improvements.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is zoned RM-4 which lists multi-family dwelling units as a principal permitted use. Chapter 13.10.321(f) of the County Code establishes the purposes of the RM Zone District. This proposal meets the intentions of the RM-4 zone district by offering a variety of types of dwellings in an area which is currently developed in an urban density, within the Urban Services Line and with a full range of urban services available. Subject to the concurrent approval of the proposed Density Bonus (13.10.391). additional Concessions (13.10.393), and a Roadside Exception (15.10.050), the project as proposed is consistent with the purposes of the RM-4 Zone District.

A Traffic Report by Higgins Associates includes a discussion on the proposed parking plan. The study quantified average parking required by four similar developments was 1.2 spaces per unit. A comparison was also made with the ITE Parking Generation manual. The average parking requirement for residential condominiums is 1.1 spaces per dwelling unit in the ITE manual. Assuming 1.5 spaces per unit the project would require 114 spaces. The applicant is proposing to construct 185 spaces with the possibility of an additional 58 spaces in the future if needed. The preliminary parking

Vista Verde Housing Association Development Permit No. 97-0872

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ATTACHMENT 1

program submitted by the applicant will be modified to include additional conditions that will assure adequate parking management.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project site is designated Residential Urban Medium (R-UM) in the County General Plan. Chapter 2.9 of the General Plan Text provides the objectives and policies for development in the R-UM Land Use Classification. Objective 2.9 states this designation should provide medium density residential development in areas within the Urban Service Line. served by a full range of urban services, with access onto collector or arterial streets, located near shopping centers and with housing types such as duplexes, town homes or mobile home parks. The proposed development meets those objectives. The maximum density of this designation is one dwelling per 4,000 square feet. General Plan Policy 2.11.1 allows a density increase of at least 25% over the allowable minimum parcel size per unit for low and very low income developments. This proposal will require approval of a 49% Density Bonus to be consistent with the R-UM land use designation.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

Will Serve letters from the City of Watsonville for public water service and the Freedom County Sanitation District for sewer service are included in this report. These service districts have agreed to provide the proposed project with utilities. The project will not overload these service districts. The project site is served with fire protection by the Pajaro Valley Fire District. The District has reviewed and approved the plans and the conditions of approval will incorporate the requirement for a hammer head turn around.

A comprehensive traffic study by Higgins Associates, Inc. dated September 8, 1997 (Attachment 7, Exhibit F), has been completed, reviewed and accepted by the Department of Public Works, Road Planning and Engineering (Attachment 8, Exhibit F). The report analyzed a variety of scenarios, however, the revised plans included 76 units with access solely on Stewart Avenue. The Traffic Study analyzed the impacts of a 60 unit project with access only on Stewart Avenue and determined the roadway would continue to operate at a Level of Service (LOS) A, while the intersection of Stewart Avenue and Green Valley Road would operate at LOS C or better (Pages 11 and 12, Attachment 7 of Exhibit F). The revised project, with 76 units will generate approximately 446 trips per day with an AM peak hour of 36 trips and a PM peak hour of 40 trips.

The intersection of Stewart and Green Valley currently operates at LOS A and will operate at LOS C or better in cumulative conditions while the street segment will continue to operate at LOS A. The Department of Public Works, Transportation Engineering Section has analyzed the intersection of Stewart Avenue and Green Valley Road (with 76 units) and determined the

## Vista Verde Housing Association Development Permit No. 97-0872

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increase units will not create a significant impact at this intersection (Attachment 8, Exhibit F). Green Valley and Freedom Boulevard will operate at LOS E at PM peak hour under cumulative conditions, however, existing plus project trips only, leaves the intersection operating at LOS C. The intersection is within the Watsonville City Limits outside of the County Transportation Fee Area. The City does not have these improvements scheduled at this time.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed development will compliment and harmonize with existing development in the area in that north and west of the project there is high density residential development while south of the property lies undeveloped commercial property. Setbacks and parking will separate the residential uses to the east of this development.

The exterior of the structures will be constructed of simulated lapped wood siding, double hung windows and composition shingle roof material. French doors will lead to the outside deck and patio areas on the rear elevations. Back yards will be separated by a 6-foot redwood fence as will the perimeter of the entire project. Raised, wood panel doors, front porches, metal window awnings and various roof planes will accent the front elevations. Individual units within the building clusters are setback from each other to add more interest and reduce massing. Each unit has front orientation to an open space focal point with turf and landscaping. This design orients the structures away from existing residential uses in the area.

#### ROADWAY/ROADSIDE EXCEPTION FINDINGS:

1. THE REQUIRED IMPROVEMENTS WOULD ENCROACH ON PRIVATE PROPERTY IN WHICH NEITHER THE DEVELOPER NOR THE COUNTY HAVE AN INTEREST SUFFICIENT TO ALLOW THE IMPROVEMENTS TO THE CONSTRUCTED OR INSTALLED; THE DEVELOPER HAS ATTEMPTED IN GOOD FAITH, BUT BEEN UNABLE TO ACQUIRE SUCH AN INTEREST: AND THE COUNTY HAS NOT ACQUIRED SUCH AN INTEREST THROUGH ITS POWER OF EMINENT DOMAIN PURSUANT TO SECTIONS 14.01.513 OR 18.10.240 OR THE COUNTY CODE: OR

County Design Criteria requires a cul-de-sac to be constructed at the terminus of Stewart Avenue prior to entering the development. A cul-de-sac would allow Fire trucks and the public to turn around without having to enter the development. Stewart Avenue is an existing County road with a 40-foot right-of-way. The 42-foot radii (84-foot in diameter) required for a cul-de-sac right-of-way would require the removal of a house and most of the front yard on the last four residential lots on Stewart Avenue. The Fire District has met with the project architects and designed an on site hammerhead turn around that meets Fire requirements. The applicant will be conditioned to revise the site plan to include a fire turn around. The general public will also be able to turn around safely within the development if required.



# County of Santa Cruz ( 617

#### PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 **ALVIN D. JAMES, DIRECTOR** 

#### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

#### SOUTH COUNTY HOUSING FOR JOHN 8 SHIRLEY STRONG 97-0857

Proposal to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple dwelling group, to include a community center/laundry room, playground and soccer field. Requires a Residential Development Permit, a grading Permit to grade approximately 4,000 cubic yards of earth, approval of a Parking Program, an exception to the County Design Criteria requiring a cul-de-sac at the end of Stewart Avenue, and a Development Concession to reduce the required 20' front yard setback to approximately 7' per State Law 65915 and Sections 13.10.393 & 17. 10.030 of the County Code. The Property is located on the northeast side of Freedom Blvd. (1934-1944 Freedom Blvd) at the north terminus of Stewart and Quinn Avenues,

APN(s): 048-051-03, -07, -08 8 09 Michael Ferry, planner Zone District(s): RM-4

## Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

None ttAareche d Review Period Ends 5/24/99 Date Approved By Environmental Coordinator 5/25/99

Required Mitigation Measures or Conditions:

KEN HART Environmental Coordinator (408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

# NOTICE OF DETERMINATION The Final Approval of This Project was Granted by on \_\_\_\_\_\_. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board:

# CALIFORNIA DEPARTMENT OF FISH AND GAME

## **CERTIFICATE OF FEE EXEMPTION**

## De minimis Impact Finding

# **Project Title/Location (Santa Cruz County):**

97-0857

John Strong 416 Linden Street Santa Cruz, CA 95062

## **Project Description:**

Proposal to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple dwelling group, to include a community center/laundry room, playground and soccer field. Requires a Residential Development Permit, a grading Permit to grade approximately 4,000 cubic yards of earth, approval of a Parking Program, an exception to the County Design Criteria requiring a cul-de-sac at the end of Stewart Avenue, and a Development Concession to reduce the required 20' front yard setback to approximately 7' per State Law 65915 and Sections 13.10.393 & 17.10.030 of the County Code. The Property is located on the northeast side of Freedom Blvd. (1934-1944 Freedom Blvd) at the north terminus of Stewart and Quinn Avenues.

# Findings of Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

#### Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section

711.2 of the Fish and Game Code.

**KEN HART** 

**Environmental Coordinator** 

for Alvin D. James, Planning Director

County of Santa Cruz

Date: 5/25/99

NAME: South County Housing for John and Shirley Strong

APPLICATION: 97-0857

A.P.N.:48-051-03,07,08,09

#### **NEGATIVE DECLARATION MITIGATIONS**

- A. In order to avoid negative impacts from expansive soil on the property, all recommendations of the geotechnical report (Raas and Associates, February, 1997) regarding overexcavation and recompaction, foundation design, pavement specification and drainage shall be incorporated into the project. Prior to issuance of the grading permit or any building permit the applicant/owner shall submit a letter from the geotechnical engineer approving the plans, and prior to final approval the applicant/owner shall submit a letter of inspection from the geotechnical engineer approving the work as performed.
- B. In order to ensure that the noise thresholds given in the General Plan for residential development will not be exceeded, prior to the issuance of any building permits, an acoustical engineer shall either 1) verify that the exterior noise level will not exceed 60 dB and interior noise levels will not exceed 45 dB, or 2) recommend specific mitigation measures, such as a sound barrier along the south property line or special glazing and soundproofing materials, that will decrease the noise. If mitigations are necessary, building permit applications shall be accompanied by a letter from the acoustical engineer verifying that the plans incorporate the mitigations measures and the threshold noise levels will not be exceeded.
- C. In order to decrease the impact of additional demand for water on an aquifer which is already in an overdrafted condition, prior to issuance of building permits, the owner/applicant shall do the following:
  - 1. Submit documentation to the Planning Department that fees have been paid to the City of Watsonville Water Use Reduction Program, and that all conditions set by the City of Watsonville to conserve water have been met:
  - 2. Indicate on plans that all toilets shall be low flow fixtures
- D. In order to mitigate potential impacts on traffic movement, prior to issuance of building permits, the applicant/owner shall:
  - 1. Revise the improvement plans to include an acceleration lane on Green Valley Road to accommodate vehicles turning left onto Green Valley Rd. from Stewart Street;
  - 2. Pay T.I.A. fees to offset the incremental contribution that this project makes to cumulative traffic impacts;
  - 3. Obtain an encroachment permit from the Department of Public Works for installation of improvements on Stewart Street, and meet all conditions thereof. The three utility lines in Stewart Street and the other street improvements shall be installed at the same time or on a coordinated schedule that minimizes traffic interruption.
- E. In order to prevent erosion, off- site sedimentation, and pollution of creeks the owner/applicant shall:
  - 1. Submit a detailed erosion control plan for the project. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope,

revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to approval of the grading permit or building permits.

- 2. Have the project engineer inspect the condition of the storm drain outlet where the main storm drain pipe empties into the riparian corridor. The engineer shall either verify that the existing energy dissipater is adequate to prevent erosion, or shall recommend improvements that increase resistance to erosion that can be installed without loss of riparian vegetation. Any recommendations must be approved by Environmental Planning staff prior to being included in the improvement plans.
- 3. Prior to the issuance of a grading permit, the applicant/owner shall identify the site(s) that will receive the excess fill for approval by Environmental Planning staff. If the fill is not exported to the County landfill, it must be delivered to site(s) for which grading permit(s) have been issued, if the fill exceeds any of the parameters given in Chapter 16.22, the County Grading Ordinance.
- F. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, the silt and grease traps shown on the improvement plans shall be maintained according to the following monitoring and maintenance schedule:
  - 1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year;
  - 2. A brief annual report shall be prepared by the inspector to at the conclusion of the October inspection and submitted to the Drainage Section of the Department of public Works within 5 days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function well.
- G. In order for the project to comply with the parking requirements of the County Zoning Ordinance, the final plans shall include details of the finalized parking program. The program shall include the services of an on-site parking manager, and a mechanism for obtaining written agreement with the parking limits from the leaseholder of each unit.

#### CONDITIONS OF APPROVAL

Residential Development Permit No. 97-0857

Applicant and Property Owner: Vista Verde Housing Association Assessor's Parcel No. 048-051-03, -07, -08 & -09
Property address: 1942 Freedom Boulevard
Pajaro Valley planning area

#### EXHIBITS:

- A. Preliminary Plans prepared by HBFL architects, dated 4-22-99
- B. Landscaping Plan prepared by SSA. dated 10-19-98
- C. Street reconstruction plans by H.D. Peters Co. dated 11-2-98

I. This permit authorizes the applicant to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple-family dwelling group. to include a community center/laundry room, playground and soccer field. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Demolition Permit in accordance with Section 12.05 of the County Code. The demolition permit will be required to be obtained prior to the removal of any existing structures.
- C. Obtain Building and Grading Permits from The County of Santa Cruz Planning Department.
- D. Pay a Negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A & B" on file with the Planning Department. The final plans shall include, but not be limited to, the following:

- 1. The applicant shall incorporate the recommendations of the geotechnical report, dated February 1997. by Steven Raas into the building and grading plans. The plans shall reflect the over-excavation, recompaction, foundation design, pavement specifications and drainage design discussed in this report. A plan check letter from the soils engineer will be required prior to issuance of the building/grading permit. Prior to final of the building/grading permits a letter from the soils engineer shall be submitted stating the work was performed as specified.
- 2. Submit a final erosion control plan to address clearing and grading schedules, disturbance envelope, revegetation specifications, road surfacing and construction entry stabilization, details of temporary drainage control and barriers, protection. at pipe outlets etc. The plans shall be reviewed and approved by the Department of Public Works and Environmental Planning Staff prior to issuance of the building/grading permits.
- 3. To prevent off-site drainage impacts from occurring from the project, the owner/applicant shall have the project engineer inspect the condition of the storm drain outlet where the main storm drain empties into the riparian corridor. The engineer shall verify that the existing energy dissipater is adequate to prevent erosion or shall recommend improvements that can be installed without loss of riparian vegetation. Any recommended improvements shall be approved by Environmental Planning Staff prior to inclusion in the Improvement Plans.
- 4. To minimize this project's contribution to the contamination of downstream drainage, a Final Engineered Drainage plan shall include the installation of silt and grease traps as proposed and include the implementation of a silt and grease trap monitoring and maintenance program. This program shall include the following standard:
  - a. Inspection of the trap by a professional qualified to maintain silt and grease traps each year prior to October 15 and an annual report to the Department of Public Works, Drainage Section within 5 days of the inspection. The report shall include any repairs that need to be or have been completed to maintain functionality of the system.
- 5. The pedestrian/bike path noted on the plans shall be designed for pedestrian use only, at a minimum width of 6' and shall include gated access to the adjacent commercial property to the south.

- 6. To eliminate potential traffic impacts the applicant shall incorporate the following features into the project site/circulation plan:
  - a. Revise the Improvement plans to incorporate a left turn lane on Green Valley Road to Stewart Avenue and an acceleration lane on Green Valley Road to accommodate vehicles turning left onto Green Valley Road from Stewart Avenue.
  - b. Revise the parking plan to accommodate the Fire Districts required Hammer-head turn around area.
  - c. Obtain an encroachment permit from the Department of Public Works for installation of improvements on Stewart Avenue. The final Improvement Plan shall meet County Design Criteria and shall include street lights, where appropriate as well as 24" box street trees on each residential parcel if the property owners agree. Tree selection will be made by the property owners from a selection of trees in the Santa Cruz County Urban Forestry Master Plan. The trees will then be maintained by the property owner.
- 7. The utility lines in Stewart Avenue shall be constructed simultaneously or on a coordinated schedule that minimizes traffic interruption.
- 8. Meet all of the Conditions of the Freedom County Sanitation District as outlined in the 4-30-97 memo (Exhibit H of Attachment 6).
- 9. Meet all of the Conditions of the Pajaro Fire District.
- 10. Construct 185 parking spaces. The parking/circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock (or other approved equivalent surface). All spaces shall be striped and defined by wheel stops. Driveway width shall be 24 feet for the two way driveways and 16 feet for the one way driveway.
- 11. All parking and circulation areas shall be lighted with low-rise light standards (maximum 15 feet in height) or light fixtures attached to the buildings. (Energy efficient high-pressure sodium vapor lamps metal halide or fluorescent lighting is recommended). All lighting fixtures shall be of a non-glare type and directed on to the site and away from adjacent properties and roadways.
- 12. Electrical power and telephone lines shall be installed underground. Pad mounted transformers shall not be located

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- in the front setback or any area visible from public view (unless completely screened).
- 13. The proposed garbage/recycle area shall be completely screened from view with a fence and/or landscaping. All chain link fencing, bike racks, street lights and other site elements shall be treated with a powder coat to complement the architectural treatments of the project. The color will be reviewed and approved by the project planner.
- 14. A sign plan shall be submitted to. and approved by the project planner prior to issuance of the Certificate of Occupancy.
- 15. Exterior elevations identifying finish materials and colors.
- 16. Floor plans identifying each room and its dimensions. All second floor decks shall be a minimum of 50 square feet.
- 17. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress. parking areas, and accessory structures.
- 18. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria:
  - a. Turf Limitation. Turf area shall be of low to moderate water-using varieties, such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.
  - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area). need not be drought tolerant, provided they are grouped together and can be irrigated separately.
  - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
  - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby

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source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray. low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas. walks, roadways or structures.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location. size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- 19. Final plans shall indicate that the City of Watsonville will provide water service to the project. Comply with all the requirements of the City contained in their letter dated 12-16-97 (Exhibit G, Attachment 6).
- 20. Submit documentation that the Water Use Reduction Program fees have been paid to the City of Watsonville and that all conditions of that program have been met. Indicate on the building plans that all toilets shall be low flow fixtures.
- B. To compensate for this project's contribution to cumulative traffic impacts in the area, the owner/applicant shall pay Transportation Improvement Area (TIA) fees as calculated by Public Works staff. Those fees are-calculated to be \$212,800 (\$2100 per unit Transportation Improvements and \$700 per unit for Roadside Improvements) at this time but are subject to the fees in effect at the time of building permit issuance. Off site road improvements and any documented vehicle trips associated with the existing land uses on the parcel will be eligible for TIA fee credit based on the County Fee Schedule.

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- C. The owner/applicant shall pay the County Child Care Fee based on the proposed number of bedrooms. Those fees were calculated to be \$6,732 (\$36 X 187 bedrooms) at this time but are subject to the fees in effect at the time of building permit issuance,
- D. The owner/applicant shall pay the Zone 5 Flood Control fee of \$.60 per square foot of new impervious surface. The total fee will be based on the final building plans and the fee in effect at the time of building permit issuance.
- E. Obtain a Grading Permit from the County Planning Department incorporating all recommendations of the soils engineer. The plans shall identify the proposed location of the export material and obtain a grading permit for that site if required. Engineered plans are required for this project. All requirements of the approved Grading Permit are, by reference, hereby incorporated into the conditions of this permit.

No land clearing, grading or excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.

- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
- G. Revise the Parking Plan (Attachment 4) to include the following conditions:
  - 1. All cars must be parked in the proper marked spaces for the particular units.
  - 2. The owner shall issue parking stickers to all tenants who request to park cars on the property and require that said tenants place the stickers in a visible location on their vehicles at all times.
  - 3. All cars on site must be operable.
- III. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy, the applicant/owner shall meet the following conditions:
  - A. All improvements shown on approved building plans, site plans, landscape plans, drainage and sign plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. To prevent any soil or foundation instability problems from occurring with project development. all grading, building construction and development of parking and circulation areas shall be done according to the recommendations of the geotechnical report prepared for this project.
- D. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

#### IV. OPERATIONAL CONDITIONS:

- A. All landscaping and drainage improvements shall be permanently maintained.
- B. The parking program shall be maintained as amended. If additional parking is required, the applicant shall apply for a Minor Variation to this permit.
- C. The affordability requirements of Section 13.10.391(b) and 13.10.393(b) shall be applied and enforced in the same manner as is provided for in the County's Affordable Housing Ordinance at Chapter 17.10 of the County Code and the Income. Asset and Unit Price Guidelines adopted pursuant thereto, except that in the case of any conflict with State law, State standards shall prevail.

#### V. MITIGATION MONITORING PROGRAM:

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

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A. Mitigation Measure: Condition II-A-l Soils

Monitoring Program: The Resource Planner shall require a letter from the soils engineering stating all building and development plans meet the recommendations of his report. That planner will hold the final occupancy and electrical service until a letter of inspection by the soils engineer has confirmed that all building and development has been complete according to the approved plans.

B. Mitigation Measure: Condition II-A-19 Water

Monitoring Program: The project planner will not approve the building plans until the documentation from the City of Watson-ville has been received and that the plans indicate low flow toilets.

C. Mitigation Measure: Conditions II-A-6-a,c & II-B Traffic

Monitoring Program: The Department of Public Works. Traffic Engineering Department will not approve the improvement plans until revised to add a left turn lane on Green Valley Road to Stewart Avenue and an acceleration lane on Green Valley Road to accommodate vehicles turning left onto Green Valley Road from Stewart Avenue. The Department of Public Works shall issue an encroachment permit for the installation of improvements on Stewart Avenue. Street improvements shall be installed in a coordinated manner that reduces traffic interruption. The project planner will not approve a building permit until the TIA fees have been paid.

D. Mitigation Measure: Conditions II-A-2 & 3 Erosion/Drainage

Monitoring Program: The Resource Planner will not approve the building or grading permits until all erosion control plans, storm drain outlet inspection and excess fill locations have been approved. That planner will hold the final occupancy and electrical service until an inspection has confirmed that all erosion control has been completed as well as any remedial work that might have been required for the storm drain outlet.

E. Mitigation Measure: Condition 11-4-a Silt/grease traps

Monitoring Program: The Department of Public Works, Drainage Section will not approve the building permit application until reviewing and approving the maintenance plan for the silt/grease traps. That Section shall hold the final occupancy and electrical service until an inspection has confirmed that all drainage improvements have been completed. Annual reports shall be reviewed by this section.

F. Mitigation Measure: Condition II-G-1,2,3,4 & 5 Parking

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Monitoring Program: The project planner will not approve the building permit application until reviewing and approving the revised parking plan.

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers. employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
  - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend. indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action. or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs: and
    - 2. COUNTY defends the action in good faith.
  - C. <u>Settlement</u>. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
  - D. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
  - E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

Vista Verde Housing Association Development Permit No. 97-0872

# Conditions of Approval ATTACH MENT 3

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MINOR VARIATIONS TO THIS PERMIT WHICH DO NOT AFFECT HE OVERALL CONCEPT OR DENSITY MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR STAFF.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UN-LESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

#### VISTA VERDE TOWNHOMES HOUSE RULES

The goal of Vista Verde Housing Associates is to provide safe, supportive and affordable housing to members of the Vista Verde Townhomes community. Your support and cooperation as a resident is of utmost importance in order to promote harmonious and pleasant living conditions within the development. The observance of the guidelines and rules set forth herein will help you, your fellow neighbor, and the Management maintain this apartment development as an outstanding place to live.

#### . ACTMTIES

Management works closely with the Vista Verde Tenant Association in planning and implementing recreation, meetings and classes and hopes you will participate fully in these planned activities.

#### . ALCOHOLIC BEVERAGES

No drinking of alcoholic beverages is allowed in common areas such as the community room, laundry room, parking areas, barbeque areas, playground areas etc. Please inform your guests of this policy. Repeated offenses of this rule could result in eviction, especially in cases where minors are involved.

#### . BULLETIN BOARDS

To keep you informed, there are bulletin boards in the lobby and laundry rooms. Bulletin boards in the laundry rooms are for Resident to Resident use. Information on these bulletin boards will be discarded after 30 days. In the lobby, there are two bulletin boards -- one will be for Management to Residents information; the other will be for Tenant Association to Residents information.

#### PLAY AREA AND RECREATION

Vista Verde Townhomes is a family-oriented community, and we are pleased to provide the playground equipment for our young residents. We encourage parents and other adults to accompany young family member while on this equipment. No bicycle riding, roller skating or skateboarding is permitted in parking lot or driveway or any place where it will interfere with the quiet enjoyment of the other residents. Residents are responsible for supervising and instructing their younger family members and/or their guests in the proper use of the play equipment.

#### . COMMUNITYROOM

The community room is for the enjoyment and use of all residents. The room will be available to you from 9a.m to 5p.m. and from 5:30 p.m. to 12:30 p.m. with reservation made 10 days in advance. Violations of the Recreation Room Rules will result in loss of room privileges and payment for any damages or cleaning will be required.

#### CURFEW

All outside noise must cease by 10:00 p.m. for all residents every night.

### • DAMAGE TO PROPERTY

Management reserves the right to charge the resident for damage to any property **including personal property of tenants**, as a result of negligence, carelessness or misuse. Intentional damage may be cause for immediate eviction.

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#### . DECORATING & REMODELING

The management has performed the necessary decorating. No other decorating is allowed unless written approval is granted from the on site personnel. Using small nails to hang pictures etc., is permitted. No exterior shades, awnings, or window guards shall be used nor shall interior curtains that are not white when viewed from the exterior be used. Remodeling or changes to the apartment will not be allowed.

## DRUG ACTMTY

Vista Verde Townhomes has ZERO TOLERANCE for illegal drug or criminal activity by tenant, tenant family, household member or guest of tenant. In addition, any resident involved directly or indirectly with any activity that endangers the peaceful surroundings or health and safety of the other residents will be confronted immediately by the management and may be grounds for eviction.

#### . EMERGENCIES

In an emergency, call 911. Emergencies affecting the premises should be promptly reported to the on-site personnel. Emergencies occurring after regular office hours should be reported to the Resident Manager. Please be considerate of Resident Manager and use discretion in reporting emergencies after office hours, as ONLY ABSOLUTE emergencies will receive attention after regular hours.

All residents should be familiar with the following numbers:

Fire Department	Phone 911
Police Department	Phone9 11
Ambulance	Phone9 11
Emergency number for Resident Manager/ Pager #	

### . ENTRANCES & STAIRWAYS

In compliance with Fire Code and fire insurance company requirements, toys, bicycles, wagons, motorcycles, and carts are not be left at the entrances at any time. The entrance to the apartments must be kept clean and free of all debris. These areas are not to be used as storage. Only barbecue pits will be allowed outside on porches. Do not hang items on hand rails.

#### . ENTRY OF RESIDENCE BY MANAGEMENT DURING YOUR OCCUPANCY

Management may enter during business hours with either your permission or that of an adult member of your family. If management reasonably suspects an emergency exists, management may enter at any time. After giving 72 hours written notice, management may enter your unit to inspect, repair or maintain the apartment.

#### • FURNITURE

No furniture or furnishings which are not in sanitary condition should be brought into the individual apartments, or onto the grounds. It is the tenant's responsibility to discard unwanted furniture in city landfill or by arranging for pick-up by charity organization, etc.

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#### • GARAGE SALES:

No private garage sales will be allowed on the premises. Vista Verde Tenants Association may schedule up to two garage sales per year for the community. Property Management will provide a dumpster at each garage sale for tenants to discards any unwanted furniture, etc.

#### . GARBAGE DUMPSTERS

Your garbage should be properly placed in the garbage dumpster nearest to your building. DUMPSTER LIDS SHOULD BE CLOSED AT ALL TIMES. Garbage' pickup is scheduled for Mondays, Wednesdays and Fridays, 6:30 AM. Lets keep our community clean! No illegal dumping of items from outside the Charles Apartments will be allowed.

# • GRIEVANCE PROCEDURE

If you and the management disagree as to the rights and obligations under the lease, the disagreement will be settled under the Grievance and Appeals Procedure provided to you when you signed the lease.

#### HARASSMENT

Vista Verde Housing Associates is committed to providing a living and working environment free from unlawful harassment. Unlawful harassment in any form, including verbal, physical and visual conduct, threats, demands, and retaliations, is prohibited.

Abusive, disruptive or aggressive behavior toward or by any resident, guest of resident, or staff may result in eviction or termination of employment.

#### . HEATING

The management personnel perform regular preventive maintenance on the heating equipment in your apartment. Please assist our staff and provide access to your apartment and the equipment when requested. No objects shall be placed in such a manner as to obstruct any heating elements. Clean dust from heating and cooling vents. The closet containing the hot water heater and furnace is never to be used for storage.

## • INSPECTIONS: MOVE- IN, ANNUAL & MOVE-OUT

When you move in you will be provided with a unit and inventory condition list detailing the condition of the unit and the appliances provided in the unit. This MOVE-IN INSPECTION form is to be signed by both you and the management staff. If you disagree as to the condition of the unit or appliances you are responsible to advise the management within 48 hours.

An ANNUAL INSPECTION of your apartment will be performed to ensure that the unit is being kept in safe, decent and sanitary condition. You will be given a 2 week written notice prior to such inspection.

When you vacate your apartment, a MOVE-OUT INSPECTION will be performed and the results will be compared to the initial and annual inspections to determine if charges are to be made against your security deposit for cleaning and repairs.

#### • LAUNDRY:

Laundry Hours are 8:30 AM - 10:00 PM daily.

The laundry facilities are reserved for resident use only. Please clean filter in dryer after use as not doing so may present a fire hazard. **If a machine does not operate properly, report the breakdown to the office and you will be reimbursed for your loss.** Management is not responsible for missing laundry. Your cooperation in keeping these rooms neat is very much appreciated.

#### . LIGHT BULBS

Each apartment is equipped with light bulbs at time of initial occupancy. Tenant shall replace burned-out light bulbs at his/her own expense.

#### LOCKS & KEYS

At time of move-in, two sets of keys will be issued. Alteration or replacement of locks shall not be made by any resident. Vista Verde Townhomes management must retain a key to all doors on premises. For security purposes, do not duplicate your keys. If you lose your key, please report it immediately to the office. Actual cost is charged for re-keying a lock. Keys will not be given to children under 12 years of age. ID must be presented in order to borrow extra keys.

#### . LOCK OUTS

Management staff will admit only tenants with proper ID to their residence.

#### LOITERING

No person is permitted to loiter anywhere on the premises.

## . MAINTENANCE REQUESTS

Please request repairs in maintenance by telephoning or visiting the business office during regular business hours and filling out a WORK ORDER. Tenants will be charged for repairs due to negligence or mistreatment by resident, household member or guest of resident.

#### MOVE-OUT PROCEDURES

In accord with the lease agreement, residents must provide a thirty (30) day written notice of intent to vacate the premises to the business office. You are expected to leave your apartment clean. There will be a charge for damages and cleaning beyond normal wear and tear of your apartment. You are encouraged to participate in the final inspection of your apartment. Your security deposit minus any cleaning or maintenance charges or any back rent charges will be processed and mailed to you within thirty days of vacating.

#### NOISE

The tenant shall not make nor permit his family, household members or guests to make any disturbing noises in the building that will interfere with the rights, comforts, or conveniences of other tenants. No tenants shall play, operate, or allow to be played or operated, a musical instrument, radio, television or stereo on the premises between the hours of 10:00 PM and 8:00 AM in such a manner as will disturb the occupants of any building of the surrounding area.

## . PARKING

## **Distribution of Parking Spaces Provided Per Unit:**

Vista Verde Townhomes provides 185 parking spaces for residents, guests and employees. The parking spaces are allocated for use as follows:

- <u>146 snaces for two and three bedroom units</u>. Each two and three bedroom apartment will be allotted two parking spaces.
- <u>9 spaces for four bedroom units</u>. Each four bedroom unit can request up to three parking spaces.
- 3 spaces for Vista Verde Townhomes staff.
- <u>17 snaces for visitors and resident overflow</u>. If a guest is going to be overnight they will be required to get a guest parking pass. These spaces will remian available for guests until 9 p.. at which time residents can use them for overflow.
- <u>10 special assignment snaces</u>. Adult 18 years and over who are living lawfully in the unit and have a verified need for a car for the unit in order to work or attend a training program.

Every attempt will be made to provide parking close to your apartment.

Other parking-related rules include:

- ◆ All cars must be parked in the proper marked spaces for the particular unit.
- ♦ Vista Verde Townhomes will issue parking decals to all tenants who request to park cars on the property and each tenant shall be required to place the decal on a visible location of their vehicles at all times.
- Only operable and street legal cars will be allowed on the property. Car repair will not be allowed on the property.
- Residents are responsible for oil spills in their parking space and will be charged accordingly.
- Vehicles are not to be washed or repaired on Charles Apartments property.

Double parking is not allowed on the premises and autos will be towed at owner's expense. All parking policy violations will be treated as a violation of the lease and will be subject to the same warning and appeal process as other lease violations. Vehicles parked in violation of this policy will be towed and the owners will be billed.

## PEST CONTROL

In order to keep pest problems at a minimum, good housekeeping practices are essential. Household garbage should be removed from the apartment daily and placed in the outdoor garbage dumpsters.

## . PETS

No animals such as cats, dogs, or rodents are allowed. Birds and fish are permitted. The maximum number of birds is two and must be maintained inside of cage at all times. Fish aquarium must not exceed 20 gallons and must be maintained on approved stand.

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#### PLUMBING

Toilets shall not be used for any purpose other than that for which they were designed. Nor shall any improper articles be thrown into same. The cost of any damage resulting from misuse shall be borne by tenant. Please report dripping faucets or toilet malfunctions to the management office. Our maintenance staff will repair the problem as quickly as possible. Also, please place used cooking grease into jars to be disposed of with regular household garbage.

#### . RECERTIFICATION

At Vista Verde Townhomes, income certification is required at move-in and annual income recertification is a requirement for continued housing assistance and/or residency **except those tenants paying market rents.** It is important to report any changes in income, assets or family composition to the office as soon as it occurs. Intentionally providing false information and/or refusing to give requested information regarding income or other factors considered in determining the tenant's rent may be cause for eviction.

## RENTS

Rents will be paid by check or money order at the on-site management office. No cash payments will be accepted. Make checks or money orders out to Charles Apartments. Rents are due on the 10th day of the month between the hours of 10:00 AM and 5:30 PM and will be considered late by the 11th. Any rents not received by 11<sup>th</sup> of month will be subject to a late fee of \$10.00. Three late rent payments in one year may be cause for eviction. If your personal check is not honored by the bank, there will be a \$5.00 NSF charge.

#### • RIGHTS AND OBLIGATIONS OF MANAGEMENT

- \* Management may not retaliate against you for any lawful action including exercising your rights given to you under the lease and house rules and/or the laws of the State of California.
- \* Management shall repair and maintain all electrical, plumbing, heating, and ventilating equipment and appliances that are provided with your apartment.
- \* Management is to furnish a copy of Grievance and Appeal Procedures.
- \* Management shall assist with conflict resolution between tenants.
- \* Management shall enforce all house rules in this agreement.

## • RIGHTS AND OBLIGATIONS OF RESIDENTS

You as a resident, agree to:

- \* Use your housing unit only as a private dwelling for yourself and members of your household named on the lease.
- \* Keep the interior of your apartment in a safe, clean and sanitary condition.
- \* Dispose of garbage in a safe and sanitary manner as prescribed by the management.
- \* Keep from disturbing the peace and quiet enjoyment of the other residents.
- \* Keep no pets at the complex, except those allowed in the house rules.
- \* Make no alterations to the apartment without written permission of management.
- \* Advise the management if you intend to be away from your apartment for more than two weeks
- \* Supervise your guests and children and take full responsibility for their actions.

#### . ROOF

All tenants and their families, friends or guests shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building within the Vista Verde Townhomes property. **Tenants may ask management to remove items on roof.** 

#### SECURITY DEPOSITS

The amount of the security deposit is determined at initial occupancy and will remain constant throughout the tenancy. Management is not required to refund part of the security deposit if the tenant's rent decreases.

The procedure for security deposit refund is as follows:

- 1. Tenant must give the landlord 30 days written notice of intent to vacate the apartment.
- 2. The tenant must leave a forwarding address with the Manager or make arrangements to facilitate the refunding of the deposit. Failure to comply may result in Management retaining the deposit.
- 3. The Management may deduct from the security deposit any claims for unpaid rent, damages or other items where permitted. Management will provide a written list of these deductions which the Tenant may meet with Management to discuss.
- 4. Management will refund any amounts due the Tenant within 21 days after the Tenant has permanently moved out of the apartment and has returned possession of the apartment to the landlord.

#### . SIGNS

No sign, advertisement, aerial antenna, or other projections except reasonable holiday decoration, shall be erected, hung from or placed upon the exterior portion of any windows, roof or public area of any building.

## . SMOKING

Smoking is NOT PERMITTED in community rooms, laundry rooms, maintenance rooms or offices. Cigarette butts should be properly disposed of in ash trays or small can with sand.

#### . TENANT ASSOCIATION

Vista Verde Townhomes promotes an active tenant association in which you are encouraged to participate. Some of the Association's active committees include "Safety and Security", "House Rules", "Neighborhood Watch" "landscape & gardening", "Fund Raising", & "Personnel"

## . TERMINATION OF LEASE

Continued or serious violations of your lease and/or house rules may be cause for termination of your lease and/or housing assistance.

## WATER BEDS

For structural and other potential damage reasons, water beds are not permitted.

## • WINDOWS

Tenants must clean their own windows. Curtains, blinds or shades must be hung at all windows; blankets, towels, etc. are not acceptable. No curtains, blinds or shades which are not white when viewed from outside shall be hung on windows. No exterior bars or guards shall be added to windows.

## . UTILITIES

You are responsible for the hook-up and payment of utilities except for water and garbage which are provided by the owner.

# VISTA VERDE MANAGEMENT PLAN

## **DRAFT**

# I. THE ROLE AND RESPONSIBILITY OF SPONSOR AND ITS RELATION AND DELEGATION OF AUTHORITY TO THE MANAGING AGENT

- A. It is the responsibility of **VISTA VERDE HOUSING ASSOCIATES** ("Owner") to establish general policies under which the Development will operate. The Owner shall establish broad policy guidelines and thereafter delegate to **South County Property Management Corporation** (**SCPMC**) the authority and responsibility for carrying out these policies on a day-to-day basis.
- B. SCPMC will be required to consult with the Owner for authorization of any expenditure over \$1,000 in any one instance for labor, materials or otherwise in connection with the maintenance and repair of the Development, except in the cases of emergency.
- C. Budgets will be prepared annually by SCPMC and submitted to the Owner for review. Provided that the Owner agrees with the budget and any proposed rental increases, SCPMC will proceed with submission to the California **Department of Housing and Community Development, HOME Program ("HCD"),** for and the **Santa Cruz County Redevelopment Agency ("Agency")** for the Owner.
- D. SCPMC will be responsible for, but not limited to the following:
  - 1. All hiring of on-site personnel and determination of compensation.
  - 2. Such activities as may be necessary to comply promptly with any and all governmental requirements affecting the Development.
  - 3. Compliance with all pertinent requirements of the Regulatory Agreement.
- E. The Community/Tenant Relations Coordinator or Property Manager for SCPMC will be the key contact person for the operation of the Development.
- F. SCPMC, as the Community/Tenant Relations Coordinator or Property Manager will be paid a management fee, as outlined in the Management Contract, from rental charges and other income. The Managing Agent will cover from the fee, expenses incurred in the performance of its duties, such as off-site office overhead, bookkeepers, secretaries etc. The Development will pay for, out of the General Operating Account, expenses incurred by the Development including on-site office overhead, administrative and maintenance staff, maintenance costs, etc.
- G. In the event the Owner or HCD determines that the management of the project is to be turned over to an outside management firm, the Owner will solicit proposals from qualified management firms. The Owner and proposed management agent will be required to complete the appropriate portions of the Proposal for Management Agent and submit the requested information about their firms. The proposals with justifications by Owner will be submitted to HCD for review. The Owner shall decide on the management agent with approval resting with HCD.

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If the retaining of a management agent occurs before initial occupancy, coordination will be made between the Owner and selected management agent so as not to cause any delay in the rent up of the units.

Should a management agent be hired after completion of initial occupancy Owner will follow the guidelines as stated above.

In either case, Owner will remain active in project management activities until the new management agent can establish effective control over the project.

## II. PERSONNEL POLICIES AND STAFFING ARRANGEMENTS:

- A. SCPMC shall conform to equal opportunity requirements when hiring employees. SCPMC shall not discriminate against any applicant for employment because of race, color religion, ancestry, national origin, age, sex, martial status, or disability.
- B. SCPMC will follow an employment policy at the Development that will afford Residents maximum opportunities for employment with SCPMC. SCPMC will promote employment opportunities for lower income persons in the area. While personnel will be hired on the basis of ability, the Community/Tenant Relations Coordinator or Property Manager will make efforts to provide training, if appropriate, for Development Residents when chosen for employment. Residents who are employed by the Development and receive assistance with rent will have their rental charges affected as moneys received will be considered part of income earned. In the case of the resident manager, the cost of the unit is provided as a benefit of the position.
- C. Development staffing needs will consist of the following team: Support Staff (Director of P.M., Compliance Manager and Maintenance Manager), Community/Tenant Relations Coordinator or Property Manager, Resident Manager and a Maintenance position OR a Contract Service. With the exception of the Community/Tenant Relations Coordinator or Property Manager who will spend 25% of time with Development Operations, the other two positions will spend 100% of their work day on the Development's Property.
- D. Specific Personnel Policies are:
  - 1. Specific training in HOME and Tax Credit for Low Income Rental Housing Program policies and procedures will be provided to SCPMC to ensure conformity to program requirements. The Community/Tenant Relations Coordinator or Property Manager becomes knowledgeable through training and ongoing management. SCPMC will provide the Community/Tenant Relations Coordinator an Operating Procedures Manual which includes detailed policy requirements and procedures. The Support Staff assigned to the Development reviews this information with the Community/Tenant Relations Coordinator or Property Manager and give the necessary training. SCPMC will offer training sessions at least biannually as part of his/her on-site training.
- E. Line of Authority: SCPMC has overall authority through its Board of Directors. SCPMC will employ and supervise all staff involved with the operation of the Development.

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F. The duties/responsibilities of the **Resident Manager** consist of the following: enforcement of House Rules, including the Parking Plan, collection of rents, selling of laundry tokens, perform minor maintenance repairs, provide services to the tenants, ensure the physical well-being of the Development, establish collaborations with community agencies and implement a Resident Council. The duties/responsibilities of the **Contact Person** consist of the following: Respond to emergencies, sell tokens, collect rents, assist with the maintenance of the common areas. These positions are vital in maintaining the peaceful enjoyment of the residents in the Development. It also provides an on-going visibility of management within the Development.

# III. PLAN FOR MAINTAINING ADEOUATE ACCOUNTING RECORDS AND HANDLING NECESSARY FORMS AND VOUCHERS.

- A, The basis of Accounting will be accrual in accordance with generally accepted practices and principals.
- B. SCPMC will collect all rental charges, miscellaneous charges, and other amounts receivable for the Owner account in connection with the management and operation of the property. Such receipt will be deposited in an account separate from all other accounts and funds, with a bank whose deposits are insured by the Federal Deposit Insurance Corporation. This account will be placed in South County Property Management Corp.'s name and designated of record as **Vista Verde Housing Associates' General Operating Account"**, SCPMC. as Trustee.

From the funds collected and deposited to the General Operating Account, South County Property Management will make the following disbursements promptly when payable:

- 1. Reimbursement to SCPMC for employee: salaries, benefits, insurance and payroll taxes due for services performed for the Owner.
- Payments required to be made monthly for the HCD loan, assessments, fire or other hazard insurance premiums, Security Deposit Account, Replacement Reserve Account, and the operating reserve. Separate interest-bearing FDIC insured accounts will be set up, as specified in the HCD Regulatory Agreement.
- 3. All amounts otherwise due and payable as expenses of the Developments authorized to be incurred by SCPMC under the terms of the Management Contract.
  - 4. Other disbursements required by the Sponsor, HCD and the Owner. Checks will normally be computer-generated or manually written in South County Property Management Corp.'s office with two signatures required by either: Executive Staff, Selected Senior Staff or Board Director. A monthly Financial Report will be provided to the Sponsor which includes deposits to date, disbursements to date, unpaid bills, bank account balances, amount of rental charges outstanding during the balance of the month, disbursements expected during the balance of the month and vacancies. In addition, a monthly cash receipts and disbursements comparison (budget comparison) will be provided. Cash flow can therefore be closely monitored. These monthly accounting reports will be provided on the 15th of the following month on an ongoing basis.

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C. For routine or emergency repairs, SCPMC will establish with any limitations imposed by the Sponsor, designated contractors, e.g., plumbers, electricians. In addition, SCPMC will similarly establish a list of approved vendors for office supplies and repair material. The development will use a Purchase Order System for supplies and services which cost less than \$1,000. Invoices will be sent directly to SCPMC, will be reviewed by the Accounting Department, and will be paid from the General Operating Account subject the approval of the Community/Tenant Relations Coordinator or Property Manager.

If outside contract services are required, a minimum of three bids must be obtained from at least three contractors/vendors for any amount over \$5,000 and submitted to the Funding Source with the appropriate recommendation for approval. For contract services between \$1,000 and \$4,999 only one bid must be submitted to the Funding Source for approval. When possible, major repairs or other items will be budgeted. Where items are not budgeted but deemed essential to the physical and long-term financial viability of the Development, SCPMC will present proposals for purchase of those items to the Sponsor and options such as loans and grants will be considered. If such loans and grants are not available, consideration will be given to deferring some items which were to be accomplished within the budget to a future point in time. In the event of dire emergencies, the Community/Tenant Relations Coordinator or Property Manager will make a reasonable decision to effect repairs or provide the services necessary. In the case of such emergencies, the Sponsor would be notified of the circumstances as soon as possible.

In the event the balance in the General Operating Account is projected to be insufficient to meet accounts payable, the Sponsor will be immediately apprised by the Community/Tenant Relations Coordinator or Property Manager. Recommendations will be made for cutting cost, increasing revenue, or other measures which will alleviate the cash flow shortage. The Department of HCD and all other Funding Sources of Vista Verde Housing Associates will be advised of the potential shortfall. It is anticipated that any insufficiency will be forecast in advance. However, should an immediate insufficiency occur, the Community/Tenant Relations Coordinator or Property Manager will determine, in consultation with the Sponsor, which accounts must be paid and which can be deferred with least financial or other impact on the Development.

The Community/Tenant Relations Coordinator or Property Manager will monitor the Vista Verde Townhomes budget on a monthly basis to determine that any outstanding HCD loan requirements are met.

The Community/Tenant Relations Coordinator or Property Manager will ensure that residents meet income eligibility requirements for the Tax Credit, HOME, and Agency programs. Resident eligibility will be verified by the Sponsor's CPA during the annual audit. SCPMC's financial officer who is a CPA and the Compliance Manager will be responsible for ensuring the coordination of all Tax Credit reporting and accounting requirements and any other financial reporting requirements of the Development.

D. SCPMC will comply with all reporting requirements for the Owner including requirements of the Agency, HCD, & the Tax Credit programs. SCPMC will prepare a recommended operating budget for each Calendar Year beginning during the term of the Management Contract and will submit budgets to the Sponsor at least 90 days before the beginning of the Calendar Year. The Sponsor will promptly

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inform the Community/Tenant Relations Coordinator or Property Manager of changes incorporated in the approved budget and the Community/Tenant Relations Coordinator or Property Manager will incorporate such changes and forward the budget to HCD and Agency for approval. With respect to each Calendar Year, SCPMC will have an annual financial report prepared by a Certified Public Accountant acceptable to HCD, the Agency and Owner. This report will be based upon the preparer's examination of books and records at SCPMC and at the Development, if applicable. The report will be prepared in accordance with the directives of HCD and all other Funding Sources. This report will be certified by the preparer and SCPMC. It will be submitted to the Sponsor and HCD within 60 days of the end of the Calendar Year for approval. Compensation for the preparer's services will be paid out of the General Operating Account as an expense to the Owner. Periodic reports will be provided as directed by HCD and all other Funding Sources. Vacancy and rental charge losses will be reported monthly in the rent rolls as well as the monthly financial report. Any amounts recovered will also be credited on the monthly rent rolls and the monthly financial statement.

E. The Security Deposit Account will be a separate interest bearing account which is FDIC insured. At the time a Resident vacates the unit, a move-out inspection will be conducted with the Resident. All items needing cleaning or repair plus charges or estimated charges will be determined at the time of the inspection. The inspection form will be signed by both the Community/Tenant Relations Coordinator or Property Manager and the vacating Resident. The final closing statement will be prepared for each vacating Resident itemizing any charges to be made against the security deposit. This final closing statement will be forwarded to each vacating Resident within **twenty-one** (21) **days** of their vacating and will include a refund if there are no damage charges or if rental charges are being charged against the deposit. If damages are charged, then the remaining security deposit and/or the final closing statement will be sent within **twenty-one** (21) **days** of the time of the Resident's departure.

#### IV. PROVISIONS FOR PERIODIC UPDATE OF MANAGEMENT PLAN

As the needs of the Owner, HCD, Agency, and/or any of the Funding Sources or other conditions dictate, this Plan may be modified in whole or in part. SCPMC will review this plan annually and will make recommendations to the Sponsor concerning any needed changes. Any such change will be forwarded to HCD and Agency for approval.

#### V. <u>INSURANCE</u>

The Owner will inform the Community/Tenant Relations Coordinator or Property Manager of insurance to be carried with respect to the Development and its operations and the Community/Tenant Relations Coordinator or Property Manager will cause such insurance to be kept in effect at all times. The Community/Tenant Relations Coordinator or Property Manager will pay premiums out of the General Operating Account and premiums will be treated as Development expenses. All insurance will be placed with such companies on such conditions, in such amounts and with beneficial interest appearing thereon and shall be acceptable to the Owner and approved by HCD and Agency provided that the same will include public liability coverage with SCPMC designated as one of the insureds, in amounts acceptable to HCD, Agency and Owner. Property insurance policies must name HCD and Agency as an additional loss payee and liability policies

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must name HCD and Agency as additionally insured. The Community/Tenant Relations Coordinator or Property Manager will investigate and furnish the Owner with full reports of all accidents, claims and potential claims for damages relating to the Development and will cooperate with HCD, Agency and insureds in connection therewith.

# VI. PLANS AND PROCEDURES FOR PUBLICIZING AND ACHIEVING EARLY AND CONTINUED OCCUPANCY

- A. SCPMC as the Community/Tenant Relations Coordinator or Property Manager, shall be responsible for all marketing efforts during initial and on-going occupancy.
- a. Lease units in compliance with unit mix as prescribed in the Regulatory Agreement.
- b. Residents will be selected without regard to race, color, religion, ancestry, national origin, sex or martial status, physical disability, or medical condition.
- c. All advertising including brochures, fliers and media advertising shall include a reference to "Equal Housing Opportunity."
- d. Where a significant number of persons in the community have limited fluency in the English language, leases publications informational brochures will be provided in the language necessary.
- e. Notify applicants of their eligibility status, and advise rejected or ineligible applicants of the right to appeal by providing them with a copy of the Grievance and Appeal Procedure for HCD-assisted units only.
- f. The Community/Tenant Relations Coordinator or Property Manager will maintain at the Development a waiting list that will keep the potential residents informed of appropriate procedures and timetables in applying for admission.
- g. Priority will be given when to applicants who have been displaced by Agency activities and meet the income requirements of all funding sources.
- B. The following guidelines will be followed with respect to affirmative marketing, tenant selection, and initial occupancy.
  - 90 days prior to the initial occupancy, the Community/Tenant Relations Coordinator or Property Manager shall be responsible for the marketing of the Development, and the availability of applications in newspapers serving the area. The Community/Tenant Relations Coordinator or Property Manager will notify public and private individuals as needed. The Community/Tenant Relations Coordinator or Property Manager will contact the people on the waiting list. All advertising and marketing for initial occupancy will clearly state that the waiting list will be established by conducting a lottery of all applications received.

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# ATTACHMENT 4

- Upon commencement of the above, an actual waiting list will be established by bedroom size based on the results of the lottery. One waiting list will be used. As vacancies occur, the designation of that unit will remain the same. Therefore, management will use the waiting list, focusing only on those applicants who meet the unit designation requirements and will qualify the applicants in that chronological order.
- 45-60 days prior to occupancy, Applicants at the top of the waiting list will be verified for eligibility. The Community/Tenant Relations Coordinator or Property Manager shall be responsible for notifying ineligible tenants and scheduling informal hearings, if requested.
- 30 days prior to the initial move-in date, the Community/Tenant Relations Coordinator or Property Manager shall verify all information for those applicants selected at the top of the waiting list. These applicants will be kept at the top of the waiting list for future vacancies and/or until an annual waiting list update is conducted. The Community/Tenant Relations Coordinator or Property Manager will also conduct a check on the selected applicants previous tenant/rental history; a credit check will be obtained from a local credit reporting agency. Upon verification and approval, notification of acceptance, unit number, address and date to sign the agreement will be sent to the selected applicants. Applicants who are to be placed on the waiting list will receive a letter within two weeks informing them of their position on the waiting list.
  - 1. Selected applicants declining a unit for which they qualify may remain on the waiting list in the original order. If the selected applicant is contacted a second time and declines the unit but still wishes to remain on the waiting list, they may do so but their name will be placed at the bottom of the waiting list.
  - 2. Applicants qualifying for the very-low income units and wishing to move in at the low income unit rent rate may do so provided that the applicant's past rental history demonstrates the ability to pay that same amount of the requested monthly rent rate or more. The applicants will remain on the waiting list in the original order and will sign the Unit Transfer/Rent Agreement.
- G. The Community/Tenant Relations Coordinator or Property Manager may refuse to place a household on the waiting list or remove such household from such list if the Community/Tenant Relations Coordinator or Property Manager determines that such household has provided false information in its application, has a history of poor performance in meeting financial obligations, especially rent, disturbance of neighbors, destruction of property, poor housekeeping habits such as damage to the unit or the existence of health and sanitation hazards, history of criminal activity involving crimes of physical violence to persons or property, unlawful drug activity, or, other acts which would adversely affect the health, safety or welfare of other residents, or has, in the five (5) years preceding the application, been evicted by a court of law. For the purposes of this section, examples of poor financial performance shall include but not be limited to the existence of accounts sent to collection for non-payment, credit accounts of status "3" or more, unpaid judgments, repossessions, outstanding liens, bankruptcy, more than two late rent payments within 12 months (consideration will be given in instances where tenant's rent was unusually high in

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proportion to household income) and where the total amount of outstanding credit payments plus the projected rent exceeds 75% of gross income. The Community/Tenant Relations Coordinator or Property Manager may not use marital status in determining eligibility. A potential tenant who has been refused a rental unit or a place on a waiting list shall be notified in writing stating the reasons for such determination and the procedure for appeal for this decision.

- H. During the occupancy phase, the waiting list will be reviewed and updated on a monthly basis, purging those applicants who are no longer interested in occupancy and estimating the number of new applicants which should be added by **bedroom size.** After 100% occupancy has been achieved, the list will be reviewed annually. All applicants will be notified by mail prior to the actual purging of the waiting list.
- I. A pre-occupancy conference will be conducted with all new Residents to review documents including Income Verifications, Lease Agreements, House Rules and other pertinent regulations. In addition, the Community/Tenant Relations Coordinator or Property Manager will review maintenance policies and Houserules policies. All members of the household, 18 years of age and older, will be required to be present at this interview.

## VII. PROCEDURES FOR DETERMINING RESIDENT ELIGIBILITY AND FOR CERTIFYING AND ANNUALLY RECERTIFYING INCOME AND SIZE

- A. The Community/Tenant Relations Coordinator or Property Manager will be responsible for selecting Residents. SCPMC will be responsible for insuring that the Community/Tenant Relations Coordinator or Property Manager is properly trained in the application of Resident eligibility requirements. Only income eligible households will be selected to occupy the assisted units at the Development. Residents will be recertified annually, where household income and household size will be verified to determine continued eligibility. Recertification will commence three (3) months prior to the anniversary date. Tenants will be contacted by mail or will attend a meeting with the Community/Tenant Relations Coordinator or Property Manager. Third party verifications will be used to verify continued eligibility. Applications and other records pertinent to a Resident's eligibility will be kept on file in accordance with any and all regulatory guidelines.
- B. Eleven (11) units in the Development shall be HOME-assisted units (Non-Preference). These units will be assigned to Residents according to family size and in accordance with specific requirements found in the HOME Program. Sixty-four (64) units will be qualified according to the Tax Credit Regulations and Agency regulations. The remaining unit is reserved for the Resident Manager who does not need to meet either program requirements.
- C. The Community/Tenant Relations Coordinator or Property Manager will be responsible for determining the continued income eligibility and the appropriate unit size of an assisted household in the Development. The Community/Tenant Relations Coordinator or Property Manager will maintain a tickler file for annual recertifications due in order that processing be done in a timely manner.

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- a. Ninety days before recertification is due, a letter will be mailed by the Community/Tenant Relations Coordinator or Property Manager to the tenant stating a time and date for a HCD visit during which time, the following will be accomplished:
  - A recertification application will be completed by the resident and reviewed by Community/Tenant Relations Coordinator or Property Manager in the presence of the Tenant
  - 2. The tenant will be requested to sign the recertification application.
  - **3.** Verification forms will be reviewed and filed in the Community/Tenant Relations Coordinator's office in the tenant's folder. Copies will be made of tenant supplied verification documents and the original documents upon the tenant's request.
  - 4. The Community/Tenant Relations Coordinator or Property Manager will mail and process the appropriate third-party verifications as indicated in the initial resident selection procedure.
  - **5.** The Community/Tenant Relations Coordinator or Property Manager shall discuss tenancy with the tenant (all household members over the age of 18).
  - **6.** The Community/Tenant Relations Coordinator or Property Manager shall conduct the unit inspection. The Community/Tenant Relations Coordinator or Property Manager will follow-up with informing the Residents the results of the unit inspection and/or any tenant charges.
  - 7. The Community/Tenant Relations Coordinator or Property Manager shall complete all necessary requests for maintenance based upon the unit inspection.
  - **8.** Once the income verifications have been returned, the Community/Tenant Relations Coordinator will evaluate the resident's income eligibility and compute the new rent, if applicable. The Community/Tenant Relations Coordinator or Property Manager will serve the rent adjustment letter (if appropriate) to the tenant or an ineligibility letter.
  - 9. The Community/Tenant Relations Coordinator or Property Manager shall then file the recertification forms in the tenant's file. The unit inspections and the Tenant Charges Invoice, if applicable, will be filed in the unit maintenance file.
    - a. The Occupancy Standards used at this Development will be as follows:

BEDROOM SIZE	NUMBER OF PERSONS
2	2 persons minimum/5 persons maximum
3	4 persons minimum/7 persons maximum
4	6 persons minimum/S persons maximum

- b. At the time of recertification, if a household occupying an existing unit no longer meets the tenant occupancy requirements set forth in the HCD Regulations, then at the time of recertification the household shall be required to move to the next available appropriate size unit in the Development. If the household is in a 4 bedroom unit and has exceeded the Occupancy Standards, then the household will be required to vacate the unit within six (6) months of being notified in writing by management. Unless, the household is able to comply with the occupancy standards (reducing household size) within 30 days of being notified by management. If upon recertification, the Resident's household income exceeds the upper limit for low income households for the Development, the Resident's Lease Agreement for the unit as an assisted unit shall NOT terminate for the HCD-assisted units only. However, the household would be required to pay a market rent rate not to exceed the rent restricted maximum amounts of the Tax Credit guidelines. The household would receive a 30 day notice prior to this rent increase.
- c. For the non-assisted units, if a household occupying an existing unit no longer meets the tenant occupancy requirements at the time of recertification, then the household shall be required to move to the next available appropriate size unit in the Development. If the household is in a 4 bedroom unit and has exceeded the Occupancy Standards, then the household will be required to vacate the unit within six (6) months of being notified in writing by management. Unless, the household is able to comply with the occupancy standards (reducing household size) within 30 days of being notified by management.
- d. As the Development contains non-assisted units, the over-income non-assisted CDBG units at recertification time, will be required to vacate the unit within 6 months of notification. This may be delayed if the following circumstances occur:
- If at the household's annual recertification date, there are no applicants on the waiting list which meet the preference requirements, the household will be allowed to remain in the unit until a "Preference Applicant" applies and meets all the criteria for the CDBG program. During this 6 month period, the household's lease will continue on a month-to-month basis.
- If the "Preference Applicant" is verified to eligible, the household will be notified in writing that their lease will be terminated within 30 days.
- e. If the Resident provides to the Community/Tenant Relations Coordinator or Property Manager additional evidence which establishes income eligibility prior to the expiration of the Resident's Lease Agreement, the Resident's Lease Agreement shall not be terminated.
- f. The Community/Tenant Relations Coordinator or Property Manager may approve one additional six-month extension of the Lease Agreement if the Development:

- (1) is located in a market area where the vacancy rate for rental housing is less than five percent; and
- (2) is located in an area where the Fair Market Rent exceeds the average of the Fair Market Rents for all metropolitan statistical areas in California. For purposes of this subsection, "Fair Market Rent" means the Fair Market Rent for Existing Housing for Studio, One, Two, Three And Four Bedroom units, as published by the U.S. Department of Housing and Urban Development pursuant to Section 8(c)(l) of the United States Housing Act of 1937, for the CDBG (non-assisted) units only.
- g. If the assisted units are subject to state or federal rules governing low-income housing Tax Credits, those eligibility provisions shall govern continued eligibility for occupancy. The most restrictive guidelines of all applicable funding sources shall be complied with.
- h. If the household income of a Resident occupying an assisted unit exceeds the upper limit for lower income households, the Resident shall be required to pay a higher rent rate not to exceed the maximum rent allowable under the Tax Credit Regulations (HOME 5-20).
- i. If the Resident's income exceeds the limit for very-low income units established by the Department of HUD and/or other required income limits of other funding sources, but remains below the lower income limit, that fact alone shall not be cause for termination of the Resident's Lease Agreement or for requiring the Resident to vacate his/her unit.
- D. If the income of a very low-income unit changes from very-low income to low income at the time of recertification, the following shall apply for the assisted and non-assisted units:
  - 1. The household shall not be required to vacate the unit;
  - 2. The Community/Tenant Relations Coordinator or Property Manager shall set rental charges that do not exceed the current rent allowed for any comparable lower income unit pursuant to the Tax Credit Regulations;
  - 3. The Community/Tenant Relations Coordinator or Property Manager shall designate the unit as a lower income unit if the designation is available. An available designation means that if an existing low income unit household qualifies for a very low income unit, then the household will go through the eligibility process again to verify their qualification for a very low unit designation;
  - 4. Therefore, the Community/Tenant Relations Coordinator or Property Manager will be able to "switch" the designations. This switch is done simultaneously and both are treated as new move-ins. The over income household for the 50% of median income designation which is the very low unit will convert to a low income unit which is a slightly higher approved rent. The other household in the 60% of the median income designation will convert to a very low unit designation.

- E. The Community/Tenant Relations Coordinator or Property Manager will organize and conduct orientation sessions for new Residents at move-in.
- F. The Manager shall be in accordance with all the lease requirements specified in the HCD Regulatory Agreement Section 9.

#### VIII. RENTAL CHARGES POLICIES AND PROCEDURES

A. When rising operational costs for the Development exceed the annual gross potential of the rental charges and other Development income, the Community/Tenant Relations Coordinator or Property Manager will submit recommendations to the Owner and HCD-HOME Program for a rent increase by November 1<sup>st</sup> of that calendar year.

For the assisted units: If the current rents are below the Low HOME rents (50% level) the most recently published Consumer Price Index, Residential Rent for All Urban Counties for the West (CPI) must be used in calculating the new proposed rents. If the current rents are at the Low HOME rent level but less than the High HOME rents (65% level) then the CPI factor does not have to be used. If this is the case, the Manager shall submit a reasonable rent increase to the HCD-HOME Program for approval. The Residents will be informed in writing by at least thirty (30) days prior to any change in the rental charges at the Development.

For the non-assisted units: the Community/Tenant Relations Coordinator or Property Manager will submit a reasonable rent increase proposal to the Owner, for approval, by November 1<sup>st</sup> of that calendar year. These rents shall always be in compliance with the Tax Credit Regulations regarding maximum allowable rents.

- B. The Resident Manager will collect the rental charges from Residents in the Development. Rental charge payments may also be made at the on-site office and a receipt given at the Resident's request. After hours, it will be possible for a Resident to make payment to the Resident Manager and/or Contact Person. Only money orders or personal checks made out to the Development will be accepted. If personal checks are returned from the bank due to insufficient funds, Resident(s) will be responsible to re-pay the rent and bank fees by money order or cashier's check only. If this situation happens more than twice only money orders or cashier's checks will be accepted.
- C. Pre-payments for rental charges are encouraged. Partial payments will be accepted only in the case of hardship where prior arrangements have been made with the Community/Tenant Relations Coordinator or Property Manager. A "Rent Payment Schedule Agreement" must be signed by the Resident and the Community/Tenant Relations Coordinator or Property Manager detailing the repayment schedule.
- D. If rental charges are not received by the 5th day of the month, a late charge of \$20.00 will be assessed on the 6th day of the month.
- E. Any Resident not paying by the 5th day of the month will be contacted by the Community/Tenant Relations Coordinator or Property Manager. Unless prior arrangements have been made, a 3-day notice

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will be issued if the rental charges are not paid by the 6th day of the month. In extreme cases, a Resident may make an agreement with Community/Tenant Relations Coordinator or Property Manager to catch up back rental charges by paying the equivalent of one month's rental charges plus a payment on the outstanding amount each month by a given date. *Violation of the Rent Payment Schedule will make the entire outstanding rent balance payable immediately.* If the payment schedule is not complied with, eviction procedures will begin. The tenant has the right to appeal the eviction through the Grievance & Appeal Procedure.

- F. Santa Cruz County has agencies available for referrals, should hardship cases exist. It is expected that the neighborhood agencies may help with this problem.
- G. As noted above, if the rental charges are not paid by the 5th of the month or arrangements made with the Community/Tenant Relations Coordinator or Property Manager for payment, a notice will be issued for non-payment. If the tenant is not able to make the scheduled payments for the rental charges owed, the case will be turned over to the attorney for handling. If the resident does not make full payment of delinquent rent within the 3-day notice period, the Owner will pursue an unlawful detainer action for eviction within one week of the expiration date of the 3-day notice. In the event that the tenant wishes to pay all delinquent rent after expiration of the 3-day notice period, the Community/Tenant Relations Coordinator or Property Manager, at his/her discretion, based on the circumstances of the family causing the delinquent payment and the number of previous rent delinquencies, will decide whether to accept such payment. In the event that the Community/Tenant Relations Coordinator or Property Manager agrees to accept payment, the resident will be required to bear the full cost of eviction proceedings including, but limited to, all legitimate charges and any filing fees and/or court costs.

Before evicting a Resident for reasons other than non-payment, the Community/Tenant Relations Coordinator or Property Manager will meet with the Resident to discuss the problem. The Resident will be given an opportunity to correct the problem. The Community/Tenant Relations Coordinator or Property Manager will also contact other agencies if relevant or to the case manager if available.

The tenant has the right to exercise their option under the Grievance and Appeal Procedure. Depending on the complexity of the eviction, the time frame for actual eviction should be 60 days.

- H. Weekly bank deposits are made into the Development's General Operating Account for rental charge collections.
- I. Each Resident shall pay in advance of occupying a unit a security deposit which shall *not exceed \$500.00*. The Community/Tenant Relations Coordinator or Property Manager may apply the deposit after the Resident vacates the unit to repair any loss or damage caused by the Resident or their guests to the premises or on the Development itself other than normal wear and tear. The deposit may also be applied to the payment of rental charges due and owing from the Resident. Within twenty-one (21) days of the Resident vacating the unit, the security deposit will be repaid, less any amounts deducted, to the Resident at their forwarding address or such other address as may be designated. At the time an itemized list will be provided to the Resident describing the reason for and the cost of any deductions from the deposit.

#### IX. PROCEDURES FOR APPEAL AND GRIEVANCE

- A. Each Resident will be informed in writing of SCPMC's internal process of grievance and appeals, a right to a hearing, upon serving a termination notice or being denied occupancy at the Development. In general, the Community/Tenant Relations Coordinator or Property Manager will initiate eviction proceedings against a Resident for "good cause" as defined in the Lease Agreement. If the Resident wishes to dispute the termination notice, the Resident has ten (10) calendar days to respond to SCPMC to request a hearing with SCPMC's Board Members. After this hearing, the Board's decision is final. If the Resident is still not satisfied with the response the Resident may at any time during this process seek legal assistance.
- B. The Development may terminate the Lease Agreement of a Resident and if necessary evict if:
  - 1. The Resident becomes ineligible on the basis of income and fails to move from the premises on or before the effective date of termination.
  - 2. The Resident materially breaches the terms of the Lease Agreement. A material breach means;
    - (a) Nonpayment of rental charges or any other financial obligation under the Lease Agreement after expiration of a 3-day pay or quit notice, or
    - (b) four or more late rental charge payments within any 12 month period received after the 6th day of the month, or
    - (c) failure to reimburse within 30 days or other reasonable time agreed upon for repairs required to maintain the premises.
    - (d) a breach resulting in damages to the premises or any other portion of the Development, or
    - (e) a breach which adversely affects the health, safety, or quiet enjoyment of any Resident or visitor to the premises, or
    - (f) a breach which interferes with the Community/Tenant Relations Coordinator's responsibilities.
  - 3. The Resident fails or refuses to provide the income information upon Recertification time which is required by the Lease Agreement or intentionally provide false or incomplete information.
  - 4. The Resident fails to fulfill the obligations of the Lease Agreement.
- C. Any notice of termination/eviction shall contain a statement of the facts constituting the cause for the termination/eviction. *The Community/Tenant Relations Coordinator or Property Manager will also provide a statement of Resident's* rights as described in this Section paragraph A.

#### X. PLANS FOR ENHANCING RESIDENT/MANAGEMENT RELATIONS- ATTACHMENT

A. House Rules: See attachment.

Vista Verde Mgmt. Plan Rev. 05/28/99

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- 1. The Rules and Regulations that will be made a part of the rental agreement.
- 2. As the need arises, the *Community/Tenant Relations Coordinator or Property Manager* will develop any necessary informational handouts for the residents.
- 3. At the time of move-in, the resident will be reminded of the use of the 9-1-1 emergency services provided by the city and referred to the telephone book for emergency preparedness information pages.
- B. <u>Auxiliary Programs:</u> The Community/Tenant Relations Coordinator or Property Manager with the assistance of the Resident Manager will implement a Resident Council at the development.
- C. <u>Emergency Preparedness System Plan:</u> Earthquake and Fire plan to be developed within one (1) year of occupancy.

#### XI MAINTENANCE/SECURITY

A. When the Managing Agent assumes management of the Development inventory will be taken of all Development equipment. A record of this equipment, including serial numbers, will be kept in the Development office. In addition, as supplies and additional Development equipment are purchased inventory will be continually maintained. A preventive maintenance program will be established to assure proper servicing and maintenance of the Development and its equipment.

At the end of the construction of the Project, the Community/Tenant Relations Coordinator or Property Manager will complete a punch list of Project items both interior and exterior that need to be corrected prior to acceptance of the project. There will be weekly meetings with the project staff to review and update the status of items remaining to be completed or the discovery of additional defects. Final apartment walk-thrus will be conducted five days prior to anticipated occupancy and any uncorrected items will be noted and corrected.

During the warranty period after the project acceptance and occupancy, the on-site and off site personnel will maintain a log of all complaints from residents that appear to be constructive or design defects. These items will be compiled periodically and forwarded to the Community/Tenant Relations Coordinator or Property Manager and other interested parties for appropriate action. In addition, during the daily site inspection by the Resident Manager, weekly inspections by the Community/Tenant Relations Coordinator or Property Manager and periodic inspections of the unit interiors, any defects attributable to construction or design will be note and forwarded to the Community/Tenant Relations Coordinator or Property Manager. The Community/Tenant Relations Coordinator or Property Manager will determine the nature, extent or parties responsible for the defect and take appropriate action.

When the warranty period has expired, the Community/Tenant Relations Coordinator or Property Manager will refer to the appliance and equipment warranties for repair if applicable. Any structural or design defects discovered after the warranty period would be pursued under existing construction defect liability codified and case law.

- B. Prior to occupancy, a conference will be held between the Community/Tenant Relations Coordinator or Property Manager and the incoming Resident(s). During this conference, a review is made regarding the use and care of appliances, carpeting, floors, etc. A move-in inspection is conducted in the unit by both the Community/Tenant Relations Coordinator or Property Manager and the new Resident. The condition of the unit is noted. Annually, an inspection will be done in the unit and the condition compared to that on the original occupancy inspection. This annual inspection will also include review of any maintenance problems plus general housekeeping conditions and any changes in Lease Agreement, House Rules and Regulations, etc. When the Resident vacates, a move-out inspection will be completed to compare with the move-in inspection. The Resident will be charged for required repairs which do not fall under "normal wear and tear." The Resident's security deposit shall be returned within twenty-one (21) days of the move-out date. If that is not possible, a statement of estimated charges for damages will be sent within twenty-one (21) days and then a refund will be sent, if applicable, shortly thereafter.
- C. Residents will be advised to report to the Development office any items requiring repair. Upon notification, a work order will be written and assigned to the appropriate Maintenance Personnel or Contractor/Vendor. It is SCPMC's goal to complete routine work orders within seventy-two hours, when possible. Emergency repairs will be completed within 24hours. The Community/Tenant Relations Coordinator or Property Manager will be notified if this is not done. Upon completion of the work order, Maintenance Personnel and/or a Contractor/Vendor will sign off and copies of the work order will be filed by the month and by the unit maintenance file. Work orders will be written for all maintenance items including vacant units. A checklist will be used by the Maintenance Personnel and/or a Contractor/Vendor to ensure that units are properly painted, cleaned and repaired prior to move-ins. The Community/Tenant Relations Coordinator or Property Manager will check each unit as the work is completed by the Maintenance Personnel and/or a Contractor/Vendor. Any maintenance work needed due to tenant negligence will be charged accordingly and billed separately.
- D. A system will be maintained in the maintenance tile to determine how long each Resident has lived in the Development.
- E. Garbage and trash removal will be handled through a contractor. The quantity, size of containers and frequency of pickup will be determined by the number of Residents and locations within the Development.
- F. Common areas will be picked up daily by the Maintenance Personnel and/or the Resident Manager or Contact Person. The Maintenance Personnel, if available, with the assistance of the Resident Manager will clean, vacuum, hose down, etc. the common areas on a scheduled basis.
- G. When possible, major repairs including capital improvements will be budgeted items. It is anticipated that on-site maintenance staff will resolve most routine repairs. If outside contractors are required, bids will be solicited from at least three contractors and a minimum of three bids must be received for work costing \$1,000 or more. Then select the most competitive bid and forward a copy to the appropriate funding sources for approval. Capital Improvements over \$5,000 must be approved by the funding source and 3 bids must be attached with the best recommendation.

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#### **ADDENDEM**

#### **SPECIAL OCCUPANCY POLICIES:**

#### **PETS:**

No pets will be allowed on the premises. There will be no exception to this rule.

#### **UNDER HOUSED/OVER HOUSED**

If a family encounters any of the following circumstances action from the Community/Tenant Relations Coordinator or Property Manager is required to correct the over/under housed situation.

- When any children of opposite sex sharing a bedroom attain the age of 7.
- If a change in family composition occurs due to pregnancy, move-out or move-in of immediate family.

Based on the availability, the family will be required to move to the appropriate size bedroom unit. If not readily feasible, the family will be placed on a waiting list for that bedroom size.

#### LIVE-IN ATTENDANTS

Only with the verification of a medical official will a tenant be allowed to have a live-in attendant. (handicapped units only). If a Resident needs a medically prescribed live-in attendant, he/she SHALL NOT BE ADDED TO THE LEASE and the live-in attendants shall not be subject to any screening per HUD guidelines. The income of the live-in attendant will not be included as the attendant is providing a services for the tenant. Should the tenant: no longer qualify for, move out, or has met their demise **the live-in attendant must move out of the unit.** 

#### **ABSENCES FROM UNIT**

Residents are required to inform management whenever they expect to be away from their units more than 2 weeks. The period that a resident can be absent from their unit without jeopardizing their continued occupancy cannot be longer than 60 days.

#### **DRUGS**

If a tenant is suspected or charged with drug activity or any activity which endangers the quiet enjoyment, or the health and safety of the residents, the continued occupancy is jeopardized and immediate action will be taken to correct this situation. Depending on the severity of the drug activity the Community/Tenant Relations Coordinator or Property Manager will recommend to the Board of Directors an immediate termination of tenancy.

Whenever possible the Community/Tenant Relations Coordinator or Property Manager will counsel with the Resident(s) and refer the Resident(s) to the proper agency for further counseling.

# ATTACHMENT 4

**IN WITNESS WHEREOF,** the parties below have executed this Agreement on the date first above written.

MANAGING AGENT:	
South County Property Management Corporation - A Calif	fornia Non-Profit Public Benefit Corporation
By:	
	Date
ITS: <u>Director of Property Management</u>	
APPROVED BY:	
HOME PROGRAM - HCD: Department of Housing and	<b>Community Development</b>
By:	
	Date
ITS: Prow-am Director or Representative	



#### PLANNING COMMISSION HEARING MAY 26, 1999 ' 657

#### ITEM H-5

Proposal to demolish two commercial buildings and 11 residential units and to construct 76 affordable multiple-family residential units to include a community center/laundry room, play ground and soccer field. Requires a residential development permit, preliminary grading approval, approval of a parking program, a density bonus, and development concessions to reduce the required 20-foot front yard setback to 14-feet and an exception to the department of public works design criteria manual as authorized by government code 65915 and sections 13.010.393 and 17.10.030 of the county code. Located on the northeast side of freedom boulevard approximately 550 feet northwest from green valley road.

OWNER: STRONG JOHN L & SHIRLEY A TRUSTEES ETAL
APPLICANT: JULIE CONWAY, PAJARO VALLEY HOUSING CORPORATION
SUPERVISORIAL DIST: 4
PROJECT PLANNER: MICHAEL FERRY, 454-3226

MIKE FERRY: Discussed history of site zoning and General Plan designation, pattern of surrounding land use, noted existing bonus issues, design of dwellings, development criteria; showed slides of project site, described floor plan of dwelling units, exterior materials, out door usable spaces, and noted grading, drainage and erosion plan. Discussed traffic generation of the project, level of service of various intersections and streets. Noted the quality of Stewart Avenue and improvements proposed such as street lights, sidewalks, pavement and landscaping. Left turn lane and acceleration lane is proposed on Green Valley Road. Described the various development concessions included jin the project such as the parking program and the proposed setbacks.

**COMMISSIONER SHEPHERD:** Asked about additional parking spaces required; would need to remove soccer field.

**MIKE FERRY:** Not proposing these spaces at this time. Further discussed parking management program. Went into detail on setback concession and the amount of reduced setback and the adjacent commercial project will be required to provide a 30 foot setback. Made recommendation to change conditions. Gave recommendations for action.

**COMMISSIONER HOLBERT:** Are these rental units? Will there be an on-site manager?

MIKE FERRY: Yes rentals and an on-site manager will live on site.

**COMMISSIONER HOLBERT:** Management needs to be detailed before it goes to the Board.

**COMMISSIONER BREMNER:** Commented on **Capitola** Improvement Program fees and what fee credit should be.

MIKE FERRY: Calculations have not been made.

**COMMISSIONER BREMNER:** Asked about demolition of existing homes

TOM BURNS (RDA): Project is subject to State Relocation Assistance Program

**RANDY LIEF:** Representing applicant, 20 years of experience in project management. 100% of units will be affordable; much needed in the area. Relocation assistance will be given; not official to enforce parking regulations. Discussed design of project. Requested a revision to recommend conditions; pedestrian only path to Freedom Blvd. That is 6-feet wide.

**COMMISSIONER HOLBERT:** Thinks it should be 12-feet wide.

**RANDY LIEF:** That's our request. Also asked for changes in condition on parking program. Requirement not imposed on projects in general.

**DENNIS WALLER:** Parking managing is taken very seriously. Civil Rights issues are involved with some of these conditions; we may not have the right to ask.

**COMMISSIONER SKILLICORN:** Explored additional parking questions and time frames for towing.

**DENNIS WALLER:** Car collection is a non-issue; it can't happen here. Low income family usually get by with one car.

**COMMISSIONER SKILLICORN:** Should have had slides of Stewart Avenue: Improvements could have a big impact on residents of Stewart Avenue. Project could provide parking for these residents.

**RANDY LIEF:** Financing limits how money can be used would not be possible.

**COMMISSIONER SHEPHERD:** What are the income levels this project is aimed at?

RANDY **LIEF:** 40% of medium income levels in the County; \$24,000 to \$36,000 per year. Well designed project and proud of proposal.

**DAVE WILBER:** Tenant of vacant commercial building.

**XXX FLANT:** Talked about rentals, noise, car alarms; too noisy for surrounding neighborhood.

#### **CLOSED HEARING**

**COMMISSIONER SKILLICORN:** Asked about commercial parcels.

**TOM BURNS:** No plans for RDA on this area; child-care may use entire site.

**COMMISSIONER SKILLICORN:** Any possibility for direct access to Freedom Blvd.

**TOM BURNS:** Various plans analyzed; there was opposition to Freedom Blvd access.

**COMMISSIONER RUTH:** Concerned about Stewart Avenue parking limits, but will support.

**COMMISSIONER BREMNER:** 

Should be noted we are reducing the required parking, so well should be able to condition. Asked about density **bonus**-

is there a maximum?

**RAHN GARCIA:** That would take some research.

**COMMISSIONER BREMNER:** It's any easy project; lots of green spaces. Well designed project will be successful with a strong management plan. Can support project.

**COMMISSIONER HOLBERT:** Excited about project. Housing is so tough to find.

Rene Shepherd: Well designed with lots of amenities. Should include a garden on site. Support project.

#### **MOTION**

COMMISSIONER SIULLICORN MOVED TO APPROVE STAFF RECOMMENDATION WITH AMENDED CONDITIONS. SECONDED BY COMMISSIONER HOLBERT.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-O.

PLEASE NOTE:

THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING

COMMISSION AS OF JUNE 3, 1999.

PATRICIA GAONA PLANNING DEPARTMENT

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COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

**Date:** 5/26/99

Agenda Item 5

Time: After 9 am

#### STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NUMBER: 97-0857 APNs: 048-051-03, -07, -08, & -09

**APPLICANT: Vista Verde Housing Associates** 

**OWNER:** Vista Verde Housing Associates

PROJECT DESCRIPTION: Proposal to denolish 2 connercial buildings and 11 residential units and replace with a 76 unit affordable multiple dwelling group, to include a community center/laundry room playground and soccer field. Requires a Residential Development Permit, preliminary Grading approval, approval of a Parking Program, a Density Bonus. a Development Concession to reduce the required 20-feet front yard setback to approximately 7-feet and a Roadside Roadway Exception.

LOCATION: Northeast side of Freedom Blvd. (1934-1944 Freedom Blvd) at the north terminus of Stewart and Quinn Avenues.

FINAL ACTION DATE: July 26, 1999

PERMITS REQUIRED: Residential Development Permit, Grading Permit, approval of a Parking Program, and a Development Concession

ENV. DETERMINATION: Negative Declaration issued April 26, 1999 with mitigation measures

COASTAL ZONE: <u>ves</u> XX no

#### PARCEL INFORMATION

PARCEL SIZE: 4.71 acres

PARCEL: Vacant commercial building, 10 residential **EXISTING LAND USE:** 

units, vacant single family dwelling

SURROUNDING: Single-family dwellings, mobile home park, senior housing complex, commercial

PROJECT ACCESS: Freedom Boulevard, Stewart & Quinn Avenues

PLANNING AREA: Pajaro Valley

LAND USE DESIGNATION: Urban Medium Residential

ZONING DISTRICT: RM 4

SUPERVISORIAL DISTRICT: Fourth District

#### ENVIRONMENTAL INFORMATION

a. Geologic Hazards

b. Soils

c. Fire Hazard

d. Slopes

e. Env. Sen. Habitat

f. Grading

#### Connents

a. None napped

b. Soil report completedc. None mapped

d. 0 - 2 percent slopes

e. None napped

f. 4,040 cubic yards

1661

- g. Tree Removal
- h. Scenic
- i. Drainage
- j. Traffic
- k. Roads
- 1. Parks
- m Sewer Available
- n. Water Available
- o. Archaeology

- g. None proposed h. None mapped
- i. Engineered plan required
- j. Traffic Study accepted
- k. Adequate
- 1. Adequate
- m Yes
- n. Yes
- o. Negative site review

#### **SERVICES INFORMATION**

Win Urban Services Line: **XX** yes \_ City of Watsonville Water Supply: Sewage Disposal: Freedom Sanitation
Fire District: Paiaro Valley Fire

Fire District: Pajaro Valley Fire District

Drainage District: Zone 7

#### **ANALYSIS AND DISCUSSION**

#### **Backsround:**

The Pajaro Valley Housing Corporation submitted Application No. 97-0123 to Amend the General Plan and to rezone this property on February 20, 1997. The application was unanimously approved by your Commission on May 14, 1997, recommending to the Board of Supervisors Resolution Numbers 4-97 and 5-97, Amending the General Plan and rezoning the property. That application also included a Lot Line Adjustment to create a 30,000 square foot commercial property with C-2 Zoning and a General Plan designation of Community Commercial. The commercial lot is located along the frontage of Freedom Boulevard and will be developed as a separate project. The Board of Supervisors unanimously approved the application on 6-10-97. That application only addressed the General Plan, rezoning and Lot Line Adjustment with the intention of submitting a separate application for the proposed development. This application addresses the proposed residential development.

The new owners, Vista Verde Housing Associates, will apply to the California Tax Credit Allocation Committee in mid-June to fund this project. The funding application requires the Development Permit to be in place at the time of application. A Board of Supervisors Hearing date has been set for June 15, 1999.

#### Project Setting:

The site is located on the northeast side of Freedom Boulevard at the terminus of Stewart and Quinn Avenues. The project site is bounded on the north by Paloma Del Mar, a senior citizen complex, Freedom Boulevard to the south, a single-family residential neighborhood to the east and a mobile home park to the west. The project site measures approximately 4.71 acres. The area is relatively flat with a very gentle slope from the north to the south towards Freedom Boulevard. There are various old commercial and resi-

ATTAChivilli 6 '

dential structures on the south portion of the site adjacent to Freedom Boulevard. They include 10 residential units, an abandoned single family dwelling, a vacant restaurant, a vacant shop as well as several storage structures.

#### General Plan and Zoning

The project site consists of four parcels that currently have a General Plan designation of Urban Medium and a Zoning designation of RM 4. The General Plan Designation of Urban Medium specifies a maximum density of one dwelling unit per 4,000 square feet for a total of 51 units at this site. County Code Section 13.10.391 allows a minimum 25% density bonus for projects that include 20% lower income households or 10% very low income households. This project will exceed those thresholds in that all units will be affordable including units affordable to low and very low income households. The number of units proposed for this site equates to a 49% density bonus. The density of this project will be roughly one dwelling per 2,702 square feet. Due to stacking units and the extensive outdoor amenities, the total lot coverage for the site will only be 20 percent. Private outdoor area will be 214 square feet per unit and common outdoor area will be 1,240 square feet per unit.

#### **Project Description:**

The proposed development will consist of 4 two bedroom ADA accessible units, 18 two bedroom handicap adaptable units, 22 two bedroom walk up units, 29 three bedroom units, 3 four bedroom units, and a community center. All units include kitchens, dining and living areas; the upper floor two bedroom units will have exterior deck areas while the ground floor two bedroom units will have a patio and yard. All three and four bedroom units will have two bathrooms, one on each floor. The community center will include a 1,014 community room, a 540 square foot laundry room with 12 washers and 13 dryers as well as folding tables. There will be a 210 square foot meeting room, a kitchen, a 126 square foot office and ADA facilities for men and women.

The exterior of the structures will be constructed of simulated lapped wood siding, double hung windows and composition shingle roof material. French doors will lead to the outside deck and patio areas on the rear elevations. Back yards will be separated by a 6-foot redwood fence as will the perimeter of the entire project. Raised, wood panel doors, front porches, metal window awnings and various roof planes will accent the front elevations. Individual units within the building clusters are setback from each other to add more interest and reduce massing. Each unit has front orientation to an open space focal point with turf and landscaping. This design clusters units around an area that can be supervised by residents within the units while children play outside.

A soccer field will be located on the south side of the project, three turfed seating areas will be located on either side and in the middle of the project. A basketball court will be located on the western boundary

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also near the center of the site. A large children's play area with climbing structures, picnic tables, bar-be-que area and a shade structure will be centrally located within the site, adjacent to the community center. Trash enclosures, chain link fencing, street lights, bicycle racks and other site elements will be powder coated black to accent the site and repeat the design element.

#### <u>Grading:</u>

The applicant has submitted a soils report that has been reviewed and accepted by the County Geologist. An engineered grading plan has been submitted that will require approximately 4,000 cubic yards of cut, 2,700 cubic yards of fill and 500 cubic yards exported. Final grades will not be significantly different than existing grade.

#### Water:

Water will be supplied by the City of Watsonville as stated in their will serve letter (Exhibit G). The project will result in increased water use in an area where the groundwater aquifer is heavily impacted. The applicant is required to pay fees to the City of Watsonville Water Use Reduction Program The fees to be paid will be determined by the City of Watsonville. The project will be served by a sanitary sewer system The sewer plan has been reviewed and approved by the Department of Public Works Sanitation District (Exhibit H).

#### <u>Drai nage:</u>

An engineered drainage plan has been submitted to the Department of Public Works and the City of Watsonville. These plans have been reviewed and accepted by both agencies. The plan proposes to install on site drainage that includes 6" and 8" underground lines to drain the site to Stewart Avenue. The proposed off site improvements include an 18" and 24" storm drain system within the right-of-way of Stewart Avenue that will cross under Green Valley Road. The system will connect to a 24" pipe on the east side of Green Valley Road, continue north and empty into an existing drainage course downstream This plan will require final approval by the Department of Public Works prior to issuance of a building permit.

#### <u>Noise:</u>

The applicant has submitted a Noise Assessment Study by Edward Pack Associates, dated 5-5-99 (Exhibit I). The study was submitted in response to the Mitigation Measure B of the Negative Declaration (Exhibit F). The study concludes that the project, as proposed, will be within the limits of the Santa Cruz County Noise Element and Title 24 criterion for both exterior and interior noise levels.

#### Traffic:

A comprehensive traffic study by Higgins Associates, Inc. dated September 8, 1997 (Attachment 7, Exhibit F) has been completed, reviewed and accepted

ATTACHMENT 6 Page 5 ((664

by the Department of Public Works, Road Planning and Engineering (Attachment 8, Exhibit F). This report was based on the original proposal which included 60 residential units, a child-care center and a commercial development. Access to the child-care center as well as the commercial use was from Freedom Boulevard. The 60 residential units were analyzed with access from Stewart and Quinn avenues and from Stewart Avenue only.

The connercial and child-care component of this application have been dropped as well as access on Quinn Avenue. The number of residential units has increased to 76 units with access solely on Stewart Avenue. The Traffic Study analyzed the impacts of a 60 unit project with access only on Stewart Avenue and determined the roadway would continue to operate at a Level of Service (LOS) A, while the intersection of Stewart Avenue and Green Valley Road would operate at LOS C or better (Pages 11 and 12, Attachment 7. Exhibit F).

The revised project, with 76 units will generate approximately 446 trips per day with an AM peak hour of 36 trips and a PM peak hour of 40 trips. These numbers are based on the ITE Trip Generation Manual, 5th edition. Traffic studies use cumulative conditions to analyze future traffic conditions. Cumulative volumes were generated using existing traffic counts, the proposed project volumes plus 22 other projects in the area.

The intersection of Stewart and Green Valley currently operates at LOS A and will operate at LOS C or better in cumulative conditions while the street segment will continue to operate at LOS A. The Department of Public Works, Road Planning and Engineering Section has analyzed the intersection of Stewart Avenue and Green Valley Road (with 76 units) and determined the increase units will not create a significant impact at this intersection (Attachment 8, Exhibit F). Green Valley and Freedom Boulevard will operate at LOS E at PM peak hour under cumulative conditions, however, existing plus project trips only, leaves the intersection operating at LOS C. The traffic report suggests that by adding a second west bound left lane and a north bound right turn arrow will improve the operation to LOS C under the cumulative scenario. The intersection is within the City of Watsonville and outside of the County Transportation Fee Area. The City does not have these improvements scheduled at this time.

#### Improvements:

Stewart Avenue is a residential street that serves approximately 17 homes. It is located within a 40-foot wide right-of-way and is currently in a state of disrepair. Poor drainage, lack of curbs, gutter and sidewalk as well as poor road surface and inadequate street lighting exists. Stewart Avenue will be improved to a paved width of 30-feet including on-street parking and a sidewalk on the north side; parking will be restricted on the south side. Staff recommends that the applicant also be conditioned to install adequate street lighting on Stewart Avenue as part of the proposed improvements.

During construction, new water, sewer and storm drains will be installed with laterals connected to the existing homes. There is inadequate right-



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of-way for full improvements on both sides of the street, however, the proposed improvements will benefit the existing residents by improving safety, reducing dust and improving the inadequate drainage that exists for the entire area. There is inadequate right-of-way for separated sidewalks, however, approximately 3-feet will remain on each side of the improvements within the County right-of-way. Staff recommends that the applicant be conditioned to install 24" box street trees on each residential parcel if the property owner agrees. Tree selection will be made by the property owners from a selection of trees in the Santa Cruz County Urban Forestry Master Plan. The trees will be maintained by the property owner.

County Design Criteria requires a cul-de-sac to be constructed at the terminus of Stewart Avenue prior to entering the development. A cul-de-sac would allow emergency vehicles and the public to turn around without having to enter the development. The right-of-way for a cul-de-sac would require the removal of a house and most of the front yard on the last four residential lots on Stewart Avenue. The Fire District has met with the project architects and designed an on-site hammerhead turn around that meets Fire requirements. The applicant will be conditioned to revise the site plan to include a fire turn-around. The general public will also be able to turn around safely within the development, if required. A Roadside Exception will be required to be granted by the decision-making body to waive the requirement for a cul-de-sac. Findings for a Roadside Exception are found in Exhibit B.

The intersection of Green Valley Road and Stewart Avenue is within the jurisdiction of the City of Watsonville, however, it was identified in the traffic analysis as neeting the warrants for a left turn lane. The City has completed a preliminary evaluation and determined that a left turn lane in this location is feasible. The applicant will be conditioned to install a left turn lane as well as an acceleration lane to accommodate left turns out of Stewart on to Green Valley Road.

Transportation Improvement Area fees in the amount of \$212,800 will be paid by the applicant prior to issuance of a building permit. These fees will fund future traffic improvements in the Pajaro Valley Planning Area. Fee credit can be applied to the improvements on Stewart Avenue and for any documented vehicle trips associated with the existing land uses on the project parcel.

The project plans include a pedestrian/bike path from the development to Freedom Boulevard. The applicant will be conditioned to revise the plans to neet the Caltrans Design Criteria for Pedestrian/bike paths with a minimum width of 12 feet.

#### Concessions:

Section 13. 10. 393 and Chapter 17. 10 of the County Code as well as State Law 65915 requires the County to offer additional concessions or incentives to affordable developments. These incentives may include parking reductions and/or other site area standard reductions.

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#### Parki nq:

The applicant has submitted a Traffic Report by Higgins Associates (Attachment 7 of Exhibit F), that includes a discussion on the proposed parking plan. Night time spot checking of 4 similar developments in the area has shown that the observed average parking required is 1.2 spaces per unit. A comparison was also made with the ITE Parking Generation manual. The average parking requirement for residential condominiums is 1.1 spaces per dwelling unit in the ITE manual. Townhomes tend to have larger parking demand than condominiums, however, low income families tend to own fewer cars than the general public. The preliminary parking program (Attachment 9 of Exhibit F) will be modified to include the following conditions:

All cars must be parked in the proper marked spaces for the particular units,

All cars kept on the site must be registered in the name of the particular tenant,

All cars on site must be operable,

All cars on site must provide proof of insurance, and

Drivers of the specified cars must show a valid driver's license.

Assuming 1.5 spaces per unit the project would require 114 spaces. The applicant is proposing to construct 185 spaces with the possibility of an additional 58 spaces in the future if needed. The additional spaces would require a reduction in play areas (soccer field, play ground and basketball court).

#### Setbacks:

The project site is laid out in a way where the focus of the Vista Verde development is oriented away from exterior property lines. The required 5-foot and 8-foot side yards are adjacent to existing residential uses. The required 15-foot rear yard is adjacent to the parking area for the Paloma Del Mar. To the south side of the development there is a vacant commercial parcel. This was originally the required front yard for the development. The applicant is asking that the 20-foot front yard be reduced to approximately 7-feet. The commercial development that abuts the site will be required to setback 30 feet from the residential use maintaining light, air and privacy. Staff concurs with the request based on the orientation of the units and the adjacent land uses as discussed above.

Please see Exhibits A & B for a complete listing of findings and evidence related to the above discussion.

ATTACHMENT 6

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#### RECOMMENDATION

Staff recommends that your Commission send a recommendation to the Board of Supervisors to certify of the Negative Declaration (Exhibit F) and approve Application Number 97-0857, based on the attached Findings and conditions.

#### **EXHIBITS**

- A. Findings for a Residential Development Permit
- B. Findings for a Roadside Exception
- C. Conditions of Approval
- D. Vicinity map
- E. Zoning Map
- F. Initial Study/Negative Declaration with Mitigations
- G. Will serve letter, City of Watsonville Public Works dated 12-16-97
- H. Will serve letter, Santa Cruz County Sanitation District dated 11-19-98
- I. Noise Assessment Study by Edward Pack Associates, dated 5-5-99

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By:

Michael S. Ferry, AICP

Phone Number: (831) 454-326

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

Report Reviewed By:

Martin J. Jacobson, AICP

Principal Planner . Development Review

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#### **DEVELOPMENT PERMIT** FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The applicant proposes to construct 76 residential units on an undeveloped parcel. A soils report has been reviewed and approved for the project. building permits will be required with inspections from all pertinent agencies. A Noise Study (Exhibit I) has been submitted that concludes the project, as proposed, will be within the limits of the Santa Cruz County Noise Element and Title 24 criterion for both exterior and interior noise levels. The project will be served by City of Watsonville water, Freedom Sanitation will provide sewage disposal, the local Fire District has approved access, the County Sheriff has reviewed the project plans and favors a single access point which is Stewart Avenue. The applicant will be conditioned to improve Stewart Avenue to meet County Design Criteria including curb, gutter, sidewalk and street lights as well as replacing the existing water, sewer and storm lines and the connections to the existing homes. The applicant will also install a left turn pocket on Green Valley Road to accommodate left turns in and out of Stewart Avenue. Preliminary improvement plans have been reviewed and approved by all pertinent agencies. project, as proposed, will not be detrimental for surrounding properties and improvements.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT VOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is zoned RM-4 which lists multi-family dwelling units as a principal permitted use. Chapter 13.10.321(f) of the County Code establishes the purposes of the RM Zone District. This proposal neets the intentions of the RM-4 zone district by offering a variety of types of dwellings in an area which is currently developed in an urban density, within the Urban Services Line and with a full range of urban services available. Subject to the concurrent approval of the proposed Density Bonus (13.10.391)) additional Concessions (13.10.393), and a Roadside Exception (15.10.050), the project as proposed is consistent with the purposes of the RM-4 Zone District.

A Traffic Report by Higgins Associates includes a discussion on the proposed parking plan. The study quantified average parking required by four similar developments was 1.2 spaces per unit. A comparison was also made with the ITE Parking Generation manual. The average parking requirement for residential condominiums is 1.1 spaces per dwelling unit in the ITE manual. Assuming 1.5 spaces per unit the project would require 114 spaces. The applicant is proposing to construct 185 spaces with the possibility of an additional 58 spaces in the future if needed. The preliminary parking

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program submitted by the applicant will be modified to include additional conditions that will assure adequate parking management.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project site is designated Residential Urban Medium (R-UM) in the County General Plan. Chapter 2.9 of the General Plan Text provides the objectives and policies for development in the R-UM Land Use Classification. Objective 2.9 states this designation should provide medium density residential development in areas within the Urban Service Line, served by a full range of urban services, with access onto collector or arterial streets, located near shopping centers and with housing types such as duplexes, town homes or mobile home parks. The proposed development meets The maximum density of this designation is one dwelling those objectives. per 4,000 square feet. General Plan Policy 2.11.1 allows a density increase of at least 25% over the allowable minimum parcel size per unit for low and very low income developments. This proposal will require approval of a 49% Density Bonus to be consistent with the R-UM land use designation.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

Will Serve letters from the City of Watsonville for public water service and the Freedom County Sanitation District for sewer service are included in this report. These service districts have agreed to provide the proposed project with utilities. The project will not overload these service districts. The project site is served with fire protection by the Pajaro Valley Fire District. The District has reviewed and approved the plans and the conditions of approval will incorporate the requirement for a hammer head turn around.

A comprehensive traffic study by Higgins Associates, Inc. dated September 8, 1997 (Attachment 7, Exhibit F), has been completed, reviewed and accepted by the Department of Public Works, Road Planning and Engineering (Attachment 8, Exhibit F). The report analyzed a variety of scenarios, however, the revised plans included 76 units with access solely on Stewart Avenue. The Traffic Study analyzed the impacts of a 60 unit project with access only on Stewart Avenue and determined the roadway would continue to operate at a Level of Service (LOS) A, while the intersection of Stewart Avenue and Green Valley Road would operate at LOS C or better (Pages 11 and 12, Attachment 7 of Exhibit F). The revised project, with 76 units will generate approximately 446 trips per day with an AM peak hour of 36 trips and a PM peak hour of 40 trips.

The intersection of Stewart and Green Valley currently operates at LOS A and will operate at LOS C or better in cumulative conditions while the street segment will continue to operate at LOS A. The Department of Public Works, Transportation Engineering Section has analyzed the intersection of Stewart Avenue and Green Valley Road (with 76 units) and determined the

ATTACHMENT 6

**Application No. 97-0857** APNs: **048-051-03, 07, 08, 09** 

Vista Verde Housing Associates

Page 11 (670

increase units will not create a significant inpact at this intersection (Attachment 8, Exhibit F). Green Valley and Freedom Boulevard will operate at LOS E at PM peak hour under cumulative conditions, however, existing plus project trips only, leaves the intersection operating at LOS C. The intersection is within the Watsonville City Limits outside of the County Transportation Fee Area. The City does not have these improvements scheduled at this time.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed development will compliment and harmonize with existing development in the area in that north and west of the project there is high density residential development while south of the property lies undeveloped commercial property. Setbacks and parking will separate the residential uses to the east of this development.

The exterior of the structures will be constructed of simulated lapped wood siding, double hung windows and composition shingle roof material. French doors will lead to the outside deck and patio areas on the rear elevations. Back yards will be separated by a 6-foot redwood fence as will the perimeter of the entire project. Raised, wood panel doors, front porches, metal window awnings and various roof planes will accent the front elevations. Individual units within the building clusters are setback from each other to add more interest and reduce massing. Each unit has front orientation to an open space focal point with turf and landscaping. This design orients the structures away from existing residential uses in the area.

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#### ROADWAY/ROADSIDE EXCEPTION FINDINGS:

1. THE REQUIRED IMPROVEMENTS WOULD ENCROACH ON PRIVATE PROPERTY IN WHICH NEITHER THE DEVELOPER NOR THE COUNTY HAVE AN INTEREST SUFFICIENT TO ALLOW THE IMPROVEMENTS TO THE CONSTRUCTED OR INSTALLED; THE DEVELOPER HAS ATTEMPTED IN GOOD FAITH; BUT BEEN UNABLE TO ACQUIRE SUCH AN INTEREST; AND THE COUNTY HAS NOT ACQUIRED SUCH AN INTEREST THROUGH ITS POWER OF EMINENT DOMAIN PURSUANT TO SECTIONS 14.01.513 OR 18.10.240 OR THE COUNTY CODE; OR

County Design Criteria requires a cul-de-sac to be constructed at the terminus of Stewart Avenue prior to entering the development. A cul-de-sac would allow Fire trucks and the public to turn around without having to enter the development. Stewart Avenue is an existing County road with a 40-foot right-of-way. The 42-foot radii (84-foot in diameter) required for a cul-de-sac right-of-way would require the removal of a house and most of the front yard on the last four residential lots on Stewart Avenue. The Fire District has met with the project architects and designed an on site hammerhead turn around that meets Fire requirements. The applicant will be conditioned to revise the site plan to include a fire turn around. The general public will also be able to turn around safely within the development if required.

#### CONDITIONS OF APPROVAL

Residential Development Permit No. 97-0857

Applicant and Property Owner: Vista Verde Housing Association Assessor's Parcel No. 048-051-03, -07, -08 & -09

Property address: 1942 Freedom Boulevard

Pajaro Valley planning area

#### EXHIBITS:

- A. Preliminary Plans prepared by HBFL architects, dated 4-22-99
- B. Landscaping Plan prepared by SSA, dated 10-19-98
- C. Street reconstruction plans by H.D. Peters Co. dated 11-2-98
- I. This permit authorizes the applicant to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple-family dwelling group, to include a community center/laundry room. playground and soccer field. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit in accordance with Section 12.05 of the County Code. The demolition permit will be required to be obtained prior to the removal of any existing structures.
  - C. Obtain Building and Grading Permits from The County of Santa Cruz Planning Department.
  - D. Pay a Negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial

#### **Conditions of Approval**

Vista Verde Housing Association Development Permit No. 97-0872

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compliance with the plans marked Exhibit "A & B" on file with the Planning Department. The final plans shall include, but not be limited to, the following:

- 1. The applicant shall incorporate the recommendations of the geotechnical report, dated February 1997, by Steven Raas into the building and grading plans. The plans shall reflect the over-excavation, recompaction, foundation design. pavement specifications and drainage design discussed in this report. A plan check letter from the soils engineer will be required prior to issuance of the building/grading permit. Prior to final of the building/grading permits a letter from the soils engineer shall be submitted stating the work was performed as specified.
- 2. Submit a final erosion control plan to address clearing and grading schedules, disturbance envelope, revegetation specifications, road surfacing and construction entry stabilization, details of temporary drainage control and barriers, protection at pipe outlets etc. The plans shall be reviewed and approved by the Department of Public Works and Environmental Planning Staff prior to issuance of the building/grading permits.
- 3. To prevent off-site drainage impacts from occurring from the project, the owner/applicant shall have the project engineer inspect the condition of the storm drain outlet where the main storm drain empties into the riparian corridor. The engineer shall verify that the existing energy dissipater is adequate to prevent erosion or shall recommend improvements that can be installed without loss of riparian vegetation. Any recommended improvements shall be approved by Environmental Planning Staff prior to inclusion in the Improvement Plans.
- 4. To minimize this project's contribution to the contamination of downstream drainage. a Final Engineered Drainage plan shall include the installation of silt and grease traps as proposed and include the implementation of a silt and grease trap monitoring and maintenance program. This program shall include the following standard:
  - a. Inspection of the trap by a professional qualified to maintain silt and grease traps each year prior to October 15 and an annual report to the Department of Public Works, Drainage Section within 5 days of the inspection. The report shall include any repairs that need to be or have been completed to maintain functionality of the system.
- 5. Revise the pedestrian/bike path to meet Caltrans Design Criteria for a minimum width of 12 feet.

#### **Conditions of Approval**

## ATTACHMENT 6674

- 6. To eliminate potential traffic impacts the applicant shall incorporate the following features into the project site/circulation plan:
  - a. Revise the Improvement plans to incorporate a left turn lane on Green Valley Road to Stewart Avenue and an acceleration lane on Green Valley Road to accommodate vehicles turning left onto Green Valley Road from Stewart Avenue.
  - b. Revise the parking plan to accommodate the Fire Districts required Hammer-head turn around area.
  - c. Obtain an encroachment permit from the Department of Public Works for installation of improvements on Stewart Avenue. The final Improvement Plan shall meet County Design Criteria and shall include street lights, where appropriate as well as 24" box street trees on each residential parcel if the property owners agree. Tree selection will be made by the property owners from a selection of trees in the Santa Cruz County Urban Forestry Master Plan. The trees will then be maintained by the property owner.
- 7. The utility lines in Stewart Avenue shall be constructed simultaneously or on a coordinated schedule that minimizes traffic interruption.
- 8. Meet all of the Conditions of the Freedom County Sanitation District as outlined in the 4-30-97 memo (Exhibit H).
- 9. Meet all of the Conditions of the Pajaro Fire District.
- The parking/circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock (or other approved equivalent surface). All spaces shall be striped and defined by wheel stops. Driveway width shall be 24 feet for the two way driveways and 16 feet for the one way driveway.
- All parking and circulation areas shall be lighted with low-rise light standards (maximum 15 feet in height) or light fixtures attached to the buildings. (Energy efficient high-pressure sodium vapor lamps metal halide or fluorescent lighting is recommended). All lighting fixtures shall be of a non-glare type and directed on to the site and away from adjacent properties and roadways.
- 12 Electrical power and telephone lines shall be installed

underground. Pad mounted transformers shall not be located in the front setback or any area visible from public view (unless completely screened).

- 13. The proposed garbage/recycle area shall be completely screened from view with a fence and/or landscaping. All chain link fencing, bike racks, street lights and other site elements shall be treated with a black powder coat.
- , 14. A sign plan shall be submitted to, and approved by the project planner prior to issuance of the Certificate of Occupancy.
  - 15. Exterior elevations identifying finish materials and colors.
  - 16. Floor plans identifying each room and its dimensions. All second floor decks shall be a minimum of 50 square feet.
  - 17. A site plan showing the location of all site improvements, including, but not limited to. points of ingress and egress, parking areas, and accessory structures.
  - 18. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria:
    - a. Turf Limitation. Turf area shall be of low to moderate water-using varieties. such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.
    - b. Plant Selection, At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
    - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
    - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed

#### ATTACHMENT 6 676

irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators. automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water. in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- 19. Final plans shall indicate that the City of Watsonville will provide water service to the project. Comply with all the requirements of the City contained in their letter dated 12-16-97 (Exhibit G).
- 20. Submit documentation that the Water Use Reduction Program fees have been paid to the City of Watsonville and that all conditions of that program have been met. Indicate on the building plans that all toilets shall be low flow fixtures.
- B. To compensate for this project's contribution to cumulative traffic impacts in the area, the owner/applicant shall pay Transportation Improvement Area (TIA) fees as calculated by Public Works staff. Those fees are calculated to be \$212,800 (\$2100 per unit Transportation Improvements and \$700 per unit for Roadside Improvements) at this time but are subject to the fees in effect at the time of building permit issuance. Off site road improvements and any documented vehicle trips associated with the existing land uses on the parcel will be eligible for TIA fee credit based on the County Fee Schedule.

# ATTACHMENT 6 677

- C. The owner/applicant shall pay the County Child Care Fee based on the proposed number of bedrooms. Those fees were calculated to be \$6,732 (\$36 X 187 bedrooms) at this time but are subject to the fees in effect at the time of building permit issuance.
- D. The owner/applicant shall pay the Zone 5 Flood Control fee of \$.60 per square foot of new impervious surface. The total fee will be based on the final building plans and the fee in effect at the time of building permit issuance.
- E. Obtain a Grading Permit from the County Planning Department incorporating all recommendations of the soils engineer. The plans shall identify the proposed location of the export material and obtain a grading permit for that site if required. Engineered plans are required for this project. All requirements of the approved Grading Permit are, by reference, hereby incorporated into the conditions of this permit.

No land clearing, grading or excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.

- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
- G. Revise the Parking Plan (Attachment 9 of Exhibit F) to include the following conditions:
  - 1. All cars must be parked in the proper marked spaces for the particular units,
  - 2. All cars kept on the site must be registered in the name of the particular tenant,
  - 3. All cars on site must be operable,
  - 4. All cars on site must provide proof of insurance,
  - 5. Drivers of the specified cars must show a valid driver's license.
- III. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy. the applicant/owner shall meet the following conditions:
  - A. All improvements shown on approved building plans, site plans, landscape plans, drainage and sign plans shall be installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. To prevent any soil or foundation instability problems from occurring with project development, all grading, building construction and development of parking and circulation areas shall be done according to the recommendations of the geotechnical report prepared for this project.
- D. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code. if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

#### IV. OPERATIONAL CONDITIONS:

- A. All landscaping and drainage improvements shall be permanently maintained.
- B. The parking program shall be maintained as amended. If additional parking is required, the applicant shall apply for a Minor Variation to this permit.
- C. The affordability requirements of Section 13.10.391(b) and 13.10.393(b) shall be applied and enforced in the same manner as is provided for in the County's Affordable Housing Ordinance at Chapter 17.10 of the County Code and the Income, Asset and Unit Price Guidelines adopted pursuant thereto, except that in the case of any conflict with State law, State standards shall prevail.

#### V. MITIGATION MONITORING PROGRAM:

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code. a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the

# Conditions of Approval ATTACHMENT $6^{6}79$

terms of the adopted monitoring program may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Condition II-A-l Soils

Monitoring Program: The Resource Planner shall require a letter from the soils engineering stating all building and development plans meet the recommendations of his report. That planner will hold the final occupancy and electrical service until a letter of inspection by the soils engineer has confirmed that all building and development has been complete according to the approved plans.

B. Mitigation Measure: Condition II-A-19 Water

Monitoring Program: The project planner will not approve the building plans until the documentation from the City of Watson-ville has been received and that the plans indicate low flow toilets.

C. Mitigation Measure: Conditions II-A-6-a,c & II-B Traffic

Monitoring Program: The Department of Public Works, Traffic Engineering Department will not approve the improvement plans until revised to add a left turn lane on Green Valley Road to Stewart Avenue and an acceleration lane on Green Valley Road to accommodate vehicles turning left onto Green Valley Road from Stewart Avenue. The Department of Public Works shall issue an encroachment permit for the installation of improvements on Stewart Avenue. Street improvements shall be installed in a coordinated manner that reduces traffic interruption. The project planner will not approve a building permit until the TIA fees have been paid.

D. Mitigation Measure: Conditions II-A-2 & 3 Erosion/Drainage

Monitoring Program: The Resource Planner will not approve the building or grading permits until all erosion control plans, storm drain outlet inspection and excess fill locations have been approved. That planner will hold the final occupancy and electrical service until an inspection has confirmed that all erosion control has been completed as well as any remedial work that might have been required for the storm drain outlet.

E. Mitigation Measure: Condition 11-4-a Silt/grease traps

Monitoring Program: The Department of Public Works, Drainage Section will not approve the building permit application until reviewing and approving the maintenance plan for the silt/grease traps. That Section shall hold the final occupancy and electrical

service until an inspection has confirmed that all drainage improvements have been completed. Annual reports shall be reviewed by this section.

- F. Mitigation Measure: Condition II-G-1,2,3,4 & 5 Parking
  - Monitoring Program: The project planner will not approve the building permit application until reviewing and approving the revised parking plan.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify. and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers. employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
  - A. COUNTY shall promptly notify the Development Approval Holder of any claim. action. or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. <u>Settlement</u>. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
  - D. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

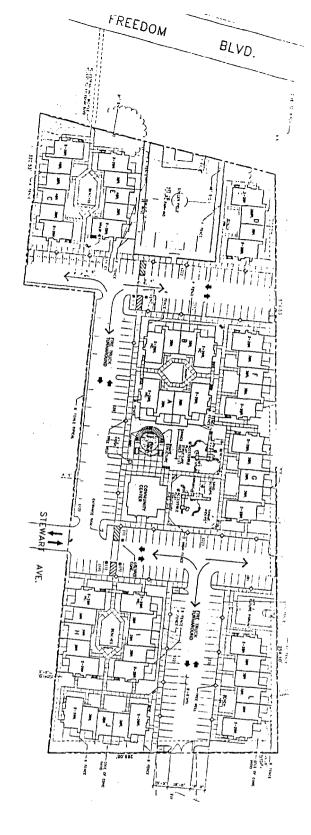
## Conditions of Approval

# ATTACHMENT 6 681

E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition. or this development approval shall become null and void.

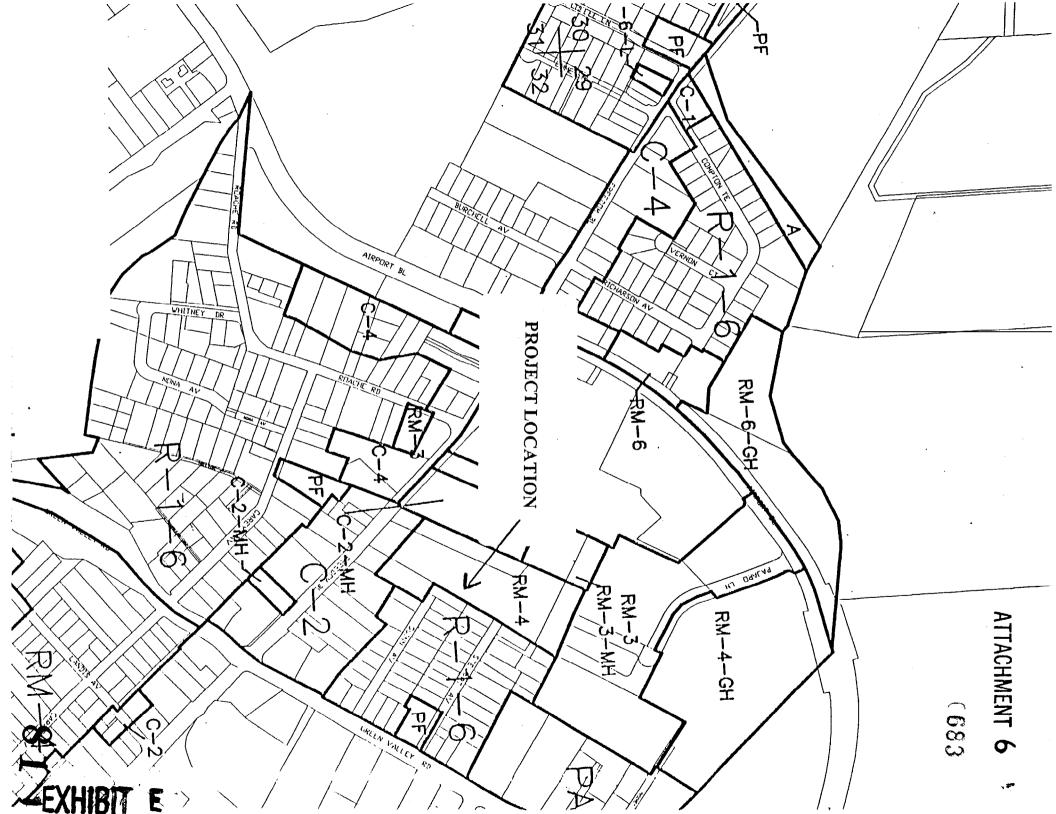
MINOR VARIATIONS TO THIS PERMIT WHICH DO NOT AFFECT HE OVERALL CONCEPT OR DENSITY MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR STAFF.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.



ATTACHMENT 6

# EXHIBIT D'





# County of Santa Cruz 684

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 ALVIN D. JAMES, DIRECTOR

## NOTICE OF ENVIRONMENTAL REVIEW PERIOD

## **SANTA CRUZ COUNTY**

APPLICANT: SOUTH COUNTY HOUSING FOR JOHN & SHIRLEY STRONG						
APPLICATION NO.: 97-0857						
APN: <u>048-051-03, -07, -08 &amp; -09</u>						
The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:						
X Negative Declaration						
(Your project will not have a significant impact on the environment.)						
X Mitigations will be attached to the Negative Declaration.						
No mitigations will be attached.						
Environmental Impact Report (Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)						
As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. You may discuss your project with the Environmental Coordinator, submit additional information, modify the project, or clarify questions.						
Please contact Ken Hart, Environmental Coordinator at (408) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.						
Review Period Ends: MAY 24, 1999						
Michael S. Ferry Staff Planner						
Phone: <u>454-3226</u> Date: <u>April 30, 1999</u>						

NAME: South County Housing for John and Shirley Strong

APPLICATION: 97-0857

A.P.N.:48-051-03,07,08,09

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#### NEGATIVE DECLARATION MITIGATIONS

- A. In order to avoid negative impacts from expansive soil on the property, all recommendations of the geotechnical report (Raas and Associates, February, 1997) regarding overexcavation and recompaction, foundation design, pavement specification and drainage shall be incorporated into the project. Prior to issuance of the grading permit or any building permit the applicant/owner shall submit a letter from the geotechnical engineer approving the plans, and prior to final approval the applicant/owner shall submit a letter of inspection from the geotechnical engineer approving the work as performed.
- B. In order to ensure that the noise thresholds given in the General Plan for residential development will not be exceeded, prior to the issuance of any building permits, an acoustical engineer shall either 1) verify that the exterior noise level will not exceed 60 dB and interior noise levels will not exceed 45 dB, or 2) recommend specific mitigation measures, such as a sound barrier along the south property line or special glazing and soundproofing materials, that will decrease the noise. If mitigations are necessary, building permit applications shall be accompanied by a letter from the acoustical engineer verifying that the plans incorporate the mitigations measures and the threshold noise levels will not be exceeded.
- C. In order to decrease the impact of additional demand for water on an aquifer which is already in an overdrafted condition, prior to issuance of building permits, the owner/applicant shall do the following:
  - 1. Submit documentation to the Planning Department that fees have been paid to the City of Watsonville Water Use Reduction Program, and that all conditions set by the City of Watsonville to conserve water have been met;
  - 2. Indicate on plans that all toilets shall be low flow fixtures.
- D. In order to mitigate potential impacts on traffic movement, prior to issuance of building permits, the applicant/owner shall:
  - 1. Revise the improvement plans to include an acceleration lane on Green Valley Road to accommodate vehicles 'turning left onto Green Valley Rd. from Stewart Street;
  - 2. Pay T.I.A. fees to offset the incremental contribution that this project makes to cumulative traffic impacts;
  - 3. Obtain an encroachment permit from the Department of Public Works for installation of improvements on Stewart Street, and meet all conditions thereof. The three utility lines in Stewart Street and the other street improvements shall be installed at the same time or on a coordinated schedule that minimizes traffic interruption.
- E. In order to prevent erosion, off- site sedimentation, and pollution of creeks the owner/applicant shall:
  - 1. Submit a detailed erosion control plan for the project. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope,

ATTACI MENT 6

revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to approval of the grading permit or building permits.

- 2. Have the project engineer inspect the condition of the storm drain outlet where the main storm drain pipe empties into the riparian corridor. The engineer shall either verify that the existing energy dissipater is adequate to prevent erosion, or shall recommend improvements that increase resistance to erosion that can be installed without loss of riparian vegetation. Any recommendations must be approved by Environmental Planning staff prior to being included in the improvement plans.
- 3. Prior to the issuance of a grading permit, the applicant/owner shall identify the site(s) that will receive the excess fill for approval by Environmental Planning staff. If the fill is not exported to the County landfill, it must be delivered to site(s) for which grading permit(s) have been issued, if the fill exceeds any of the parameters given in Chapter 16.22, the County Grading Ordinance.
- F. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, the silt and grease traps shown on the improvement plans shall be maintained according to the following monitoring and maintenance schedule:
  - 1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year;
  - 2. A brief annual report shall be prepared by the inspector to at the conclusion of the October inspection and submitted to the Drainage Section of the Department of public Works within 5 days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function well.
- G . In order for the project to comply with the parking requirements of the County Zoning Ordinance, the final plans shall include details of the finalized parking program. The program shall include the services of an on-site parking manager, and a mechanism for obtaining written agreement with the parking limits from the leaseholder of each unit.

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT ate 4-12-00 ATTACHMENT 6 \*

Staff Planner: Michael S. Ferry

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# ENVIRONMENTAL REVIEW INITIAL STUDY

APPLICANT: South County Housing APN: 048-051-03,07,08

OWNER: John & Shirley Strong & 09

Application No: 97-0857 Supervisorial District: 4

Site Address: 1934-1944 Freedom Blvd.

Location: Northeast side of Freedom Blvd. (1934-1944 Freedom Blvd) at the

north terminus of Stewart and Quinn Avenues.

EXISTING SITE CONDITIONS

Parcel Size: 4.71 acres

Existing Land Use: Residential/Commercial

Vegetation: Miscellaneous urban flora

Slope: 0->15%

Nearby Watercourse: None Distance To: NA

Rock/Soil Type: Quaternary. River terrace deposits

ENVIRONMENTAL CONCERNS

Groundwater Supply: None mapped Liquefaction: Low Potential Water Supply Watershed: None mapped Fault Zone: None mapped Water Recharge: None mapped Floodplain: None mapped Timber and Mineral: None mapped Riparian Corridor: None mapped

Biotic Resources: None mapped Solar Access: Good
Fire Hazard: None mapped Solar Orientation: Good

Archaeology: Mapped Scenic Corridor: None mapped

Erosion: None mapped Agricultural Resource: None mapped

Landslide: None mapped

SERVICES

Fire Protection: Pajaro Valley Fire Drainage District: Zone 7 School District: Pajaro Valley Project Access: Freedom

Water Supply: Pajaro Valley Water Management Agency

Sewage Disposal: Freedom Sanitation

PLANNING POLICIES

Zone District: RM-4 Within USL: YeS

General Plan: Urban Medium

Special Designation: None Coastal Zone: No

PROJECT DESCRIPTION: Proposal to demolish 2 commercial buildings and 11 residential units and replace with a 76 unit affordable multiple dwelling group, to include a community center/laundry room, playground and soccer field. Requires a Residential Development Permit, a Grading Permit to grade approximately 4,000 cubic yards of earth, approval of a Parking Program, an exception to the County Design Criteria requiring a cul-de-sac at the end of Stewart Avenue, and a Development Concession to reduce the required 20' front yard setback to approximately 7' per State Law 65915 and Sections 13.10.393 & 17.10.030 of the County Code.

EXHIBIT F

#### ENVIRONMENTAL REVIEW CHECKLIST

<u>PROJECT SETTING:</u> The project site is made up of four parcels of land that comprise approximately 4.7 acres. The site gently slopes to the south and has several mature sycamore trees and a pine tree located on the southern portion of the project site. The area is predominately a vacant field. however the southern section along Freedom Blvd. has numerous structures including sheds, vacant commercial structures, a vacant house and 10 residential units. There is a senior housing project to the north of the site, Freedom Blvd. to the south, an existing single family residential neighborhood with Stewart & Quinn Avenues to the east and a mobile home park to the west. Application No. 97-0123 was approved in June of 1997 to rezone the project site to RM-4 with a new General Plan designation of Urban Medium in anticipation of this project.

#### A. GEOLOGIC FACTORS

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Could the project, or its related activities affect, or be affected by. the following:

1. Geologic Hazards: earthquakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards?

<u>X</u>

The site is mapped as having low liquefaction potential, therefore this geologic hazard is unlikely to affect future development. All of Santa Cruz County is subject to some level of risk from earthquake, however. no known fault traces exist in the immediate vicinity of the site. Future development is not anticipated to be affected by earthquake induced ground rupture.

2. Soil Hazards: soil creep,
 shrink swell (expansiveness),
 high erosion potential?

Expansive soils are a potential hazard'at this site. A comprehensive soils report by Steven Raas & Associates, Inc. was submitted (Attachment 2) reviewed and accepted by Environmental Planning staff (Attachment 3) with report recommendations to be incorporated into the Conditions Of Approval. This report included foundation and drainage design to mitigate the expansive soils

During clearing and grading operations, the soil shall be protected against accelerated erosion. An erosion control plan was included in the project plans and shall be required as part of building plans. Standard erosion control measures will reduce the impact to less than significant levels. A

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<u>Mitigation</u> plan review letter dated November 18. 1998 (attachment 4) has been received by the soils engineer stating the revised architectural. landscape and improvements plans are in conformance with the soils report.

3. Change in topography or ground surface relief features?

<u>X</u>

An engineered grading plan, dated October 1998 has been submitted with the revised plans. The grading plan will require approximately 4.000 cubic yards of cut, 2,700 cubic yards of fill and 500 cubic yards exported. The preliminary grading plan has been reviewed by the soils engineer stating the revised plans are in conformance with the soils report (Attachment 4). Final grades will not be significantly different than existing grade.

4. The destruction, covering or modification of any unique geologic or physical feature?

\_X\_

5. Steep slopes (over 30%)?

6. Coastal cliff erosion?

<u>X</u>

7. Beach sand distribution?

<u>X</u>

8. Any increase in wind or water erosion of soils, either on or off site?

X

A preliminary erosion control plan has been submitted with the development plans. A final erosion control plan will be will be submitted for planning review and approval prior to issuance of a building permit. See also A-2.

The majority (80%) of the drainage from the project site will enter an existing storm drain system that outlets into a Riparian Corridor. The project will generate an increase approximately 4 times (Q10) the existing outflow. The outlet is improved with a concrete velocity dissipater. The project engineer must verify that the dissipater is adequate or an upgraded system shall be installed to prevent erosion.

#### HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

1. Water related hazards such as flooding or tidal waves?

<u>X</u>

2. Private or public water supply?

Х

Water will be supplied by the City of Watsonville (Attachment 10). Also see В-6.

Potentially Significant: Significant No or Unknown Unless

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3. Septic system functioning (inadequate percolation. high watertable. proximity to water courses)?

<u>X</u>

The project will be served by a sanitary sewer system. The sewer plan has been reviewed and approved by the Department of Public Works Sanitation District (Attachment 11).

<u>Mitigation</u>

4. Increased siltation rates?

Х

An adequate number of silt and grease traps as well as a maintenance program will be required in all paved areas. The number, location and maintenance plan will be reviewed approved by the Department of Public Works Drainage Section prior to issuance of a building permit. The required design and maintenance of these facilities is contained in the County Design Criteria.

5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides. etc.)?

<u>X</u>

See # 4 above.

6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?

Х

The project will result in increased water use in an area where the groundwater aquifer is heavily impacted. This applicant shall be required to pay fees to the City of Watsonville Water Use Reduction Program. The Water Reduction Program was developed to reduce and offset the demand generated by new development within the impacted area, The fees to be paid will be determined by the City of Watsonville.

7. Groundwater recharge?

\_X\_

8. Watercourse configuration, capacity, or hydraulics?

\_X\_

9. Changes in drainage patterns or the rate and amount of runoff?

Х

An engineered drainage plan has been submitted to the Department of Public Works and the City of Watsonville. These plans have been reviewed and accepted by both agencies. The applicant will be required to supply final approved drainage plans to the Department of Public Works for review and approval prior to issuance of a building permit.

The applicant is proposing to install on site drainage that includes 6" and 8" underground lines to drain the site to Stewart Avenue. The proposed off site improvements include an 18" and 24" storm drain system within the

# Environmental Review Initial Study Page 5 ...

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right-of-way of Stewart Avenue that will cross under Green Valley Road. The system will connect to a 24" pipe on the east side of Green Valley Road, continue north and empty into an existing drainage course downstream. The drainage This plan will require final approval by the Department of Public Works prior to issuance of a building permit.

10.	Cumulative	Cumulative saltwater intrusion?						<u>X</u>		
	The project	will great	a now domand	which	will be	gunnlied	hv	วท	amifer	+hs

The project will create new demand which will be supplied by an aquifer that is currently in the state of overdraft and is experiencing sea water intrusion along the coast. This project, as all new development in this area, will incrementally contribute to seawater intrusion. A requirement to pay fees to the City of Watsonville Water Use Reduction Program will mitigate this impact.

#### C. BIOTIC FACTORS

Could the project affect, or be affected by, the following:

- 1. Known habitat of any unique, rare or endangered plants or animals (designate species if known)?
- 2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)?
- 3. Fire hazard from flammable brush, grass, or trees?
- 4. Change in the diversity of species, or number of species of plants or animals?

#### D. NOISE

Will the project:

1. Increase the ambient noise level for adjoining areas?

\_X\_

<u>X</u>

<u>X</u>

X

<u>X</u>

Potentially

Less ATTACHMENT 6 Significant: Significant Significant Unless No or Unknown Impact Impact Mitigated <u>Mitigation</u> 2. Violate Title 25 noise insulation standards, or General Plan noise standards, . X as applicable? 3. Be substantially affected by <u>X</u> existing noise levels? The residential development will be separated from Freedom Blvd by 100' wide parcel. It will be necessary for an acoustic engineer to verify that the General Plan Noise thresholds of 60 dBL exterior and 45 dBL interior will be met with the design as proposed. If thresholds are exceeded, design revisions recommended by the engineer will be required to be incorporated into the final building plans. These revisions shall reduce noise levels below the General Plan thresholds. E. AIR Will the project: 1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality \_X\_ violation? 2 Expose sensitive receptors to substantial pollutant <u>X</u> concentrations? 3 Release bioengineered organisms or chemicals to the air outside -xiof project buildings? X 4. Create objectionable odors? 5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the X community or region? ENERGY AND NATURAL RESOURCES Will the project: 1. Affect or be affected by <u>X</u> timber resources? 2. Affect or be affected

EXHIBIT F :

Environmental Review Initial Study

ATTACHMENT 6 \* Potentially Significant Less Significant: Significant No or Unknown Unless Mitigated Impact <u>Mitigation</u> by lands currently utilized for agriculture or designated for \_X\_ agricultural use? 3. Encourage activities which result in the use of large amounts of fuel, water, or energy. or use of these in <u>X</u> a wasteful manner? 4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e.. minerals or <u>X</u> energy resources)?

#### G. CULTURAL/AESTHETIC FACTORS

### Will the project result in:

 Alteration or destruction of of historical buildings or unique cultural features?

<u>X</u>

The applicant conducted an archeological resource evaluation for the site (Attachment 5). The results of that report indicated a potential significant house on the site, and a follow up Architectural and Historical Evaluation (Attachment 6) determined the house had been severely compromised by fire damage. additions and remodels. The analysis concludes that the house is not a significant resource for the County.

	-	-	
2.	Disturbance of archaeological		
	or paleontological resources?		<u>X</u>

- 3. Obstruction or alteration of views from areas having important visual/scenic values? \_\_\_\_\_X\_
- 4. Being visible from any adopted scenic highway or scenic corridor?
- 5. Interference with established recreational, educational, religious or scientific uses of the area?

#### H. SERVICES AND UTILITIES

Will the project or its related activities result in:

The state of the s



### Environmental Review Initial Study Page 8

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Less ATTACHMENT 6 Significant: Significant No or Unknown Unless Significant  $\frac{\text{No.}}{\text{Impact}} (694$ Mitigation Mitigated Impact 1. A breach of national, state, or local standards relating to solid waste or litter <u>X</u> management? 2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems. storm drainage. etc.) including expansion of service area Х boundaries? 3. A need for expanded governmental services in any of the following areas: The project will slightly increase the need for government services, however. this increase will not be significant. a. Fire protection? <u>X</u> b. Police protection? c. Schools? d. Parks or other recreational facilities? e. Maintenance of public facilities including roads? X <u>X</u> f. Other governmental services? 4. Inadequate water supply for Jrfire protection? 5. Inadequate access for fire \_X\_ protection? I. TRAFFIC AND TRANSPORTATION Will the project result in: 1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street <u>X</u> system?

Page 9

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A comprehensive traffic study by Higgins Associates, Inc. dated 9-8-97 (Attachment 7) has been completed, reviewed and accepted by the Department of Public Works, Road Planning and Engineering (Attachment 8). This report was based on the original proposal which included 60 residential units, a child-care center and a commercial development. Access to the childcare center as well as the commercial use was from Freedom boulevard. The 60 residential units'were analyzed with access from Stewart and Quin Avenues and from Stewart Avenues only.

The commercial and child care component of this application have been dropped as well as access on Quin Avenue. The number of residential units has increased to 76 units with access solely on Stewart Avenue. The Traffic Study analyzed the impacts of a 60 unit project with access only on Stewart Avenue and determined the roadway would continue to operate at a Level of Service (LOS) A, while the intersection of Stewart Avenue and Green Valley Road would operate at LOS C or better (Pages 11,12 Attachment 7).

The revised project, with **76** units will generate approximately 446 trips per day with an AM peak hour of 36 trips and a PM peak hour of 40 trips. These numbers are based on the ITE Trip Generation Manual, 5th edition (see Exhibit 5 of Attachment 7). AM and PM peak hour trip distribution and assignment are shown on Exhibit 6A with an updated 76 unit analysis. Traffic studies use cumulative conditions to analyze future traffic conditions. Cumulative volumes were generated using existing traffic counts, the proposed project volumes plus 22 other projects in the area (Exhibit 9 of Attachment 7).

The intersection of Stewart and Green Valley currently operates at LOS A and will operate at LOS C or better in cumulative conditions while the street segment will continue to operate at LOS A. The Department of Public Works, Transportation Engineering Section has analyzed the intersection of Stewart Avenue and Green Valley Road (with 76 units) and determined the increase units will not create a significant impact at this intersection (Attachment 8). Green Valley and Freedom Blvd. will operate at LOS E at PM peak hour under cumulative conditions. however, existing plus project trips only, leaves the intersection operating at LOS C (Exhibit 4 of Attachment 7). The traffic report suggests that by adding a second west bound left lane and a north bound right turn arrow will improve the operation to LOS C under the cumulative scenario. The intersection is within the Watsonville City Limits outside of the County Transportation Fee Area. The City does not have these improvements scheduled at this time.

Stewart Avenue will be improved to a.paved width of 30' including on-street parking and a sidewalk on the north side. During the construction new water, sewer and storm drains will be installed. There is inadequate right-of-way for full improvements on both sides of the street, however, the proposed improvements will benefit the existing residents by improving safety, reducing dust and improving the inadequate drainage that exists for the entire area.

County Design Criteria requires a cul-de-sac be constructed at the terminus of Stewart Avenue prior to entering the development. A cul-de-sac would allow Fire trucks and the public to turn around without having to enter the development. The Fire District has met with the project architects and de-

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signed a hammerhead turn around that meets Fire requirements. The applicant will be conditioned to revise the site plan to include a fire turn around. The general public will also be able to turn around safely. Therefore, the project is being proposed with adequate turn around space but without a cul-de-sac. A Roadside exception will be required to be granted by the decision making body to waive the requirement for a cul-de-sac.

The intersection of Green Valley Road and Stewart Avenue is within the jurisdiction of the City of Watsonville, however, it was identified in the traffic analysis as meeting the warrants for a left turn lane. The City has completed a preliminary evaluation and determined that a left turn lane in this location as desirable and viable. The applicant will be conditioned to install that improvement as well as to install an acceleration lane on Green Valley Road to accommodate vehicles turning left on to Green Valley from Stewart.

Transportation Improvement Area fees in the amount of \$212.800 will be paid by the applicant prior to issuance of a building permit. These fees will fund future traffic improvements in the Pajaro Valley Planning Area. These fees when combined with on and off-site improvements the applicant will be conditioned to install, will mitigate the traffic impacts to a less than significant level.

2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?

X

3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?

<u>X</u>

Section 13.10.550 of the County Code requires 228 parking spaces for residents and guests of a 76 unit development. The applicant is requesting approval of a Parking Program based on the parking study and ITE parking rates found on page 13 of the traffic study (Attachment 7). The study. completed for the initial application, includes the daycare center and 60 residential units. The parking rates generated in the study were applied to the current proposal of 76 units minus the daycare element. The study included a night time spot check (weekday between 7:00 PM and midnight) of 4 similar developments in the area. Observed average parking rates were 1.2 spaces per unit. A comparison was also made with the ITE Parking Generation manual. The average parking requirement for residential condominiums is 1.1 spaces per dwelling unit in the ITE manual. Townhomes tend to have larger parking demand than'condominiums, however, low income families tend to own fewer cars than the general public. Both sources of data indicate that with an effective Parking Program this project will require a maximum of 1.5 spaces per unit, or a total of 114 spaces. The applicant has submitted a preliminary parking program (Attachment 9) that will be conditioned to include the following revisions:

## Environmental Review Initial Stud:

Page 11

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No or Unknown Mitigation

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All cars must be parked in the proper marked spaces for the particular units.

All cars kept on the site must be registered in the name of the particular tenant.

All cars on site must be operable.

All cars on site must provide proof of insurance.

Drivers of the specified cars must show a valid driver's license.

Assuming 1.5 spaces per unit the project would require 114 spaces. The applicant is proposing to construct 185 spaces with the possibility of an additional 58 spaces in the future if needed. The additional spaces would require a reduction in play areas (soccer field, play ground and basket ball court).

4. Alterations to present patterns of circulation or movement of people and/or goods?

<u>X</u>

See I-l above

5. Increase in traffic hazards to motor vehicles bicyclists, or pedestrians?

\_X\_

The project plans include a pedestrian/bike path from the development to Freedom Blvd. The applicant will be conditioned to revise the plans to meet the Caltrans Design Criteria for Pedestrian/bike paths with a minimum width of 12 feet.

6. Cause preemption of public mass-transportation modes?

<u>X</u>

#### LAND USE/HOUSING

Will the project result in:

1. Reduction of low/moderate income housing?

\_X\_

2. Demand for additional housing?

<u>X</u>

3. A substantial alteration of the present or planned land use of an area?

<u>X</u>

4. Change in the character of the community in terms of distribution or concentration of income, ethnic,

EXHIBIT

## Environmental Review Initial Study

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<u>X</u>

housing, or age group?

The project will be comprised of 76 affordable units open to any ethnic or age group that meets the income level dictated by the State.

5. Land use not in conformance with the character. of the surrounding neighborhood?

<u>X</u>

The proposed development conforms with that of the surrounding neighborhood in that the majority of land will be used for residential and accessory uses. The site has existing residential uses on three sides with a commercial lot fronting Freedom Blvd. This development will reflect the existing residential pattern of development in the area.

#### K. HAZARDS

#### Will the project:

1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected?

X

2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?

<u>X</u>

3. Involve release of any bioengineered organisms outside of controlled laboratories?

X

4. Involve the use of any pathogenic organisms on site?

<u>X</u>

5. Require major expansion or special training of police. fire, hospital and/or ambulance services to deal with possible accidents?

6. Create a-potential substantial fire hazard?

<u>X</u>

# Environmental Review Initial Studp Page 13

ATTACHMENT 6 Potentially Less Significant: Significant No or Unknown Significant Unless Impact <u>Mitigation</u> Mitigated Impact 7. Expose people to electromagnetic fields associated with <u>X</u> electrical transmission lines? L. GENERAL PLANS AND PLANNING POLICY 1. Does the project conflict with any policies in the adopted General Plan or Local Coastal X Program? NO If so, how? 2. Does the project conflict with any local, state or federal <u>X</u> ordinances? No If so, how? 3. Does the project have potentially growth inducing <u>X</u> effect? No

4. Does the project require

approval of regional, state, or federal agencies? No.

### Environmental Review Initial Study

Page 14

NO

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No C

No or Unknown Mitigation

Unless Mitigated Significant Impact

YES

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#### MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have 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 pre-history?

\_X\_

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)

\_X\_

3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)

<u>X</u>

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

\_X\_

ATTACHMENT 6

#### TECHNICAL REVIEW CHECKLIST

				- 13/7
	REQUIRED	COMPLETED*	N/A	01(
APAC REVIEW	XXXX	XXXXX	<u>X</u>	
ARCHAEOLOGIC REVIEW	XXXX	XXXXX		
BIOTIC ASSESSMENT			<u>X</u>	
GEOLOGIC HAZARD ASSESSMENT			<u>_X</u> _	
GEOLOGIC REPORT			<u>X</u>	
RIPARIAN PRE-SITE			<u>X</u>	
SEPTIC LOT CHECK			X	
SOILS REPORT	XXXX	XXXXX		
OTHER:				
Grading Permit	<u> </u>			
Traffic Study	XXXX	XXXXX		
Drainage Studv	XXXX**			

List any other technical reports or information sources used in preparation of this initial study: Development Review Group (DRG) 96-0836, General Plan maps resource and constraint maps, Matrix maps, file and permit history research.

Attach summary and recommendation from completed reviews.

 $<sup>^{</sup>ullet}$  The final reports and studies will be required for review and approval prior to issuance of the building permit.

#### ENVIRONMENTAL REVIEW ACTION

ATTACHMENT 6

\_\_\_ 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 the mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.

\_\_\_ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

nate		

On the basis of this initial evaluation:

Signature

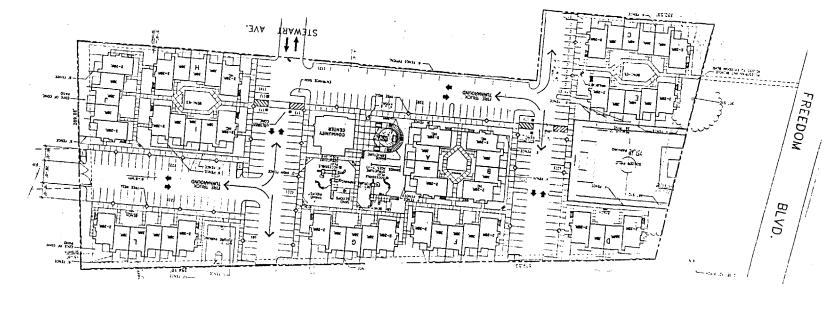
For: Ken Hart

Environmental Coordinator

#### Attachments:

- 1. Location Map
- 2. Soils Report by Steven Raas dated 2-3-97
- 3. County soils review letter, dated 12-12-97
- 4. Soils engineer plan check letter dated 11-18-98
- 5. Cultural Resource Evaluation dated 3-19-97
  - 6. Architectural and Historical Evaluation dated 11-2-98
  - 7. Traffic Study by Higgins Associates dated 9-8-97
  - 8. Department of Public Works, Transportation Engineering comments dated 12-23-98
  - 9. Preliminary Parking Plan, dated 11-21-97
- 10. Will serve letter, City of Watsonville Public Works dated 12-16-97
- 11. Will serve letter. Santa Cruz County Sanitation District dated 11-19-98





ATTACHMENT 6

ATTACHMENT 6 705

# Steven Raas & Associates, Inc.

CONSULTING GEOTECHNICAL ENGINEERS .

Environmental Review Inital Study

ATTACHMENT 2 (Sheet) of (1)

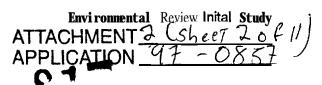
APPLICATION 97-0857



observation of Steven Raas & Associates, Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

#### SITE PREPARATION

- 7. The initial preparation of the site will consist of the removal of existing structures, pavements, trees and landscaping as required, including all associated debris. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by a representative of Steven Raas & Associates, Inc. in the field. This material must be removed from the site.
- 8. Any voids created by removal of trees, septic tanks, and leach lines must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved import fill.
- 9. Any wells encountered shall be capped in accordance with the requirements of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.
- 10. Surface vegetation and organically contaminated topsoil should then be removed from the area to be graded. These soils may be stockpiled for future landscaping. The required depth of stripping will vary with the time of year and must be based upon visual observations of a representative of Steven Raas & Associates, Inc. It is anticipated that the depth of stripping may be 3 to 5 inches.
- 11. If Remedial Options 1 or 3 are implemented, the area should be excavated to the design grades following site stripping and backfilling of voids. The exposed soils in the building and paving areas should be scarified, moisture conditions and compacted as an engineered fill except for any contaminated material noted by a representative of Steven Raas & Associates, Inc. in the field. The moisture conditioning procedure will depend on the time of year that the work is done, but it should result in the soils being I to 3 percent over their optimum moisture content at the time of compaction.
- 12. If Remedial Options 2 is implemented, following the stripping and backfilling of voids, the exposed soils in the building areas should be removed to a minimum depth of 36 inches below the base of the foundation elements or as designated by a representative of Steven Raas & Associates, Inc. The soil at the excavation base should be scarified, moisture conditioned and compacted. Again, the moisture conditioning procedure will depend upon the time of year that the work is done, but **it** should result in the soils being 1 to 3 percent over their optimum moisture contents at the time of compaction. There should he a minimum of 36 inches of non-expansive engineered fill under all foundation elements. Non-expansive fill should extend 5 feet beyond all building and pavement areas.



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Note: If this work is done during or soon after the rainy season, **soil** stockpiled on the **site** may be too wet to be used as engineered fill.

- 13. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.
- 14. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-91. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.
- 15. Should the use of imported fill be necessary on this project, the fill material should be:
  - a. free of organics, debris, and other deleterious materials
  - b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open
  - c. free of rocks in excess of 2 inches in **size**
  - d. have a Plasticity Index between 4 and 12
  - e. have a minimum Sand Equivalent of 20, and
  - f. have a minimum Resistance "R" Value of 30, and be non-expansive
- 16. Samples of any proposed imported fill planned for use on this project should be submitted to Steven Raas & Associates, Tnc. for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery.

#### FOUNDATIONS and GENERAL INFORMATION

- 17. At the time we prepared this report, the grading plans had not been completed and the structure location and foundation details had not been finalized. We request an opportunity to review these items during the design stages to determine if supplemental recommendations will be required.
- 18. Building foundations should be designed and constructed to mitigate the potentially destructive effects of soil expansion on the proposed structures. We have recommended three foundations options for the construction of the project. Remedial Option 1 includes founding buildings on skin friction piers interconnected with grade beams. Remedial Option 2 includes the excavation and replacement of the expansive surface soil in building areas in conjunction with the use of standard spread footing foundation systems. Remedial Option 3 includes founding structures on post-tensioned concrete slabs-on-grade.

Environmental Review Inital Study

ATTACHMENT 2 (Sheet 3 of 1)

APPLICATION 97-0857

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- 19. Construction of foundations must be observed by a representative of Steven Raas & Associates, Inc. Foundations constructed without the full knowledge and observation of Steven Raas & Associates, Inc., will render the recommendations of this report invalid.
- 20. The footings should contain steel reinforcement as determined by the Project Structural Engineer in accordance with applicable UBC or ACI Standards.

#### REMEDIAL OPTION 1 - PIER AND GRADE BEAM FOUNDATION SYSTEM

- 2 1. A pier and grade beam foundation is an appropriate system to support the proposed structures and protect the structures from the potentially destructive effects of soil expansion. The foundation system should consist of cast-in-place reinforced concrete piers in conjunction with interconnected reinforced concrete grade beams. Isolated piers that are not interconnected with the grade beams are not recommended.
- 22. The skin friction piers should be designed for the following criteria:
  - a. Minimum pier embedment should be 12 feet into the soil on the site. Actual depths could depend upon a lateral force analysis performed by your structural engineer.
  - b. Minimum pier size should be 18 inches in diameter and all pier holes must be free of loose material on the bottom.
  - c. The allowable skin friction capacity is 500 psf/square foot of surface area, with a 1/3 increase for wind or seismic loading, Neglect the top 4 feet of pier embedment when calculating bearing capacity. The dead loads on each pier should be maximized to offset expansive uplift forces. The loads on each pier should be kept as uniform as possible.
  - d. It is possible that the piers will need to be cased during drilling and that the water will have to either be pumped before steel and concrete placement or the concrete placed through a tremie.
  - e. If the casing is pulled during the concrete pour, it <u>must be pulled slowly</u> with a minimum of <u>4 feet</u> of casing remaining embedded within the concrete <u>at all times</u>.
  - f. If concrete is placed via a tremie, the end of the tube <u>must</u> remain embedded a minimum of 4 feet into the concrete at all times.

Environmental Review Inital Study
ATTACHMENT 2 Sheet 4 of 11)
APPLICATION 97-0857

EXHIBIT F

# ATTACHMENT 6

- g. All pier construction must be observed by a Steven Raas & Associates, Inc. Any piers constructed without the full knowledge and continuous observation of Steven Raas & Associates, Inc., will render the recommendations of this report invalid.
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- 23. All grade beams should be on a positive void of at least 3 inches in height. The void below the grade beam should be formed using commercially available material which will disintegrate after the concrete is cured. such as Sure Void or equivalent.
- 24. Floor systems should be constructed as raised-wood-floors. A concrete slab-on-grade flooring system may be used <u>only in garage areas</u>, as specified in the SLAB-ON-GRADE FLOOR CONSTRUCTION section below.
- 25 Interior pad grades should be <u>higher</u> than exterior finished grades to minimize the potential for moisture under the structures. **Structures** with interior grades lower than exterior grades may experience severe moisture problems.

#### **REMEDIAL OPTION 2 - SPREAD FOOTING FOUNDATION SYSTEM**

- 26. Spread footings, in conjunction with excavation of the expansive foundation zone soil, and replacement with non-expansive imported soil, is a feasible foundation system for the proposed development. As specified in the SITE PREPARATION section above, the expansive soil should be removed and replaced with non-expansive engineered fill to a minimum depth of 36 inches below all foundation elements. The spread footing foundation system should consist of reinforced concrete spread footings bedded into property compacted non-expansive engineered fill. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs.
- 27. Footing widths should be based on the allowable bearing value but not less than 12 inches for 1 story and 15 inches for 2 story structures. Footings should be embedded below the lowest adjacent grade not less than 12 inches for 1 story structures and 18 inches for 2 story structures. Footing excavations must be observed by a representative of Steven Raas & Associates, Inc. before steel is placed and concrete is poured to insure bedding into proper material. The footing excavations should be thoroughly saturated prior to placing concrete.
- 28. Footings constructed to the given criteria may be designed for the following allowable bearing capacities:
  - a. 1,800 psf for Dead plus Live Load
  - b. a 1/3<sup>rd</sup> increase for Seismic or Wind Load

ATTACHMENT 3 - (Shelt 5 of 11) APPLICATION 97-0857 In computing the pressures transmitted to the soil by the footings, the embedded weight of the 710 footing may be neglected.

### REMEDIAL OPTION 3 - POST-TENSIONED CONCRETE SLAB-ON-GRADE

- 29. A structurally designed post-tensioned slab is an appropriate foundation system to mitigate the effects of soil expansion. The system should consist of a concrete slab reinforced with steel tendons which are tensioned after the concrete is cured. The system may include conventionally reinforced monolithic stiffening beams.
- 30. All post-tensioned concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock. It is recommended that <u>neither</u> Class II baserock <u>nor</u> sand be employed as the capillary break material.
- 31. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.
- 32. The **subgrade** must be thoroughly saturated for a minimum of 72 hours prior to the placement of concrete. Thorough saturation is critically important, as the surface soil on the site is highly expansive.
- 33. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer. The project Structural Engineer should be familiar with post-tensioned slabs. Design parameters listed below are based on criteria of the Post-Tensioning Institute.

## Post-Tensioned Concrete Slab-on-Grade Design Parameters

	Center Lift	Edge Lift
Edge Moisture Variation, e <sub>m</sub>	5 ½ feet	2 ⅓ feet
Differential Swell, Y <sub>m</sub>	1 inch	1 ¼ inch

34. The allowable bearing capacity of the post-tensioned slab is 1,200 psf for Dead plus Live Load with an allowable 1/3 increase for Seismic or Wind Loads.

Environmental Review Inital Study
ATTACHMENT 2 (Sheet 6 of 11)
APPLICATION 47-0857

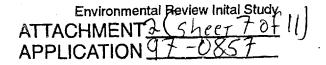
EXHIBIT F

#### SLAB-ON-GRADE FLOOR CONSTRUCTION

- 35. Slab-on-grade construction is a feasible flooring system for **Remedial** Option 2, as indicated above. Slab-on-grade construction is a feasible flooring system for garages only for Remedial **Option** 1. With Remedial Option 3, the post tensioned slab can serve as the floor system.
- 36. Concrete slab garage floors, for Option 1, should be constructed as "free floating" slabs. This can be achieved by separating the grade beams from the floor slab with a positive friction break such as felt with a minimum thickness of ¼ inch, or other approved systems. Additionally, the slabs should be separated into approximately 15' x 15' square sections with dummy joints or similar type crack control devices. Concrete slab floors, for Option 2, may be structurally integrated with the footings.
- 37. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of 3/4 inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.
- 38. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.
- 39. The **subgrade** must be thoroughly saturated for a minimum of 72 hours prior to the placement of concrete. Thorough saturation is critically important, as the surface soil on the site is highly expansive.

#### UTILITY TRENCHES

- 40. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2: 1 (horizontal to vertical) slope from the bottom outside edge of all footings.
- 41. Trenches should be backfilled with approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Trenches should not be backfilled with native expansive soil, or imported expansive soil.
- 42. Utility line trenches located below footings should be backfilled with lean concrete grout, with a minimum length of 5 feet, to stop water from flowing along utility trenches and underneath the buildings.





9703-SZ77-F51 February 3, 1997

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- 43. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.
- 44. Trenches must be shored as required by the local agency and the State of California Division of Industrin! Safety construction safety orders.

#### SURFACE DRAINAGE

- 45. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas. Proper surface drainage around structures is critically important in areas of expansive soil. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of surface water from the foundations. The ground surface underneath structures should be elevated with slopping grades away from all foundations with a minimum gradient of 2% within ten feet of structures.
- 46. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc., to discharge the water from the site.
- 47. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structure; to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area.
- 48. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.
- 49. Landscaping requiring irrigation should not be installed directly adjacent to the building foundations, and irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.
- 50. Irrigation activities! at the site should not be done in an uncontrolled or unreasonable manner.
- 5 1. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Steven Raas & Associates, Inc.

#### PAVEMENT DESIGN

- 52. The soils that will comprise the pavement subgrade will in all likelihood be the brown sandy clay predominating on the site. The "R" Value results are 12. We will use an "R" Value of '12 for design of the pavement sections noted below. This must be verified in the field and, if necessary, modifications made to these tentative sections.
- 53. Using CALTRANS Design Procedure and a 20 year design life, the following pavement sections are suggested:

#### **Pavement Sections**

Traffic Type	Parking Stalls	Traffic Aisles	Truck Use Areas
Traffic Index (TI)	4 1/2	5	6 1/2*
Asphaltic Concrete	2 inches	2 inches	3 inches
Class 2 Aggregate Base (Minimum R=78)	10 inches	12 inches	15 inches

\*This value may be modified after we have information on the truck traffic **that** will use this facility.

- 54. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:
  - a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.
  - b. Provide sufficient gradient to prevent ponding of water.
  - c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.
  - d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.
  - e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

ATTACHMENT (Sheet 9 of 11) APPLICATION 47 - 0857

EXHIBIP 1

f. Maintenance should be undertaken on a routine basis.

#### PLAN REVIEW

55. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

ATTACHMENT2 (Sheet 10 of (1))
APPLICATION 97-0857

#### 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 insure 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 insure that the Contractors and Subcontractors carry out such recommendations in the field.
- 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 process or 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 of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes.
- 4. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.
- 5. The scope of our services mutually agreed upon for this project did not include any environmental assessment or study for the presence of-hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

ATTACHMENT (Sheet II of [])
APPLICATION 17 - 785+



#### PLANNING DEPARTMENT



COU-NTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET ROOM 400 SANTA CRUZ. CALIFORNIA 9506 716 (408) 454-2580 FAX (408) 454-2131 TDD (408) 454-2123

**December 12, 1997** 

Ms. Julie Conway Pajaro Valley Housing Corporation 318 Main St., Ste. 200 Watsonville, CA 95076

SUBJECT: Review of soil report by Steven Raas & Assoc. dated 2-3-97

APN: 048-051-03, APPLICATION NUMBER 97-0857

#### Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

- 1. All report recommendations must be followed.
- Final plans shall indicate either the engineered foundation option or engineered fill beneath conventional footings as detailed in the report.
- 3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
- 4. Final plans shall indicate the landscaping design as recommended in the report.
- 5. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
- 6. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the repo'rt recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant

Environmental Review Inital Study
ATTACHMENT 3 (Sheet 10 f3)
APPLICATION 47-0857



APN: pg 2



shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.

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- 7. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.
- 8. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference April 1992 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the Other issues, like planning, building design, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3164 if we can be of any assistance.

Sincerely.

JOEL SCHWARTZ.

Geotechnical Associate

FOR: RACHEL LATHER

Senior Civil Engineer

ZR. Yather

Mke Ferry, Project Planner cc: soils engineering firm

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#### FINAL SOILS-GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum must include:

1. Climatic Conditions

Indicate the climatic conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and the keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

### Steven Raas & Associates, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

ATT J. MENT 6

444 AIRPORT BOULEVARD, SUITE 106 WATSONVILLE, CA 95076

(831) 722-9446 FAX (831) 722-9158 E-MAIL:srai@pacbell.net

9703-SZ77-F51 November 18, 1998

South County Housing 7455 Cannel Street Gilroy, CA 95020

Attention: Andy Lief

Subject: Plan Review

Vista Verde Townhomes Watsonville, California

Dear Mr. Lief,

At your request, I have reviewed the architectural plans from HBFL (dated September 1, 1998), the landscape plans from SSA (dated September 5, 1998), and the civil plans from H. D. Peters (dated October 1998) for the Vista Verde development. The plans are in general conformance with the recommendations contained in our geotechnical investigation dated February 3, 1997.

If you have any questions, please contact us at your convenience.

Very Truly Yours,

RAAS & ASSOCIATES, INC.

Steven M. Raas

Principal Engineer G.E. 2039

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Copies: 2 to South County Housing

1 to County of Santa Cruz, Attention: Michael Ferry

1 to HBFL, Attention: Tom Lukes

Environmental Review Inital Study

ATTACHMENTH 4
APPLICATION 97-0857

EXHIBIT # 1

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#### CULTURALRESOURCEEVALUATION OFTHEVISTAVERDEPROJECT INTHECOUNTYOFSANTACRUZ

FOR
PAJAROVALLEYHOUSINGCORP.
318 MAIN STREET, SUITE 200
WATSONVILLE, CA 95076
#97-93

BY
ARCHAEOLOGICAL RESOURCE MANAGEMENT
496 N. FIFTH STREET
'SAN JOSE, CA 95 112 (408) 295- 1373
ROBERT CARTIER, PRINCIPAL

MARCH 19, 1997

ATTACHMENT 5 (Sheet 1 of 7)

APPLICATION 97-0857

#### ABSTRACT

Archaeological research was carried out for a five acre parcel of land located at 1934 and 1942 Green Valley Road in the community of Freedom, Santa Cruz County. This research included an archival search of the State records and a surface survey of the property. During the field survey, no prehistoric resources were observed in the project area. Approximately 17 structures are located in the southeastern portion of the property, and an abandoned, fire-damaged house, dating to the turn-of-the-century, was noted. The archival research revealed that there are no recorded prehistoric or historic sites in the subject area or within a half mile radius of the project location. The turn-of-the-century house would need assessment of potential eligibility for the National Register of Historic Places if federal participation is involved in the project. It is also recommended that a qualified

#### REQUEST FOR ARCHAEOLOGICAL EVALUATION

The archaeological evaluation was carried out to determine the presence or absence of any significant cultural resources within and around the project area. Archaeological services were requested in March 1997 in order to provide an evaluation that would Investigate the possible presence of cultural resources. This study meets both the requirements of NEPA (National Environmental Policy Act) and CEQA (California Environmental Quality Act).

archaeologist monitor during all earthmoving construction and demolition activities.

#### QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and operated by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier has a Ph.D. in Anthropology, and is certified by the Society of Professional Archaeologists (SOPA) for conducting cultural resource investigations as well as other specialized work in archaeology.

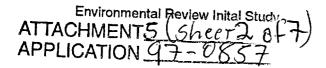
#### LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject area is five acres of land located at 1934 and 1942 Green Valley Road, in the community of Freedom, County of Santa Cruz. On the USGS 7.5 minute quadrangle of Watsonville West, the Universal Transverse Mercator Grid (UTMG) centerpoint in the project area is Zone 10, 6 09 270mE/40 88 440mN. The elevation is approximately 120 feet MSL and the nearest source of fresh water is Corralitos Creek which is located approximately 1000 feet northeast of the project area.

The proposed project consists of the construction of low income housing with-the necessary trenching and grading associated with various construction activities as well as the demolition of the existing buildings.

#### **METHODOLOGY**

The methodology used in this investigation consisted of an archival search, a surface reconnaissance, and a written report of the findings with appropriate recommendations. The archival research is conducted by transferring the study location to a state archaeological office which maintains all records of archaeological investigations. This is done in order to learn if any archaeological sites or surveys have been recorded within a mile of the subject area. Each archival search with the state is given a file number for verification. The surface reconnaissance portion of the evaluation is done to determine if traces of historic or prehistoric materials exist within the study area. This survey is conducted by a field archarchaeologist who examines exposed soils for cultural material. The investigator is looking





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for early ceramics, Native American cooking debris, and artifacts of stone, bone, and shell. A report is written containing the archival information, record search number, the survey findings, and appropriate recommendations. A copy of this evaluation is sent to the state archaeological office by requirements of state procedure.

#### ARCHIVAL BACKGROUND

Prior to reconnoitering the subject area, a study of the maps and records at the Northwest Information Center of the California Archaeological Site Inventory was conducted and given the file number of 97-93. This research into the records at the Information Center was done to determine if any known archaeological resources were reported in or around the subject area. No historic or prehistoric sites have been recorded in the project area or within a half mile radius of the subject location. Eight surveys have been previously conducted within a half mile of the property, and no cultural materials were noted during these evaluations.

#### HISTORIC

A review of the historic inventories indicates that the Directory of Historic Properties for Santa Cruz County list a number of historic properties along Green Valley Road in the community of Freedom. Six historic structures on Green Valley Road have been previously evaluated for determination of eligibility for the National Register of Historic Places. The National Register criteria include buildings at least 50 years of age. The historic property located at 505 Green Valley Road was built in 1901, and determined potentially eligible for listing on the National Register. This historic resource was recorded as the A. Cunningham House in 1986 by the firm of Bonnie L. Bamburg. There are four criteria that determine whether a historic property over 50 years old is eligible for listing on the National Register.

National Register criteria include buildings at least 50 years of age:

- a. that are associated with events that have made a significant contribution to broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or are likely to yield, information important in prehistory or history.

According to the archival research, the Directory of Historic Properties for Santa Cruz County has no listings of historic buildings on the project area property.

#### SURFACE RECONNAISSANCE

A "general surface reconnaissance" was conducted for this evaluation by field archaeologists on all open land surfaces in the subject area. In areas where the ground surface was less visible, a "controlled intuitive reconnaissance" was performed in places where burrowing animals, exposed banks and inclines, and other activities had revealed subsurface stratigraphy and soil contents. The subject area consisted of five acres of land fenced in on the east, west and north sides. The southern boundary is Freedom Boulevard. Surface visibility was limited due to tall dense seasonal grasses, asphalt pavement, and

import gravel driveways. Native soil is a dark brown silty loam sparsely mixed with assorted pebbles.

The project area is located in a mixed use commercial and residential area of Freedom. Approximately two thirds of the total project area, in the northern and western portions, is covered with tall, dense seasonal grasses. In the southeastern third of the project area, there is a cluster of 17 structures. These structures range from an abandoned turn-of-the-century house to an empty 1960s to 1970s style restaurant. The other structures present consist of cabins, sheds; garages, a duplex, a large wooden building, and corrugated steel commercial buildings. The residential structures, with the exception of the two story house, are all occupied. One of the four commercial buildings is occupied. The majority of structures are in poor condition.

Historic structures located on the property include the abandoned house, dating to the early 1900s, and an unoccupied commercial building. The turn-of-the-century house is a two story Gable Front house with a moderate pitched roof and no foundation. It has wooden shake shingles overlain with composition roofing and horizontal ship lap siding on the east, west, and south exterior walls. The north wall has a poorly constructed batten and board siding (late remodel). The easterly side of the house has severe fire damage. There are two small early additions to the west and south sides of the house. The house is in poor condition. The commercial building located at 1942 Freedom Blvd. is a wooden structure with narrow clap board siding, no foundation, and several early additions. This structure has a front facade and covered wooden sidewalk. The building looks to have been an early store, possibly built in the early 1900s and was most recently an antique store. The small houses and outbuildings on the property range from four 1910-20s cabins to a 1950s duplex.

#### CONCLUSION AND RECOMMENDATIONS

On the basis of archival research and the surface reconnaissance, it has been determined that the early turn-of-the-century house may be potentially historically significant. This is due to its apparent age and possible association with the National Register house near the property. The turn-of-the-century house with fire damage would need assessment of potential eligibility for the National Register of Historic Places if federal participation is involved in the project. Prior to demolition, photo-documentation of the historic buildings should be a minimal mitigation in a format similar to the standards of the Historical American Buildings Survey in medium or large format black and white film. In addition, to mitigate the impact to possible historic features (i.e. trash pits, privies, etc.) in the project area, it is recommended that a qualified archaeologist monitor during all earthmoving construction and demolition activities.

#### LITERATURE CITED AND CONSULTED

0((724

Archaeological Consulting and Research Services

1977 Archaeological Consulting and Research Inc., Archaeological Reconnaissance, Pinto Lake County Park, Santa Cruz County, California. MS S-3878 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Begthold, J., G. Breschini, and T. Haverset

1980 Archaeological Evaluation of CA-SCR-158, Pinto Lake County Park, Santa Cruz County, California. MS S-4056 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

Morris, J.

1977 The determination of boundaries of site SCR-158 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

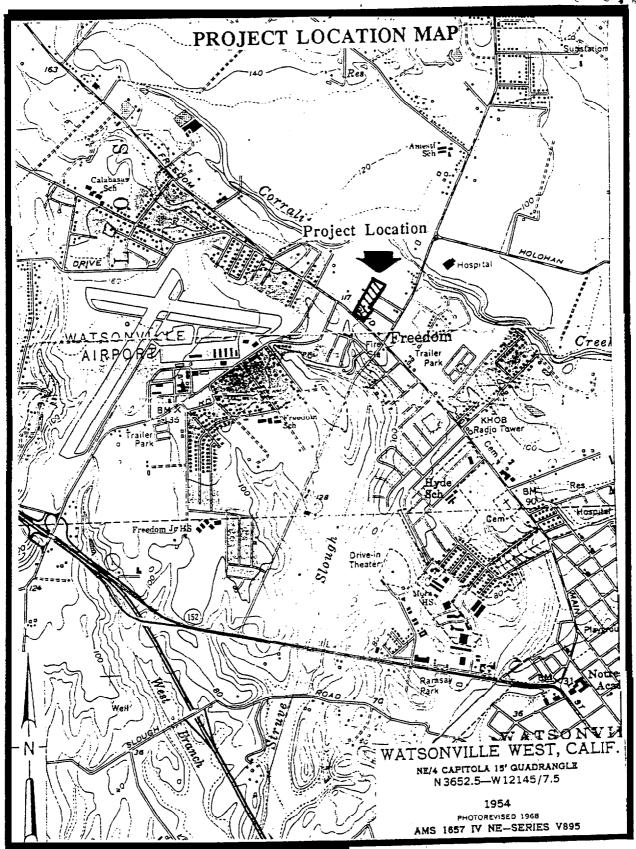
Roop, W.

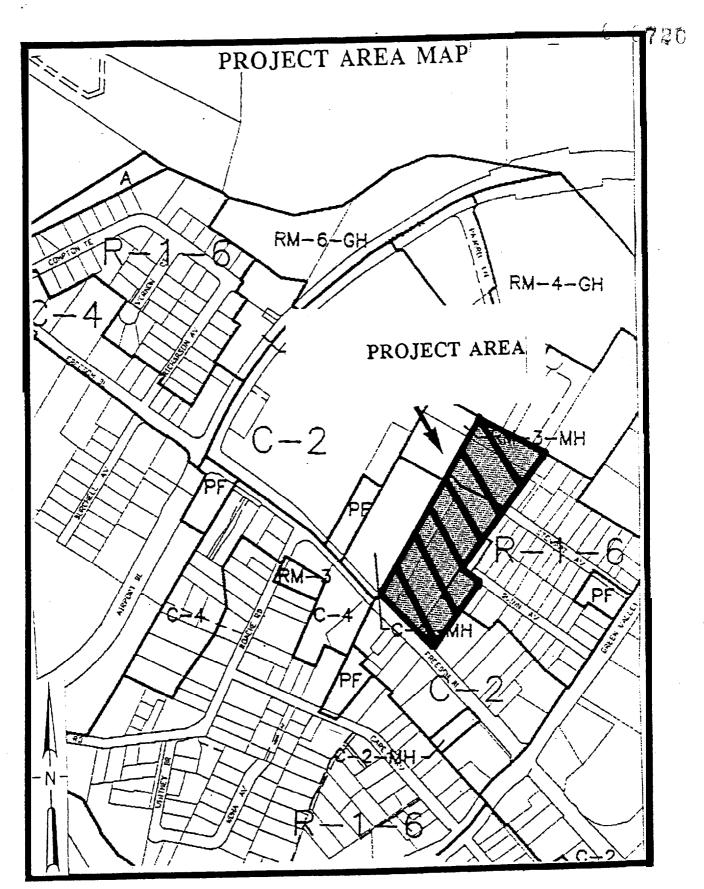
1975 Archaeological Impact Evaluation, the Amesti Road Sewer Project of the Freedom Sanitation District, Santa Cruz County, California. MS S-3753 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

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1988 Preliminary Cultural Resource Overview of Two Proposed Power Line Routes, Watsonville, Santa Cruz County, California. MS S-9657 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.

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ATTACHMENTS (Sheet Foff)
APPLICATION 97 - 0857



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#### ARCHITECTURAL AND HISTORICAL EVALUATION OF THE STRUCTURE AT 1934 FREEDOM BOULEVARD IN THE CITY OF FREEDOM, CALIFORNIA

#### FOR

VISTA VERDE HOUSING ASSOCIATES c/o PAJARO VALLEY HOUSING CORPORATION 318 MAINSTREET SUITE 200 WATSONVILLE, CA 95076

ΒY

# Archaeological Resource Management Dr. Robert Cartier, Principal

496 North 5th Street San Jose, CA 95 I12 Phone: (408) **295-1373** FAX: (408) 286-2040

NOVEMBER 2, 1998

ATTACHMENT 6 (Sheer 2 of 2)
APPLICATION 97-0857



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#### **ADMONITION**

Certain information contained in this report is not intended for general public distribution. Portions of this report locate significant archaeological sites in the region of the project area, and indiscriminate distribution of these data could result in the desecration and destruction of invaluable cultural resources. In order to ensure the security of the critical data in this report, certain maps and passages may be deiered in copies not delivered directly into the hands of environmental personnel and qualified archaeologists.

THE PRINCIPAL INVESTIGATOR

**ABSTRACT** 

01 (729

An historical and architectural evaluation of the structure at 1934 Freedom Boulevard in the City of Freedom was carried out by Archaeological Resource Management in October 1998. The research presented herein focused upon the characteristics of the structure and its architectural contributions to the historic fabric of its neighborhood. The home is a single family, simple, vernacular structure with an established chronology (ca. 1880-1900); however, this residential structure is in poor condition. The interior of the home and portions of the structure's exterior have been severely damaged by fire. The existing structure is not listed on the National Register of Historic Places, and, upon detailed evaluation, the structure does not appear to qualify as potentially eligible for inclusion in the National Register. Based on research and evaluation, the house currently exhibits few characteristics of historical and architectural significance for the County of Santa Cruz; therefore, there are no further recommendations for the structure at 1934 Freedom Boulevard.

#### REQUEST FOR HISTORICAL EVALUATION

Forms for an architectural description were produced in order to document the architectural integrity of the structure at 1934 Freedom Boulevard in the City of Freedom, California. These services were requested in October 1998. This historical evaluation meets the requirements of the California Environmental Quality Act (CEQA).

#### QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier is certified by the Society of Professional Archaeologists (SOPA) for conducting cultural resource investigations as well as other specialized work in archaeology.

#### LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject area encompasses a lot located at 1934 Freedom Boulevard in the Community of Freedom, Santa Cruz County. On the USGS 7.5 minute quadrangle of Watsonville West the Transverse Mercator Grid (UTMG) centerpoint of the project area is 6 09 270mE/40 88 440mN. The elevation is approximately 120 feet MSL and the nearest source of fresh water is Corralitos Creek located approximately 1000 feet northeast of the subject area.

The proposed project consists of the construction of low income housing with the necessary trenching and grading and other construction activities, The project also involves the demolition of the existing structure (1934 Freedom Boulevard) and its adjacent structures.

#### RESEARCH DESIGN AND METHODOLOGY

The goal of the archival research was to gather data on the structure located at 1934 Freedom Boulevard in the County of Santa **Cruz** in order to evaluate its individual historical and architectural merit. For California Environmental Quality Act (CEQA) level studies, structures of historical value may be based on any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state, or national history, heritage, or culture in a distinctive,

ATTACHMENT 6 Sheet 3 of 2()
APPLICATION 97-0857

EXHIBIT F81

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significant, or important way.

- 2. Identification as, or association with, a distinctive, significant or important work or vestige:
  - a. Of an architectural style, design or method of construction;
  - **b.** Of a master architect, builder, artist, or craftsman;
  - c. Of high artistic merit;
  - **d.** The totality of which comprises a distinctive, significant, or important work or vestige whose component parts may lack the same attributes;
  - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture, or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
  - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
- 3. The factor of age alone does not necessarily **confer** a special historical, architectural, cultural aesthetic, or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

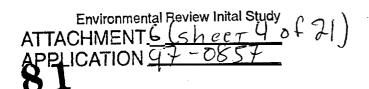
The study was carried out in October 1998 by staff under the direction of Robert Cartier, Principal Investigator at Archaeological Resource Management. Records consulted for this report included documents on file at the Special Collections and the Map Collection Room at the University of California at Santa Cruz, the Freedom Library, the Watsonville Library, and the Pajaro Valley Historical Association at the Volk Museum. Research assistance was provided by Andra Linder, Vicki Kobza, and Rory Goodwin. Also consulted for this report was Mr. Andy Lief, Project Manager at Vista Verde Housing Associates, and Ms. Jane Borg of the Pajaro Valley Historical Association.

## EXISTING CONDITION OF THE STRUCTURE AND ITS HISTORICAL ASSESSMENT

Physical Appearance

This two-story front gabled house has simple vernacular architecture and appears to have been constructed circa 1880-1900. It has a moderately pitched roof with composition shingles over wood shake. The eaves are slightly boxed with simple cornice moldings. The exterior on the west, east, and south sides of the structure are sheathed with horizontal shiplap siding. The north side is covered with vertical board-and-batten siding which appears to be a poor quality remodel. The front door has a central location on the west side of the structure. A partially screened, single story, porch encloses the front door; this porch appears to be an early addition to the structure. There is also a single story addition to the south side of the structure which is sheathed with horizontal false beveled siding. The windows in the structure are in poor condition and were boarded over at the time of this evaluation. They appear to have been multi-paned wood sash. The entire structure is in poor condition and has suffered fire damage on its interior and partially on its exterior.

There are several small, rental cabins (circa 1920s) located on the property along with a few commercial buildings. One of the commercial buildings, located at 1942 Freedom Boulevard, appears to be of the same vintage as the front gabled house (circa 1880-1900). The commercial building is in fair condition with many early additions.





In order to complete the Department of Parks and Recreation 523 form and architectural evaluation, it was necessary to reconstruct an historical background to the suucture at 1934 Freedom Boulevard. The single family residence has a well-established chronology (ca. 1880-1900). At the time of the home's construction, the land upon which the structure was built was part of the community of Whiskey Hill. The lands that now encompass the town of Freedom were known as Whiskey Hill until the time of prohibition (Hanna 1946). In addition, Freedom Boulevard itself was known as Old Santa Cruz Road until the establishment of the town of Freedom.

The property at 1934 Freedom Boulevard has had several past owners and appears to have been used as a residence by each of the previous owners. The property is currently owned by Vista Verde Housing Association who purchased the property in October 1998 from the Pajaro Valley Housing Corporation. The Pajaro Valley Housing Corporation acquired the property in October 1997. Prior to October 1997, the property was owned by John and Shirley **Strong**. Attempts were made to trace the original owner of the home; however, the original owner was not found in the records searched for this evaluation. Historic aerial photographs of the Freedom area in 1952 and 1939 show the structure in its current location (prints 13-71, 298-1 1, and 298-12 housed at the UCSC Map Room). Sanborn Insurance maps for the Watsonville area did not include Freedom, and no **Sanborn** Insurance maps appear to have been produced for Freedom itself.

The Special Collections Department of the UCSC Library contained information for the adjacent suuctures just outside the project area. A Department of Parks and Recreation (DPR) form was completed as part of an evaluation done in 1986 by Bonnie Bamburg. Bamburg noted in this DPR form that the structure adjacent to 1934 Freedom Boulevard at 1942 Freedom Boulevard was also owned by John and Shirley Strong in 1986. The 1942 Freedom Boulevard structure was at that time a Cracker Barrel antiques store (County of Santa Cruz Survey of Historic Resources 1989).

#### HISTORIC EVALUATION

#### CEQA and County of Santa Cruz Criteria

The home at 1934 Freedom Boulevard exhibited evidence of a defined chronology (ca. 1880-1900), and its architecture and physical condition warranted an historic evaluation. In order to evaluate the structure at 1934 Freedom Boulevard for significance under CEQA and for the County of Santa Cruz, a DPR 523 Historic Resources Inventory form and a detailed evaluation form was completed for the structure (see Appendices A and B).

As noted in the Methodology Section above, structures that can be identified or associated with persons that have contributed to local or regional history in a distinctive way do retain some significance. However, no such person(s) were discovered to be associated with the structure at 1934 Freedom Boulevard. **Therefore**, this structure does not appear to have historical significance for the County of Santa Cruz under criterion 1.

This simple, vernacular home does not appear to have been moved from its original location. However, the architecture of the structure does nor adhere to any particular style, it is not particularly unique, and the home is currently in poor condition. In addition, the structure is currently located in the central commercial area of the community. The majority of structures surrounding this home represent recent commercial development. Thus, the integrity of the neighborhood housing the 1934 Freedom Boulevard structure has been compromised. Due to the structure's lack of unique architectural style, the lack of integrity

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of its original neighborhood, and the overall poor condition of the structure, it does not 732 appear to be significant under criterion 2 discussed above.

The chronological age (ca. 1880-1900) of the structure at 1934 Freedom Boulevard therefore remains its only remaining criteria of importance. As noted in the Methodology section, the factor of age alone does not necessarily confer a special historical, architectural, or cultural value upon a structure. Therefore, the structure at 1934 Freedom Boulevard does not appear to contribute to the historical fabric of the County of Santa Cruz.

#### National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation, guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66 and 800 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures.

The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, **materials**, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

The structure at 1934 Freedom Boulevard is not currently listed on the National Register of Historic Places. Although this structure has an established chronology (ca. 1880-1900), it has experienced alterations on its exterior, and both its interior and exterior show evidence of severe fire damage. In addition, the integrity of the home has been compromised by the additions to its front and side (circa 1920-1930), neither of which has been maintained over the years. Evidence of poor quality remodeling exists in the board-and-batten siding on the north side of the home as well. This house is not an outstanding example of a particular architectural style, and it is not known to be associated with a significant person or event. Finally, the integrity of the surrounding neighborhood has been compromised by the construction of commercial structures. Therefore, the structure at 1934 Freedom Boulevard does not appear to be potentially eligible for listing in the National Register.

#### **CONCLUSION**

The structure at 1934 Freedom Boulevard was evaluated using both CEQA and National Register standards. The structure is not currently listed in the National Register of Historic Places or the California Register of Historic Resources, nor does it appear eligible for inclusion in these registers. Based on the foregoing research and evaluation, the structure has an established chronology (ca. 1880-1900). Both the interior and exterior of this structure were evaluated for this report, as the residence will be demolished as part of the proposed project plan, The structure is a two-story, vernacular building, and its interior and exterior retain some elements of its original construction. However, the integrity of the structure has been severely compromised by fire damage, additions and remodels (ca. 1920-30), and the construction of commercial buildings in this area of Freedom. The established chronology of the building (ca. 1880-1900) remained its only criterion of importance for CEQA and the National Register. As noted in the Methodology section, the factor of age alone is not enough to denote a special historical, architectural, or cultural aesthetic, or engineering significance, value or interest upon a structure. Therefore, the structure at 1934 Freedom Boulevard does not appear to be a significant structure in the County of Santa Cruz. No further recommendations are being made for this structure.

ATTACHMENTE(Sheer 70 f 21)
APPLICATION 97 + 085

#### LITERATURE CITED AND CONSULTED

Bamburg, Bonnie

Department of Parks and Recreation form for the structure at 1942 Freedom Boulevard in the City of Freedom, California. On **file** at the Firm of Bonnie L. Bamburg, 247 North Third Street, San Jose, California.

**Directory of Historic Properties** 

n.d. Directory of Historic Properties for Santa Cruz County on file at the University of California at Santa Cruz, Special Collections Department.

Hanna, Phil Townsend

1946 The Dictionary of California Lund Names. Los Angeles: The Automobile Club of Southern California.

Hoover, M. B., H. E. Rensch, and E. G. Rensch

1966 *Historic Spots in California*, Third Edition, revised by William N. Abeloe. Stanford, CA: Stanford University Press.

Laffey, Glory-Anne

1992 *Survey Handbook*, submitted to the Planning Department of the City of San Jose by Archives and Architecture.

Lief, Andy

1998 Personal communication with Archaeological Resource Management on the historical background of the **structure** at 1934 Freedom Boulevard in the City of Freedom.

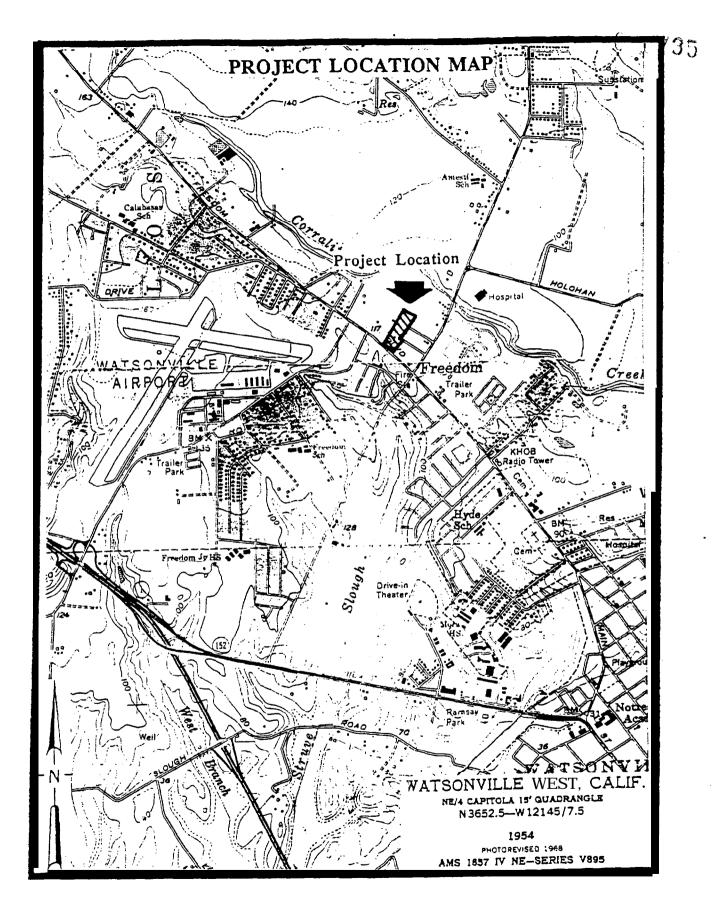
Sanbom Insurance Company

1900- Sanbom Insurance Maps for the Watsonville, California area. 1950

Siurvey of Historic Resources

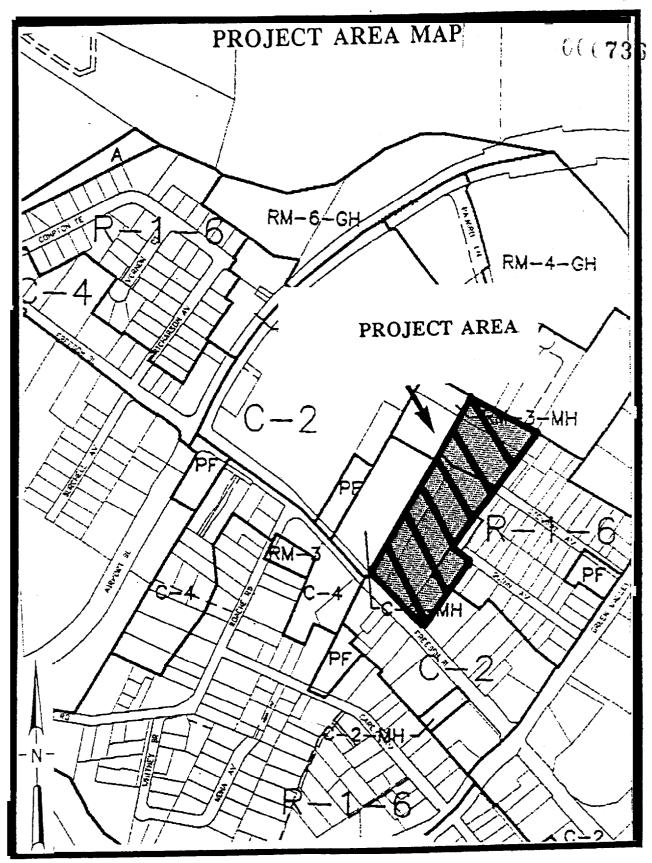
Survey of Historic Resources for the County of Santa Cruz, final adoption by the Board of Supervisors for the County (February 14, 1989), on file at the University of California at Santa Cruz, Special Collections Department.

ATTA HMENT (Sheet 80 (21)) APPLICATION 97-0857



ATTACHMENT 6 Sheet 9 of 21)
APPLICATION 97 - 0857

EXHIBIT&1



Environmental Review Inital Study

ATTACHMENT 6 (Sheet 10 of 21)

APPLICATION 97-0857

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APPENDIX A: Department of Parks and Recreation Form

ATTACHMENT 6 (Sheet 11 of 21) APPLICATION 97-0857

#### State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION Office of Historic Preservation

#### **Historic Resources Inventory**

# ATTACHMENT 6

Survey Ref. No. 0 1

ldantifi.	cation	and	Location

	Ser. No. —	<u> </u>
Identification and Location	National Regi Local designa	ster Status <u>67</u> ition <u>Non-Significant Structure</u>
1. Historic name		
2. Common flame or current i	name1934	4 Freedom Boulevard
'3. Number & stre <u>et</u>	1934 Freedom Boulevard	Cross-corridor
City Freedom	Vicinity only	zip County Santa Cruz
4. U T M Z o n e & A	6 09 270mE B 40 88 4	40mN C D
5. Quad map No. Watsonville West	Parcel No. 048-051-0	9 Other
Description  6. Property Category	If district, residential documented	

 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

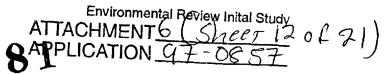
This two story vernacular house appears to have been constructed circa 1880-1900. It has front gables and a moderately pitched roof with composition shingles over wood shake. The eaves are slightly boxed with simple cornice moldings. The exterior on the west, east, and south sides of the structure are sheathed with horizontal shiplap siding. The north side is covered with vertical board-and-batten siding which appears to be a poor quality remodel. The front door has a central location on the west side of the structure. A partially screened, single story, porch encloses the front door: this porch appears to be an early addition. There is also a single story addition to the south side of the structure which is sheathed with horizontal false beveled siding. The windows in the structure are in poor condition and were boarded over at the time Of this evaluation. They appear to have been multi-paned wood sash. The entire structure is in poor condition and has Suffered interior and partial exterior fire damage. There are several circa 1920s, small, rental cabins located on the property along with a few commercial buildings. One of the commercial buildings, located at 1942 Freedom Boulevard, appears to be of the same vintage as the front gabled house (circa 1880-1900). The commercial building is in fair condition with many early additions.



- a. Planning agency County of Santa Cruz
- 9. Owner Address Vista Verde Housing Ass. 7455 Carmel Street Gilroy, CA 95020
- 1 0. Type of Ownership commercial
- 11. Present Use vacant residence
- 12. Zoning
- 1 3. Threats demolition

Send a copy of this form to: State Office of Historic Preservation, PO Box 942896, Sacramento, CA 94287-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800).



ATTACHMENT

#### **Historical Information**

1 4. Construction date(s	) <u>1880-1900</u> Original	location	same	Daffelmoffed 1	<u> MEANI</u>	0	•
15. Alterations & date	•		side of str	ucture Ca. 1920s	0(17	3	ç
1 6. Architect	unknown	Builder		unknown			
17. Historic attributes	(with number from I	ist) <u>02</u>					

#### Significance and Evaluation

18.	Context fo	r evaluation:	Theme	arch	itecture/shelter	•	Area		
	Period	Horticulture 1870-1918	Property	Туре	residential	Con	text formally	developed?_	

• 1 9. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This structure was evaluated according to the criteria of eligibility for inclusion on the National Register Of Historic Places. These criteria are: connection with significant events (Criterion A), significant persons (Criterion B), embodying distinctive and significant architectural characteristics (Criterion C), and yielding important information in history/prehistory (Criterion D).

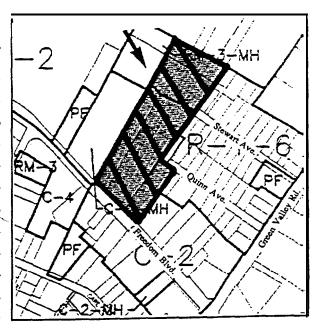
The single family residence has a well established chronology (ca. 1880-1900). The property at 1934 Freedom Boulevard has had several past owners and appears to have been used as a residence by each of the previous owners. The property is currently owned by Vista Verde Housing Association who purchased the property in October 1996 from the Pajaro Valley Housing Corporation. The Pajaro Valley Housing Corporation acquired the property in October 1997. Prior to October 1997, the property was owned by John and Shirley Strong. Attempts were made to trace the original owner of the home; however, the original owner was not found in the (continued on attached page)

#### 2 0. Sources:

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses, New York: Alfred A. Knopf, Inc.

21	. Applicable Na		Register none	criteria		
	•					
22.	Other recognition	on				
	State Landmar	k No.	(if applic	cable)	_	
23.	Evaluator	Jor	nathan Re	ddington		
	Date of evaluat	ion	Octobe	r 16, 1998		
24.	Survey type	histor	ical/architec	tural evaluation		
	Survey name					
26.	Year form prep	ared		1998		
	By (name)		Vicki K	obza		
		A.R.M.				
	Address					
	City & Zip					
	Phone .		3) 295-I			



#### **ATTACHMENT**

1934 Freedom Boulevard Freedom, California DPR 523 Form

#19 continued:

records searched for this evaluation. Historic aerial photographs of the Freedom 'area in 1952 and 1939 show the structure in its current location (prints 13-71, 298-11, and 298-12 housed at the UCSC Map Room).

The structure at 1934 Freedom Boulevard is not currently listed on the National Register of Historic Places. Although this structure has an established chronology (ca. 1880-1900), it has experienced alterations on its exterior, and both its interior and exterior show evidence of severe fire damage. In addition, the integrity of the home has been compromised by the additions to its front and side (circa 1920-1930), neither of which has been maintained over the years. Evidence of poor quality remodeling exists in the board-and-batten siding on the north side of the home as well. This house is not an outstanding example of a particular architectural style, and it is not known to be associated with a significant person or event. Finally, the integrity of the surrounding neighborhood has been compromised by the construction of commercial structures. Therefore, the structure at 1934 Freedom Boulevard does not appear to be potentially eligible for listing in the National Register.

APPENDIX B: Historic Evaluation Forms

ATTACHMENT 6 (Sheet 15 of 21)
APPLICATION 97-0857

#### 1934 Freedom Boulevard, Freedom. California

0 (742

#### A. VISUAL OUALITY/DESIGN

#### 1. -EXTERIOR

Quality of form, composition, detailing, and ornament in part of originality, artistic merit, craftsmanship, sensitivity to surroundings and overall visual quality. **FP** - Poor condition

#### 2. STYLE

Significance as an example of a particular architectural style, type, or convention.

G - Good example but in poor condition

#### 3. DESIGNER

a. Designed or built by an architect, engineer, builder, artist, or other designer who has made significant contribution to the community, state, or nation.

FP - Designer unknown or of no particular importance

or

b. Significance as an example of vernacular architecture.

**FP** - Of no particular interest

#### 4. CONSTRUCTION

Significance as example of a particular structural material, surface material, or method of construction.

FP - Of no particular interest

#### 5. SUPPORTIVE ELEMENTS

Fences, walls, out-buildings, trees, landscaping, and other secondary elements which are accessory to the feature being evaluated and are supportive of, or enhance the features notable qualities; also stores, institutions, and other tenants located within buildings.

G - Supportive elements, but none are especially fine or unusual.

#### B. HISTORY/ASSOCIATION

#### 6. PERSON/ORGANIZATION

Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

FP - No connection with person/organization of importance

#### 7. EVENT

Associated with an event that has made a significant contribution to the community, state, or nation.

FP - No connections with event of importance

#### 8. PATTERNS

Associated with and effectively illustrative of broad patterns of cultural, social, political economic, or industrial history, or of the development of the City, or of distinct geographic regions, or ethnic groups of particular well-defined era.

FP - No connection 743 with patterns of importance

#### 9 . A G E

Of particular age in relationship of the periods of development of buildings in the area.

VG -- Built between 1860 and April 1906

#### C. ENVIRONMENTAL/CONTEXT

#### 10. CONTINUITY

Contributes to the visual, historic, or *other* environmental continuity or character of the street area.

FP - Incompatible withanarea of primary importance or not located in an area of primary or secondary importance

#### 11. SETTING

Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

FP - Incompatible with dominant character of the area, or unimportant

#### 12. FAMILIARITY

Prominence or familiarity within the neighborhood, city, or region.

**FP -** Not particularly conspicuous or familiar

#### D. INTEGRITY

#### 13. CONDITION

Extent to which the feature has experienced deterioration.

#### FP - Exhibits considerable surface wear and significant structural problems

#### 14. EXTERIOR ALTERATIONS

Degree of alteration done to important exterior materials and design features.

#### VG - Minor alterations which do not change the overall character

#### 15. STRUCTURAL REMOVALS

Extent to which wings, stories, roofs, and other important large scale structural components have been removed.

VG - Important portions of feature removed, but other portions **remaining** 

ATTACHMENT G (Shect 1) Good; FP - Fair to Poor APPLICATION 97-0867



## ATTACHMENT 6

16. SITE

Relation of features to its original site and neighborhood.

E-Has not been 744

#### E. REVERSIBILITY

17. EXTERIOR

Extent to which integrity losses (see Criteria 13-16) can be reversed, and ease or difficulty of making such corrections.

FP - very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility

#### F. ADDITIONAL CONSIDERATION

18. INTERIOR VISUAL QUALITY

Design quality of interior arrangement, finish, craftsmanship, and/or detail is/are particularly attractive or unique.

19. HISTORY/ASSOCIATION OR INTERIOR

Design quality associated with a person, group, organization or institution having used the interior.

20. INTERIOR ALTERATIONS

Degree of alterations to important interior materials and design features.

2 1. REVERSIBILITY/INTERIOR

Extent to which integrity losses can be reversed, and ease or difficulty of making such correction.

FP-Fairorpoor

FP - Fair or poor

FP - Altered beyond recognition. Fire damage

FP - very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility

Environmental Review Inital Study
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APPENDIX C: Photographs of the Structure

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Figure 1: Front exterior of the structure at 1934 Freedom Boulevard. View is to the north.

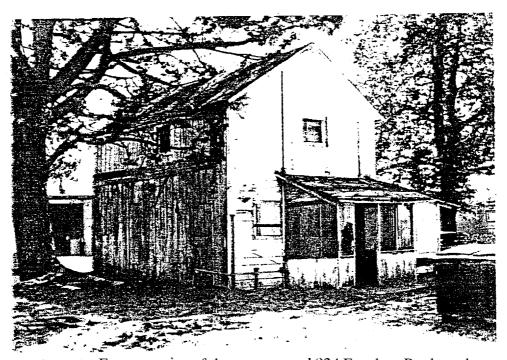


Figure 2: Front exterior of the structure at 1934 Freedom Boulevard. View is to the east-northeast.

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Figure 3: Rear exterior of the structure at 1934 Freedom Boulevard. View is to the west.



Figure 4: Interior fire damage at 1934 Freedom Boulevard.

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# VISTA VERDE TOWNHOMES TRAFFIC STUDY WATSONVILLE, CALIFORNIA

Prepared For
Mr. Mickey Pawlik
Project Manager
Pajaro Valley Housing Corporation
318 Main Street, #200
Watsonville, CA 95076

**SEPTEMBER 8, 1997** 

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# ATTACHMENT 6

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### **EXHIBIT**

NO.

DESCRIPTION

- 1. PROJECT LOCATION MAP
- 2. PROJECT SITE PLAN
- 3. EXISTING PEAK HOUR VOLUMES
- 4. LEVEL OF SERVICE SUMMARY TABLE
- 5. PROJECT TRIP GENERATION
- 6. PROJECT TRIP DISTRIBUTION AND ASSIGNMENT
- 7. EXISTING PLUS PROJECT PEAK HOUR VOLUMES
- 8. PARKING REQUIREMENTS FOR SIMILAR PROJECTS
- 9. CUMULATIVE PROJECT TRIP GENERATION STUDY
- 10. LOCATION OF CUMULATIVE PROJECTS
- 11. CUMULATIVE PEAK HOUR VOLUMES

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APPENDIX

TITLE NO.

- A. LOS DESCRIPTION SIGNALIZED INTERSECTION
- B. LOS DESCRIPTION -TWO WAY STOP-CONTROLLED INTERSECTION
- C. LEVEL OF SERVICE THRESHOLD VOLUMES FOR VARIOUS ROADWAY TYPES
- D. LEFT TURN LANE WARRANTS
- E. INTERSECTION LOS CALCULATION WORKSHEETS

## INTRODUCTION

## **Project Description**

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This report presents the findings of potential traffic impacts attributed to the proposed Vista Verde Townhomes and adjacent daycare center and commercial area. The proposed project will be built on a 210,216 square feet parcel and will include 60 single family dwelling units in 10 buildings, a 1,400 sq. ft. daycare center, and an approximately 30,000 sq. ft. specialty retail center.

Project Location and Street Network

The project location map is provided as Exhibit 1. The project site plan is provided as Exhibit 2. The project site is located on the north side of Freedom Boulevard about 1000' west of Green Valley Road in an unincorporated area of Santa Cruz County.

Vehicular access to the residential area will be via Stewart and Quinn Avenues, which serve single and multiple family dwellings. Quinn Avenue also serves commercial property. Quinn and Stewart Avenues intersect Green Valley Road at stop-sign controlled intersections approximately 600 feet and 1000 feet north of Freedom Boulevard, respectively. The project includes reconstruction of Stewart and Quinn Avenues to a width of 30 feet with curb and gutters. Parking will be allowed on only one side of the street. A sidewalk will be provided on one side of the street.

Vehicular access for parents dropping off and picking up children at the **daycare** center will be via an existing driveway on Freedom Boulevard. Vehicular access to the commercial area will also be via the same driveway.

Parking for the residential area and **daycare** center will be provided in perpendicular spaces along the internal private streets. The number of parking spaces and parking layout for the commercial area have yet to be determined.

## Scope of Work

The proposed project will generate new **traffic** on the surrounding street network including Freedom Boulevard, Airport Boulevard, Green Valley Road, Stewart Avenue, and Quinn Avenue. The scope of this traffic study is to identify any potential traffic impacts attributed to the proposed project. This study includes the analysis of **traffic** flow conditions under the following five scenarios:

- 1. Existing
- 2. Existing plus project (residential + daycare)
- 3. Existing plus project (commercial)
- 4. Existing plus project (residential + daycare +commercial)
- 5. Cumulative (existing + residential + daycare +commercial + approved development)

at the following intersections:

- 1. Green Valley Road/Stewart Avenue
- 2. Green Valley Road/Quinn
- 3. Green Valley Road/Freedom Boulevard

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- 4. Freedom Boulevard/Airport Boulevard
- 5. Freedom Boulevard/project driveway

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during the weekday AM and PM peak hours. This study evaluates the adequacy of the following elements:

- 1. Roadway and intersection design
- 2. Project access, internal circulation, and parking
- 3. Pedestrian and bicycle circulation
- 4. Public transit

Where deficiencies are identified, mitigation measures are recommended.

## **EXISTING CONDITIONS**

This chapter describes the existing street network, traffic volumes, traffic flow conditions, and public transit.

## **Existing Street Network**

Roadways serving the study area include Freedom Boulevard, Airport Boulevard, Green Valley Road, Stewart Avenue, and Quinn Avenue.

Freedom Boulevard is a four-lane east-west arterial street with left turn channelization at most intersections. Freedom Boulevard provides regional circulation, extending from downtown Watsonville through Freedom. to Highway 1. Its intersections with Green Valley Road and Airport Boulevard are controlled by fully actuated traffic signals. Parking is prohibited on both sides of. Freedom Boulevard. The posted speed limit on Freedom Boulevard in the vicinity of the project is 30 mph. Freedom Boulevard is equipped with bike lanes. Sidewalks exist for a portion of its length.

Airport Boulevard is a four-lane north-south arterial street with left turn channelization at most intersections. Airport Boulevard provides regional circulation, extending from Highway 1 to Highway 129. Its intersections with Freedom Boulevard and Green Valley Road are controlled by fully actuated traffic signals. Parking is prohibited on both sides of. Airport Boulevard The posted speed limit on Airport Boulevard in the vicinity of the project is 35 mph. Sidewalks exist for a portion of its length.

Green Valley Road is a four-lane north-south arterial street with left turn channelization at most intersections. Green Valley Road provides regional circulation, extending from Highway 1 along the north side of Watsonville. Its intersections with Freedom Boulevard and Airport Boulevard are controlled by fully actuated traffic signals. Parking is prohibited on both sides of Green Valley Road The posted speed limit on Green Valley Road in the vicinity of the project is 35 mph. Green Valley road is equipped with a painted right edge line. Sidewalks exist for a portion of its length.

Stewart Avenue is a two-lane east-west local residential street. It dead-ends about 750 feet west of Green Valley Road. Parking is provided on both sides of the street. It has an unposted prima facie speed limit of 25 mph. It has no sidewalks.

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Quinn Avenue is a two-lane east-west local residential street. It dead-ends about 700 feet west of Green Valley Road. Parking is provided on both sides of the street. It has an unposted prima facie speed limit of 25 mph. It has no sidewalks.

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## **Existing Street Segment Volumes and Operating Conditions**

Other factors that could affect traffic flow conditions include intersection channelization design, type of traffic control devices, signal timings, signal coordination, quality of progression, distance between adjacent intersections, pedestrian volume and on-street parking activities. Thus, the LOS ratings for street segments are intended solely to provide a "planning level" evaluation of congestion and capacity deficiencies on a street segment. More detailed study of traffic flow conditions is often necessary to fully address traffic operation, access and traffic/bike/ pedestrian safety issues. Intersection operating conditions are discussed in the next section of this chapter. The existing peak hour segment and turning movement volumes are shown on Exhibit 3. The LOS ratings for street segments are based on the threshold volumes provided in Appendix A. Description of LOS ratings are provided in Appendix B.

Daily traffic counts on Freedom Boulevard and Green Valley Road were obtained from the Santa Cruz County Regional Transportation Agency's 1996 Annual Traffic Monitoring Report. Elsewhere, it was assumed that the PM peak hour volume is about 10% of the daily traffic, as is typically the case.

#### Freedom Boulevard

Freedom Boulevard currently carries about 16,819 vehicles per day (vpd). This corresponds to LOS B on a 4-lane undivided arterial without **left** turn lanes.

### **Airport Boulevard**

Airport Boulevard currently carries about 13,980 vpd. This corresponds to LOS A on a 4-lane undivided arterial without left turn lanes.

#### **Green Valley Road**

Green Valley Road currently carries about 16,878 vpd. This corresponds to LOS B on a 4-lane undivided arterial without left turn lanes.

#### **Stewart Avenue**

Stewart Avenue currently carries about 580 vehicles per day (vpd). This corresponds to LOS A based on maintaining the neighborhood quality of life on a local residential street.

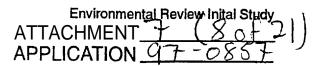
#### **Quinn Avenue**

Quinn Avenue currently carries about 360 vehicles per day (vpd). This corresponds to LOS A based on maintaining the neighborhood quality of life on-a **local** residential street.

## **Existing Intersection Operating Conditions**

Intersection traffic operations are evaluated using the level of service (LOS) concept. Intersections and road segments are rated on an "A" to "F" scale with "A" representing free flow and "F" representing forced flow/gridlock conditions. At two-way stop controlled intersections, the vehicle delay for side street traffic is analyzed. LOS for side street movements is based on the distribution

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of gaps in the major street traffic stream and driver judgement in selecting gaps. Appendix C shows the relationship between the vehicle delay and LOS for two-way stop controlled intersection. Because the study intersections are within Watsonville's sphere of influence, Watsonville's standard of LOS C as the threshold level of service was used for this study. Intersections which are caused to operate at LOS C or worse by project traffic will be required to mitigate to LOS C. For this study, LOS C was considered the minimum acceptable level of service.

For signalized intersections, average stopped delay per vehicle is used to establish intersection LOS. Delay is a function of signal timing, lane configuration, **traffic** demand and arrival pattern. Appendix D provides a description of signalized intersection level of service. For this study, the SYNCHRO 3 **software** program was utilized to calculate the level of service for signalized intersection. The level of service calculation procedures are based on technical procedures documented in the *1994 Highway Capacity Manual*. The SYNCHRO 3 program is also effective in the analysis of queue lengths, signal cycle lengths and splits.

Weekday AM and PM peak periods intersection turning movement counts were taken at all the study intersections except the driveway on Freedom Boulevard on June 18, 1997. The driveway was counted on July 10, 1997. These counts were applied throughout the analysis.

### Green Valley Road/Stewart Avenue

This intersection is controlled by a stop sign on Stewart Avenue. The HCM two-way stop sign method assumes random arrivals on all approaches. Using this method, all movements operate at LOS B or better. Traffic signals at Airport Boulevard and Freedom Boulevard create large gaps in the traffic flow on Green Valley Road, so left turns are even easier than predicted by the HCM method. No improvements are warranted for existing conditions.

#### Green Valley Road/Quinn Avenue

This intersection is controlled by a stop sign on Quinn Avenue. The HCM two-way stop sign method assumes random arrivals on all approaches. Using this method, all movements operate at LOS C or better. Traffic signals at Airport Boulevard and Freedom Boulevard create large gaps in the traffic flow on Green Valley Road, so left turns are even easier than predicted by the HCM method. No improvements are warranted for existing conditions.

### Green Valley Road/Freedom Boulevard

This intersection is controlled by an actuated uncoordinated traffic signal and currently operates at a stable condition (LOS C or better) in both peak hours. LOS calculation worksheets are attached as Appendix E. The existing intersection levels of service are tabulated on Exhibit 4. No improvements are warranted for existing conditions.

According to the 1996 CMP, the Freedom/Green Valley intersection was operating at LOS D in 1995, with a standard of LOS E. An inspection of the LOS calculation sheet revealed that the eastbound and northbound right turn lanes had not yet been constructed at that time.

#### Airport Boulevard/Freedom Boulevard

This intersection is controlled by an actuated uncoordinated signal and currently operates at a stable condition (LOS C or better) in both peak hours. LOS calculation worksheets are attached as Appendix E. The existing intersection levels of service are tabulated on Exhibit 4. No improvements

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are warranted for existing conditions. Otherwise, the difference in the traffic volumes were not significantly different, except that the northbound right turn volume had grown dramatically.

Driveway/Freedom Boulevard

This driveway yields to traffic on Freedom Boulevard. The HCM two-way stop sign method was used to analyze traffic operation at the driveway. This method assumes random arrivals on all approaches. Using this method, the left turns from the driveway operate at LOS C in the AM peak and LOS E in the PM peak. Other movements operate at LOS B or better *in* both peaks. Drivers turning left from all driveways along the north side of Freedom Boulevard experience a similarly poor level of service. The poor LOS for traffic turning left from the driveways on the north side is caused by a high traffic volume on Freedom Boulevard and the lack of a two-way left turn lane on Freedom Boulevard. Traffic signals at Airport Boulevard and Freedom Boulevard create large gaps in the traffic flow on Green Valley Road, so left turns are actually somewhat easier than predicted by the HCM method. Nevertheless, high volumes on Freedom Boulevard make left turns difficult. A two-way left turn lane is warranted for existing conditions.

## **Public Transit**

Public transit service to the project is provided by the following Santa Cruz Metropolitan Transit District routes 71 (Watsonville to Santa Cruz), 73 (Airport/Buena Vista), 75 (Green Valley).

## **EXISTING PLUS PROJECT CONDITIONS**

This chapter describes the project traffic generation, trip distribution and assignment, operating conditions, project access and internal circulation, potential project impacts and recommended mitigation measures.

## **Project Traffic Generation**

The proposed project consists of 60 townhomes, a building housing a community center, a daycare center, and a laundry, and a commercial area of about 30,000 square feet. Trip rates for the residential area and daycare center were determined using ITE's *Trip Generation*, 1995. The trip rate for the commercial area was determined from *San Diego Traffic Generators*. Based on complete occupancy, the project will generate a total of 1,363 daily trips with 62 trips (27 in, 35 out) in the AM peak hour and 130 trips (70 in, 60 out) in the PM peak hour.

The project applicant requested that the traffic analysis also be performed for the residential area/daycare center and the commercial area scenarios separately. Based on complete occupancy, the residential area/daycare center will generate a total of 403 daily trips with 34 trips (9 in, 25 out) in the AM peak hour and 44 trips (27 in, 17 out) in the PM peak hour, while the commercial area will generate a total of 960 daily trips with 28 trips (18 in, 10 out) in the AM peak hour and 86 trips (43 in, 43 out) in the PM peak hour.

The project **traffic** generation summary table is provided as Exhibit 5.

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## Project Trip Distribution and Assignment

Trip distribution defines the origins and destinations of **all** trips to and from a project site. Trip assignment defines the actual travel paths that motorists would choose between the project site and their origins or destinations. The project traffic was distributed to the study street network based on existing circulation patterns. Project **traffic** is distributed onto Freedom Boulevard south (40%) and north (12%), Green Valley Road west (20%) and east (20%), and Airport Boulevard west (8%). Trip distribution and assignment for the AM and PM peak hours are shown on Exhibits 6A, 6B, and 6C for the **residential/daycare**, commercial, and total project scenarios respectively.

## **Existing Plus Project Street Segment Volumes and Operating Conditions**

The peak hour project trips were added to the existing volumes to establish the Existing Plus Project traffic volumes. The LOS ratings for street segments are based on the threshold volumes provided in Appendix A. Daily traffic is estimated as 10 times the peak hour segment volume. The Existing Plus Project peak hour volumes are shown on Exhibit 7A, 7B, and 7C for the residential/daycare, commercial, and total project scenarios respectively.

#### Freedom Boulevard

Daily traffic on Freedom Boulevard will increase from about 16,8 19 vpd to 16,929 vpd, 17,249 vpd, and 17,359 vpd for the residential/daycare, commercial, and total project scenarios respectively. The segment will continue to operate at LOS B for all project scenarios.

## Airport Boulevard

Daily traffic on Airport Boulevard will increase from about 13,980 vpd to 14,000 vpd, 14,060 vpd, and 14,080 vpd for the **residential/daycare**, commercial, and total project scenarios respectively. The segment will continue to operate at LOS A for all project scenarios.

#### Green Valley Road

Daily traffic on Green Valley Road will increase from about 16,878 vpd to 17,348 vpd, 17,228 vpd, and 17,508 vpd for the **residential/daycare**, commercial, and total project scenarios respectively. Both segments will continue to operate at LOS B for all project scenarios.

### Stewart Avenue

Daily **traffic** on Stewart Avenue will increase from about 580 vpd to 730 vpd. This segment will continue to operate at LOS A based on maintaining the neighborhood quality of life on a **local** residential street.

The project applicant requested an analysis of the impacts if Stewart Avenue were the only access to the residential area. Traffic volume'on Stewart Avenue would increase from 580 vpd to 932 vpd. This segment would continue to operate at LOS A based on maintaining the neighborhood quality of life on a local residential street,

#### Quinn Avenue

Daily traffic on Quinn Avenue will increase from about 360 vpd to 540 vpd. This segment will continue to operate at LOS A based on maintaining the neighborhood quality of life on a **local** residential street.

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## **Existing Plus Project Intersection Operating Conditions**

Green Valley Road/Stewart Avenue

All movements will continue to operate at LOS B or better under all project scenarios. No improvements are warranted for existing conditions. Project **traffic** will have less-than-significant impact at this intersection. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. No improvements will be required.

If residential traffic accessed the site via Stewart Avenue only, all movements at the Green Valley/Stewart intersection would experience LOS C or better. No improvements would be required.

## Green Valley Road/Quinn Avenue

All movements will continue to operate at LOS C or better under all project scenarios. No improvements are warranted for existing conditions. Project traffic will have less-than-significant impact at this intersection. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. No improvements will be required.

## Green Valley Road/Freedom Boulevard

This intersection will continue to operate at an overall LOS C or better during both peak hours under all project scenarios. Project traffic will have less-than-significant impact at this intersection. Level of service summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. No improvements will be required.

## Airport Boulevard/Freedom Boulevard

This intersection will continue to operate at an overall LOS C or better during both peak hours under all project scenarios. Project traffic will have a less-than-significant impact at this intersection. Level of *service* summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. No improvements will be required.

### Driveway/Freedom Boulevard

Left turns from the project driveway will operate at LOS C in the AM peak and LOS E in the PM peak. Other movements will continue to operate at LOS B or better in both peaks. Project traffic will have a less-than-significant impact on through traffic. The two-way left turn lane that is warranted for existing conditions would also be required for all Existing Plus Project scenarios.

## **Project Access And Internal Circulation**

Access to the residential area will be via Quinn and Stewart Avenues. The internal circulation shown on the site plan will be **sufficient** to serve the relatively low volumes of traffic generated by the townhomes.

Access to the **daycare** center and commercial area will be via a driveway on Freedom Boulevard. The site plan does not show the internal circulation for the commercial area. It is expected that parents who do not live in the Vista Verde Townhomes will drop off and pick up their children at the **daycare** center via an access through the commercial area.

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## Parking

The project includes 207 parking spaces. This parking is shared between the residents and visitors to the townhomes and the employees of the **daycare** center. The applicant calculates that the minimum parking requirement is 195 spaces. Assuming that the **daycare** center employees will occupy 7 spaces, the average number of parking spaces per **townhome** will be 3.33. The applicant requested that the actual parking use be checked at similar developments in the area. Higgins Associates performed nighttime spot parking counts between 7 P.M. and midnight on a weekday at four low income housing developments. The results are shown in Exhibit 8.

Given the results of the survey, it appears that the required number of spaces is excessive. Assuming 1.5 occupied spaces per unit plus 7 spaces for the **daycare** center, the project would require only 97 spaces rather than 195.

A comparison was also made with the parking generation predicted in ITE's **Parking Generation**. There, the average reported rate for a residential condominium development is 1.1 spaces per dwelling unit. Townhomes tend to have a larger parking demand **than** condominiums, but low-income families tend to have a lower vehicle ownership rate than the general public. The ITE rate agrees closely with the average observed rate for low-income housing projects.

Since an excessive number of parking spaces is undesirable economically, aesthetically, and environmentally, the number of parking spaces in the project should be reduced. This would allow a larger amount of green space and play area in the project.

### **Public Transit**

The project is well served by public transit. Both routes 71 and 73 serve bus stops on Green Valley Road in both directions, while route 75 serves Freedom Boulevard adjacent to the project. Route 71 travels between the Metro Center in Santa Cruz and the Watsonville Center in Watsonville. Route 73 travels between the Buena Vista/Airport area and the Watsonville Center, while Route 75 serves Green Valley Road, Main Street, and the Watsonville Center. All buses on these routes are wheelchair accessible and equipped with bicycle racks. No improvements will be required.

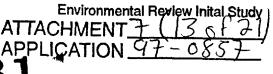
### **Pedestrians**

Internal access within the project would be mostly via walkways and on-site roadways. Off-site access would be via Stewart and Quinn Avenues to the east and through the commercial area to the south. The project includes construction of a sidewalk on one side of Stewart and Quinn Avenues. If access to the project is not provided on Quinn Avenue, then the sidewalk on Stewart would be sufficient. No further improvements will be required.

## **Bicycles**

A bike lane on Freedom Boulevard and the striped shoulder on Green Valley Road serve the needs of bicycle circulation in the project area. No improvements will be required.

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This chapter describes the cumulative land use trip generation and traffic flow conditions. Based on information provided by the County of Santa Cruz Planning Department and City .of Watsonville Community Development Department, 22 cumulative projects are identified in the vicinity. For each project, the trip generation was developed and the additional traffic distributed and assigned to the network. Trip generation for the cumulative projects is shown in Exhibit 9. The locations of the cumulative projects are shown in Exhibit 10.

The LOS ratings for street segments are based on the threshold volumes provided in Appendix A. Daily traffic is estimated as 10 times the peak hour segment volume. The Existing Plus Project peak hour volumes are shown on Exhibit 11. It is assumed that both the residential/daycare and commercial projects are included in the cumulative scenario.

## **Cumulative Street Segment Volumes and Operating Conditions**

## Freedom Boulevard

Daily traffic on Freedom Boulevard will increase from about 16,070 vpd currently to 16,830 vpd for the cumulative scenario. The segment will continue to operate at LOS B.

## Airport Boulevard

Daily traffic on Airport Boulevard will increase from about 13,980 vpd currently to 15,560 vpd. The segment will continue to operate at LOS A.

## Green Valley Road

Daily traffic on Green Valley Road north of Freedom Boulevard will increase from about 16,868 vpd currently to 20,578 vpd. The segment will operate at LOS D.

#### Stewart Avenue

Daily traffic on Stewart Avenue will increase from about 580 vpd currently to 730 vpd. This segment will continue to operate at LOS A based on maintaining the neighborhood quality of life on a local residential street.

The project applicant requested an analysis of the impacts if Stewart Avenue were the only access to the residential area. **Traffic** volume on Stewart Avenue would increase from 580 vpd currently to 932 vpd. This segment would continue to operate at LOS A based on maintaining the neighborhood quality of life on a local residential street.

#### Quinn Avenue

Daily traffic on Quinn Avenue will increase from about 360 vpd currently to 540 vpd. This segment will continue to operate at LOS A based on maintaining the neighborhood quality of life on a local residential street.

## **Cumulative Intersection Operating Conditions**

## Green Valley Road/Stewart Avenue

All movements will continue to operate at LOS B or better. No improvements are warranted for cumulative conditions. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E.

 If residential traffic accessed the site via Stewart Avenue only, all movements at the Green Valley/Stewart intersection would experience LOS C or better. No improvements would be required.

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## Green Valley Road/Quinn Avenue

All movements will continue to operate at LOS C or better. No improvements are warranted for existing conditions. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E.

## Green Valley Road/Freedom Boulevard

This intersection will operate at an overall LOS E or during the PM peak hour. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. Adding a second westbound left turn lane and a northbound right turn arrow that overlaps the westbound left turn phase would improve the operation to LOS C.

## Airport Boulevard/Freedom Boulevard

This intersection will continue to operate at an overall LOS C or better during both peak hours. An LOS summary table is provided as Exhibit 4. LOS calculation worksheets are attached as Appendix E. No improvements will be required.

## Driveway/Freedom Boulevard

Left turns from the project driveway will operate at LOS C in the AM peak and LOS F in the PM peak. Other movements will continue to operate at LOS C or better in both peaks. Project traffic will have a less-than-significant impact on through traffic. The two-way left turn lane that is warranted for existing conditions would also be required for the cumulative scenario.

## CONCLUSIONS

Assuming that Santa Cruz County constructs the two-way left turn lane required to resolve an existing deficiency on Freedom Boulevard, all project scenarios (residential/daycare, commercial, and both) will result in less-than-significant impacts. Since this project does not trigger the need for the two-way left turn lane, no project mitigations are required. Hence, the project itself will have a less-than-significant impact on the study roadways and intersections.

Even if the project is developed without the construction of the two-way left turn lane, the project will have a negligible impact on through traffic. Drivers attempting to turn left on to Freedom Boulevard at the project driveway, however, will experience significant delays, just as all drivers who enter Freedom Boulevard from driveways along the north side do now.

The applicant has shown interest in providing access from Green Valley Road via Stewart Avenue only. Doing so would create no additional significant impact.

It appears that the 207 parking spaces planned for the project would be excessive. According-to a survey of similar local low-income housing 'projects, only about 97 parking spaces would be needed.

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Under the cumulative scenario, only the Green Valley/Freedom intersection would require improvements (a second westbound left turn lane and a northbound right turn arrow that turns green with the westbound left turn phase).

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## RECOMMENDATIONS

The proposed project should contribute its fair share to the improvements at the Green Valley/Freedom intersection required for cumulative conditions. All proposed driveways should comply with County standard details. The proposed project should provide frontage improvements as directed by the Santa Cruz County Public Works Department. The number of parking spaces should be reduced from 207 to 97. Santa Cruz County should install a two-way left turn lane on Freedom Boulevard between Green Valley Road and Airport Boulevard to resolve an existing deficient condition.

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INTERSECTION	⊚∦≹≂ CONFIG	TRAFFIC	CRITICAL MOVEMENT	DEL LOS		DEL LOS	DEL LOS	DEL LOS	DEL LOS	DEL LOS	DEL LOS	DEL LOS	DEL LOS	
1. GREEN VALLEY ROAD (N-S)/ STEWART AVENUE (EB)	NB: 1-UT;1-T SB: 1-T/R;1-T EB: 1-UR	EB STOP SIGN	EBUR NB L OVERALLINT:	5 A 4 A 0 .*	4 A 6 B 0 -	6 B 4 A. 0 -	6 B 6 B	5 A 4 A 0 -	4 A 6 B 0 -	6 B 4 A 0 •	6 B 6 B 0 •	6 B 4 A 0 -	8 B 8 B	
2. GREEN VALLEY ROAD (N-S)/ QUINN AVENUE (EB)	NB: 1-L/T;1-T SB: 1-T/R;1-T EB: 1-UR	EB STOP SIGN	EB L/R NB L OVERALL INT:	4 A 4 A 0 -	11 C 6 B 0 -	5 A 4 A 0 •	12 C 6 B 0 •	4 A 4 A 0 -	12 C 6 B 0 -	5 A 4 A 0 -	13 C 6 B 0 -	6 B 5 A 0 -	19 C 8 B 0 -	
3. GREEN VALLEY ROAD (N-S)/ FREEDOM BLVD. (E-W)	NB: 1-L;2-T;1-R SB: 1-L;1-T;1-T/R EB: 1-L;2-T;1-R WB: 1-L;2-T;1-R	SIGNAL		16 C	23 C	16 C	24 C	16 C	24 C	16 C	24 C	G5	45 E 24 C	
4. AIRPORT BLVD. (N-S)/ FREEDOM BLVD. (E-W)	NB: 1-L;1-T;1-R SB: 1-L;1-T;1-R EB: 1-L;1-T;1-T/R WB: 1-L;1-T;1-T/R	SIGNAL		16 C	19 C	16 C	19 C	16 C	20 C	16 C	,20 C	17 C	22 C	
5 DRIVEWAY (SB)/ FREEDOM BLVD. (E-W)	SB: 1-L;1-R WB: 1-T;1-T/R EB: 1-L/T;1-T	SB STOP SIGN	SB L SB R EB L OVERALL INT:	13 C 6 B 4 3 A 3 A 4 A 0 -	42 E 12 C 4 A 6 B 6 B 0 -	13 C 3 A 4 A 0 -	46 F 4 A 6 B 0 -	13 C 3 A 4 A 0 -	86 F 5 A 7 B 2 -	13 C 3 A 4 A 0 -	104 F 5 A 7 B 3 -	13 C 7 B 3 A 3 A 4 A 0 .	F110  16 C  5 A  7 B  7 B  3 -	
					RECOMMEND	ED MITIGATIO	NS							
1. GREEN VALLEY ROAD (N-SY STEWART AVENUE (EB)	NB: 1-L/T;1-T SB: 1-T/R;1-T EB: 1-L/R	.EB STOP SIGN		1. None Requ	uired.	1. None Red	quired,	1. None Red	quired.	1, None Rec	quired.	1. None Req	uired.	
2. GREEN VALLEY ROAD (N-S) QUINN AVENUE (EB)	NB: 1-L/T;1-T SB: 1-T/R;1-T EB: 1-L/R	EB STOP SIGN		1, None Requ	sired.	1. None Red	quired.	1, None Red	quired.	1, None Rec	quired.	1, None Req	uired	
3. GREEN VALLEY ROAD (N-S)/ FREEDOM BLVD. (E-W)	N8: 1-L;2-T;1-R SB: 1-L;1-T;1-T/R EB: 1-L;2-T;1-R WB: 1-L;2-T;1-R	SIGNAL		1. None Requ	uired.	1, None Re	quired,	1. None Re	quired.	1. None Red	quired.	1, 2nd WB to 2, NBR over	oft turn lane tap with WBL	
4 AIRPORT BLVD. (N-S)/ FREEDOM BLVD. (E-W)	NB: 1-L;1-T;1-R SB: 1-L;1-T;1-R EB: 1-L;1-T;1-T/R WB: 1-L;1-T;1-T/F			1. None Requ	uired,	1. None Re	quired	1, None Re	quired,	1. None Re	quired.	1, None Req	quired.	
5 DRIVEWAY (SB)/ FREEDOMBLVD. (E-W)	SB: 1-UR EB: 1-UT;1-T WB: 1-T;1-T/R	SB STOP SIGN		1, Two-way k	eft turn lane	1. Two-way	left turn lane	1. Two-way	left turn lane	1, Two-way	left turn lane	1, Two-way!	left turn lane	

EXISTING

EXISTING . PROJECT

**EXISTING • PROJECT** 

Notes: 1, LOS - Level of Service,
2, DEL - Delay (seconds per vehicle)
3, L,T,R - Len, Through, Right,
4, NB, SB, EB, WB - Northbound, Southbound, Eastbound, Westbound,

5. T. L.T. R.T. Through, Len Turn, Right Turn.
6. Levels of service below line represent operating conditions with mitigation

\*Overall intersection LOS is undefined for two-way stop controlled intersections

EXISTING + PROJECT

CUMULATIVE

SERVICE TABLE

**7**6.

### **EXHIBIT 5**

## PROJECT TRIP GENERATION RATES

		AN	/ PEAK	( HOUI	₹	PM PEAK HOUR					
		PEAK	%			PEAK	%				
	DAILY / UNIT	HOUR	OF			HOUR	OF				
LAND USE	TOTAL	VOL.	ADT	IN	OUT	VOL.	ADT	IN	OUT		
1. Townhomes	5.86 Trips/d.u.	0.44	8%	17%	83%	0.55	'9%	66%	34%		
2. Daycare Center	4.65 Trips/student	0.81	17%	54%	46%	0.85	18%	46%	54%		
3. Specialty Retail Center	4 0 Trips/ksf	1.20	3%	60%	40%	3.60	9%	50%	50%		

- Note: 1. Trip generation rates for Townhomes published by ITE, Trip Generation Manual, 5th Edition, ITE Land Use Code 260.
  - 2. Trip generation rates for 'Daycare Center' published by ITE, Trip Generation Manual, February 1995 Update to the 5th Edition, Land Use Code 565.
  - 3. Trip generation rates for 'Specialty Retail Center' published by San Diego Traffic Generators.
  - 4. 1 ksf = 1,000 sq. ft.

#### PROJECT TRIP GENERATION SUMMARY

			А	M PEAK	HOU	IR	PM PEAK HOUR				
		DAILY	PEAK	. %			PEAK	%			
		TOTAL	HOU	R OF			HOU	R OF			
LAND USE	QUANTITY	(ADT)	VOL.	ADT	IN	OUT	VOL.	ADT	IN	OUT	
1. Townhomes	60 d.ւ	. 352	26	8%	4	22	33	9%	22	11	
2. Daycare Center	20 studer	nts 93	16	17%	9	6	17	18%	8	9	
Less 25% Internal Trips		23	4	1771. 1	2	1	4	25	2	2	
Less 20% Pass-by		19	4		2	2	2	:	1	1	
Sub-Total		51	8	<del>.</del>	5	3	11		5	6	
Total		403	34		9	25	44		27	17	
3. Specialty Retail Center	30 ksf	1,200	36	. 3%	22	14	1 0 8	<b>9%</b>	54	54	
Less 20% Pass-by		240	8	, , , , , , , , , , , , , , , , , , ,	4	4	22	• • •	11	11	
Sub-Total		960	28		18	10	86	••	43	43	
Net Project Trips		1,363	62	5074FE)	27	35	1	3 0	70	60	

ATTACHMENT 7 180 + 21 APPLICATION 97-0857

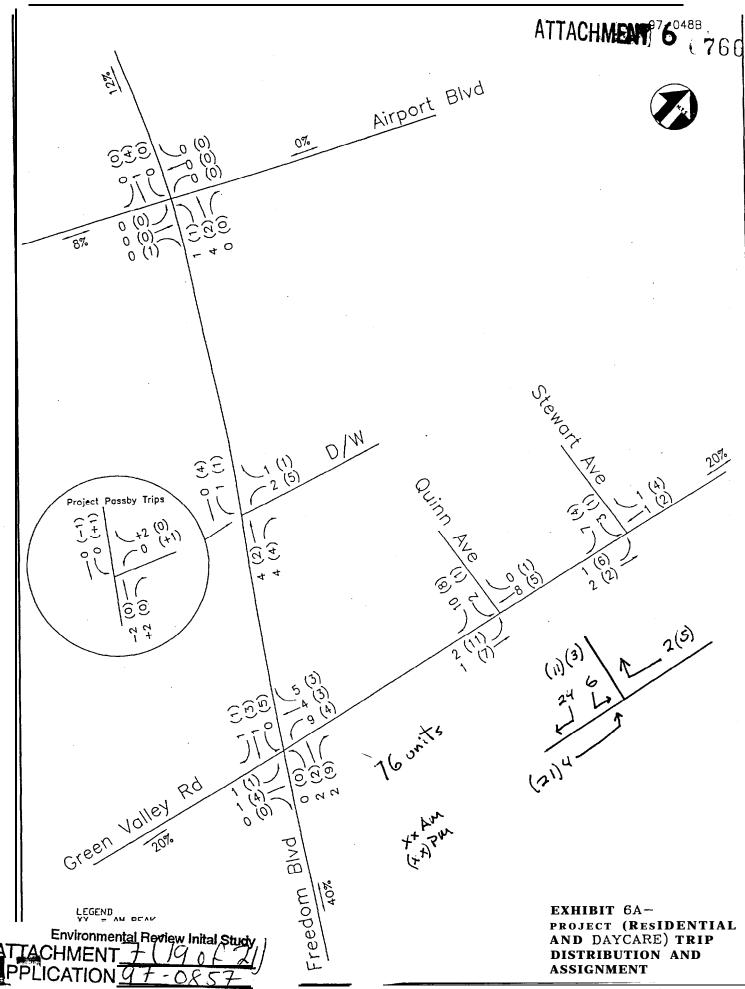


EXHIBIT 1

## ATTACHMEN 6

€767

Location	Number of units	Parking spaces provided	Parking spaces per unit	Parking spaces occupied	Percent occupied	Occupied spaces per unit .
Pajaro Court Pennsylvania at Main Watsonville	10	22	2.2	11	50%	1.1
Aspen Grove <b>450</b> E. 8" Street Gilroy	24	50	2.1	35	70%	1.5
The Redwoods Kern Avenue Gilroy	24	63	2.6	25	40%	1.0
Terra Linda Beck/Rogge Watsonville	18	48	2.7	19	40%	1.1
Total	76	183	2.4	90	49%	1.2

Environmental Review Inital Study
ATTACHMENT 7 70 of 7
APPLICATION 97-0857

EXHIBIT 8 —
PARKING REQUIREMENTS
FOR SIMILAR PROJECTS

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						MORNING PEAK HOUR				AFTERNOON PEAK HOUR				
	ļ.	l		DAILY	DAILY	PEAK	_	_		PEAK				
				TRIP	TOTAL	HOUR	%OF			HOUR	% OF			
==	PROJECT NAME	SIZE	UNITS	RATE	_(ADT)_	VOL.	ADT	IN	OUT	VOL.	ADT	IN	OUT	
1	Horizon Hill	140	D.U.	5.86	820	62	7.5%	10	51	77	9.4%	51	26	
2	Willow Creek — Phase 1	31	D.U.	9.55	296	23	7.5% 7.7%	6	17	31	10.6%	20	20 11	
	Creekside	٠.		9.55	411	32	7.7%		24		10.6%	28	15	
1	Green Valley Highlands Townhouses	_	D.U.	9.55 5.86	516	32	7.7% 7.5%	8 7	24 32	43		28 32	_	
<del>-</del> 5	Menna/Halward							•	3∠ <sub> </sub>	48	9.4%	<b>3∠</b>	16	
			D.U.	5.86	23	2	7.5%	0	1	2	9.4%	1 120	201	
6		1800		9.55	17,190	1,332	7.7%	346	986	1,818	10.6%	1,182	636	
	Pendos Sub-division	_	D.U.	9.55	497	40	8.0%	10	29	55	11.0%	9	45	
	P V Housing Corporation		D.U.	5.86	164	12	7.5%	3	9	15	9.4%	9	7	
	Miles Lane Townhouses	11	D.U.	5.86	64	5	7.5%	1	4	6	9.4%	3	3	
10	P V Housing Corporation	19	D.U.	9.55	181	15	8.0%	4	11	20	11.0%	3	17	
11	Habitat For Humanity Townhouses	3	D.U.	5.86	18	1	7.5%	0	1	2	9.4%	1	1	
12	Kowalkowski	8	mfu	6.47	52	4	7.9%	1	3	5	10.5%	3	2	
13	Landmark	57	acres	27.61	1,574	123	7.8%	32	91	166	10.5%	108	58	
14	Red Roof Inn	92	room	10.19	937	61	6.5%	22	38	55	5.9%	31	24	
	Pajaro Valley Inn		room	10.19	1,019	66	6.5%	24	42	60	5.9%	34	26	
16	Longacre			37.20	68	9	13.2%	8	1	9	13.6%	6	3	
	0.0	22.05		6.97	154	20	13.2%	17	3	22	14.1%	3	19	
	Watsonville Community Hospital	125		16.78	2,098	147	7.0%	104	43	126	6.0%	38	88	
19	5 5	2.5		632.12	1,580	139	8.8%	71	68	91	5.0%	47	44	
20				24.18	259	34	13.0%	30	4	36	13.8%	6	30	
	Green Valley Theatres			153.33	920	70	7.6%	18	52 72	221	24.0%	130	91	
22	DBO Development	35	acre	250.70	8,775	195	2.2%	123	72 I	825	9.4%	412	412	
	TOTAL				58,139	3,173		1,117	2,056	4,607		2,972	1,634	

(768

## **COUNTY OF SANTA CRUZ**

INTER-OFFICE CORRESPONDENCE

ATTICIMENT 6

769

DATE:

December 23. 1998

**T0**:

Mike Ferry, Planning Department

**FROM** 

John Presl eigh, Department of Public Works

SUBJECT:

REVISED PROJECT PLANS FOR THE VISTA VERDE TOWNHOMES.

APPLICATION NO. 97 0857, APN:048-051-03, -07, -08, -09

The Department of Public Works Road Planning and Traffic Engineering Section has reviewed the revised plans dated October 14, 1998, to build 76 townhomes and has the following comments.

- 1. The project proposes to have only one access to the site through Stewart Avenue. The additional trips associated with the project proposal to add sixteen more townhome units does not create a significant impact at the intersection of Stewart Avenue and Green Valley Road based upon our level of service analysis.
- 2. Stewart Avenue is proposed to be improved to a 30 foot paved width with parking on one side and sidewalk on one side. It is recommended that the on-street parking be adjacent to the sidewalk to accommodate passenger ingress and egress with vehicles. It is recommended that the end of Stewart Avenue be built as a cul-de-sac bulb unless an exception is granted per the approving body. An encroachment permit will be required from this department as part of the building permit process.
- 3. The intersection of Green Valley Road at Stewart Avenue is now within the jurisdiction of the City of Watsonville. The previous traffic study indicated that left turn warrants were net for this intersection. It is recommended that the City of Watsonville require a plan line study of Green Valley Road to determine if a left turn-lane can be accommodated at this intersection.
- 4. The Transportation Improvement Area (TIA) fees for the Pajaro Valley planning area are currently \$2100 for transportation improvements and \$700 for roadside improvements per new townhome unit. The total estimated TIA fee is \$212,800 [76 units x (\$2100 + \$700) = \$212,800]. Fee credit can be

ATTACHMENT 8 ( o f 2)
APPLICATION 97 - 6857

applied to the improvements of Stewart Avenue, and for any documented vehicle trips associated with the existing land uses on the project parcel.

5. The proposed pedestrian and bike access connecting the project to Freedom Boulevard is recommended to meet Caltrans' standard for a shared bike path. The bike access needs to be separate from interior pedestrian sidewalks.

Please contact me or Jack Sohriakoff at extension 2160 if you have any questions.

JRS: rw





## PAJARO VALLEY HOUSING CORPORATION

3 18 Main Street • Suite 200 • Watsonville, CA 95076

(408) 722-9461 Fax (408) 722-9497

November 21, 1997

Mari Tustin
The John Stewart Company
500 Chestnut Street, Suite 101
Santa Cruz, CA 95060

RE:

Vista Verde Townhomes

Preliminary Parking Management Proposal

Dear Mart,

Thank-you for your help in developing a preliminary Parking Management Proposal for Vista Verde Townhomes. Your 25 years of experience enforcing parking regulations are a valuable asset to the plan. As you pointed out, parking management is an important and ongoing component of property management in multi-family housing projects.

As we discussed, the key elements of successful parking management are clarity of expectations and consistency of enforcement. Given these two elements, residents tend be helpful and cooperative as parking management enhances the quality of life at the project. Please find attached the preliminary Parking Management Proposal. In its final form it will be incorporated both into the Management Contract and into the House Rules.

Again, your help is appreciated and I look forward to continue working with you on this topic.

Sincerely,

Julie Conway Project Manager

enc.

ATTACHMENT 4 0 5 5 4 APPLICATION 97 - 0854

The project consists of 60 units and includes a community center for use by residents, an office and a child care center. The child care center has an off-site parking lot for use by families, but the project assumes that five staff people will use project parking.

1. Parking Spaces Provided and Unit Distribution:

Unit Distribution:

20 two bedroom units

25 three bedroom units

15 four bedroom units

- 9 Compact parking spaces
- 149 Standard parking spaces
  - 5 Handicapped spaces
- 5 Child Care parking spaces
- 168 Total parking spaces provided

#### 2. Registering Vehicles and Parking Decals

Resident vehicles will be registered with management upon move-in and recertification. Authorized cars will be designated with the use of a project decal.

#### 3. Operable Vehicles

Only operative and street legal cars will be allowed on site. Car repair will not be allowed on the property.

#### 4. Distribution of Spaces

90 spaces for 2 and 3 bedroom units

All units will be assigned two parking

spaces.

45 spaces for 4 bedroom units

Residents of four bedroom units can request up to three assigned spaces.

3 Office spaces

5 Child Care spaces

Available for over-flow after 7 p.m.

10 Guest/Resident Overflow

If a guest is going to be overnight they will be required to get a guest parking pass. These spaces will remain available for guests until 9 p.m. at which time residents can use them for overflow

15 Special Assignment spaces

Adults 18 years and over who are living lawfully in the unit and have a verified need for a car for the unit in order to work or attend a training program.

#### 5. Enforcement

Parking policy violations will be treated as a violation of the lease and will be subject to the same warning and appeal process as other lease violations. Vehicles parked in violation of this policy will be towed and the owners will be billed.

Environmental Review Inital Study ATTACHMENT ( 20 + 2) APPLIGATION 97-0857

-VHIBIT F

Administration Building 215 Union Street Second Floor Fax (408) 761-0736 Fax (408) 728-9358

"Opportunity through diversity; unity through cooperation"

CITY OF WATSONVII



Mayor &

City Council 215 Union Street (408) 728-6006

City Manager 728-6011 City Attorney 728-6013

City Clerk 728-6005

Personnel 728-6012

City Hall Offices 250 Main Street Community Development 728-6018 728-6020 Fax 728-6173 Finance

Finance 728-6031 Fax 763-4066 Public Works 728-6049 Fax 763-4065

Purchasing 728-6029

Fax 763-4066

Airport 100 Aviation Way 728-6075

Fax 763-4058

Fire

115 Second Street 728-6060 Fax (408) 763-4054

Housing & Economic Development 231 Union Street 728-6014 Fax 763-4016

> Library 310 Union Street 728-6040 Fax 763-4015

December 16, 1997

Mike Ferry County of Santa Cruz Planning Department 701 Ocean Street Santa Cruz, CA 95060

Subject: -Development Permit Application No. 97-0857

- -Vista Verde Townhomes APN #'s 48-05 1-3,7,8,9
- -Water Availability for 60 multiple family residential rental units, community center w/laundry facilities & community child care facility -Includes demolition of 2 commercial buildings and 11 residential units

Dear Mike:

Per your recent request, we provide the following items/conditions regarding water availability for the subject project.

- 1. City water system facilities are currently capable of providing adequate quantities of water for normal use.
- 2. Applicant must submit an engineered improvement plan showing the proposed water system for staff review and approval. Project should be served via a new 8" diameter water main in Stewart Ave. The existing 2" diameter water main in Stewart Ave. needs to be replaced with an 8" diameter water main as a downstream requirement for the project. The project cannot connect via private easement to Freedom Blvd. water main.
- 3. Property owners must sign and submit a request for water main extension (see attached) for approval by the City Council for the subject main extension and associated water service.
- 4. Applicant shall obtain LAFCO approval for the City of Watsonville to be the provider of domestic water.
- 5. All necessary water department fees must be paid to the City at the time of application for a water main extension. (See attached water fees and charges resolution for reference.)
- 6. Water line easement dedication(s) to the City of Watsonville shall be required for future main extensions. Applicant shall provide legal description and signed grant deed for the subject main extension. Minimum easement width shall be 20 feet. Further staff review of a specific development plan will be required prior to final right-of-way determination.
- 7. Applicant shall verify requirements and obtain approval from the appropriate Fire Department.

- 8. Water will be furnished to each and every lot after City Council approves water service and payment of fees
- 9. Field survey for right-of-way determination shall be required from applicants' engineer / survey.
- 10. Construction survey shall be required by owner's engineer/surveyor prior to start of construction.
- 11. This opinion is not a guarantee of water availability. The provision of water service is as determined by the City Council of the City of Watsonville.
- 12. Applicant is notified that subject development is outside City limits and any Main Extension Agreement or application will require acknowledgment of no contest to a future annexation of the parcel into the City of Watsonville.
- 13. Applicant needs to submit more information (addresses, water meters, etc.) about existing units to be demolished for any connection fee credits.
- 14. Each residential unit needs to be separately serviced by a water line and submetered. Also, the child care center and the community center with laundry facilities need to have separate City meters.
- 15. Applicant needs to submit proposed parcel map.

If you have any questions in regard to these items, please contact Gayland Swain at (408) 728-6093.

Very truly yours,

David A. Koch

Director of Public Works and Utilities

Sopland K. Swain

Gayland K. Swain

Senior Utilities Engineer

Attachments

c:

Wayne Peterson, City of Watsonville

checklist

PW924 12/97



#### INTER-OFFICE CORRESPONDENCE

## ATTACHMENT 6

DATE:

November 19, 1998

TO:

Planning Department, ATTENTION: MIKE FERRY

FROM:

Santa Cruz County Sanitation District

SUBJECT:

SEWER AVAILABILITY AND DISTRICTS CONDITIONS OF SERVICE

FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 48-05 1-03,07-09

APPLICATION NO.:

97-0857

PARCEL ADDRESS:

1934 & 1942 FREEDOM BOULEVARD, WATSONVILLE,

CA 95019

PROJECT DESCRIPTION:

11 RESIDENTIAL UNITS, 60 AFFORDABLE FAMILY

UNITS & A COMMUNITY CENTER

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) <u>prior</u> to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, Hefdre sewer connection permits can be issued. plan shall a n shall loconform to the County's "Design Criteria" and shall also show any roads and easements. Such easements shall require proof of recordation or all existing and proposed easements shall also be delineated on the Final Map.

Show all existing and proposed plumbing fixtures on floor plans of building application.

Other: The District approves this design as long as appropriate minimum slopes can be used. For the proposed public main in Stewart Avenue, the minimum allowed slope is 0.40%. For the private on-site collector lines, the minimum allowed slope is 1% and for the 4-inch laterals, the minimum allowed slope is 2%.

MIKE FERRY (PAGE 2)

The proposed main in Stewart will replace the existing main. The existing laterals will be reconnected to it. The main, where it extends into the project site, shall be placed in an unobstructed minimum 20-foot wide easement offered for dedication to the District. Paved access to the public manhole on site is required.

Greg Jones

Sanitation Engineering

GRJ:rb/236

c: Applicant:

PAJARO VALLEY HOUSING CORPORATION

318 MAIN ST, SUITE 200

WATSONVILLE CA 95076

Property Owner:

JOHN L. & SHIRLEY A. STRONG TRUSTEES

416 LINDEN ST

SANTA CRUZ CA 95062

(Rev. 3-96)

## Administration Building 215 Union Street Second Floor Fax (408) 761-0736 Fax (408) 728-9358

"Opportunity through diversity; unity through cooperation"

CITY OF WATSONVILLE



Mayor & City Council 215 Union Street (408) 728-6006 City Manager 728-6011 City Attorney 728-6013 City Clerk

> 728-6005 Personnel

728-6012

Plannii 701 Oo Santa (

CityHallOffices 250 Main Street Community Development 728-6018 728-6020 Fax 728-6173 Finance 728-6031 Fax 763-4066 Public Works 728-6049 Fax 763-4065 Purchasing 728-6029 Fax 763-4066

**Airport** 100 Aviation Way 728-6075 Fax 763-4058

Fire 115 Second Street 728-6060 Fax (408) 763-4054

Housing & Economic Development 231 Union Street 728-6014 Fax 763-4016

> Library 310 Union Street 728-6040 Fax 763-4015

December 16, 1997

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Very truly yours,

David A. Koch

Director of Public Works and Utilities

Bayland K. Swain

Gayland K. Swain

Senior Utilities Engineer

Attachments

c:

Wayne Peterson, City of Watsonville

checklist

PW924 12/97



#### INTER-OFFICE CORRESPONDENCE

ATTACHMENT 6 ...

DATE: November 19, 1998

TO: Planning Department, ATTENTION: MIKE FERRY

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE

FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 48-05 1-03.07-09 APPLICATION NO.: 97-0857

PARCEL ADDRESS: 1934 & 1942 FREEDOM BOULEVARD, WATSONVILLE,

CA 95019

PROJECT DESCRIPTION: 11 RESIDENTIAL UNITS, 60 AFFORDABLE FAMILY

UNITS & A COMMUNITY CENTER

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) <u>prior</u> to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to, provide service to each lot or unit proposed, <u>before</u> sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Such easements shall require proof of recordation or all existing and proposed easements shall also be delineated on the Final Map.

Show all existing and proposed plumbing fixtures on floor plans of building application.

Other: The District approves this design as long as appropriate minimum slopes can be used. For the proposed public main in Stewart Avenue, the minimum allowed slope is 0.40%. For the private on-site collector lines, the minimum allowed slope is 1% and for the 4-inch laterals, the minimum allowed slope is 2%.

## ATTACHMENT 6

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MIKE FERRY (PAGE 2)

The proposed main in Stewart will replace the existing main. The existing laterals will be reconnected to it. The main, where it extends into the project site, shall be placed in an unobstructed minimum 20-foot wide easement offered for dedication to the District. Paved access to the public manhole on site is required.

Greg Jones

Sanitation Engineering

GRJ:rb/236

c: Applicant:

PAJARO VALLEY HOUSING CORPORATION

318 MAIN ST, SUITE 200

**WATSONVILLE CA 95076** 

Property Owner:

JOHN L. & SHIRLEY A. STRONG TRUSTEES

416 LINDEN ST

SANTA CRUZ CA 95062

(Rev. 3-96)





## EDWARD L. PACKASSOCIATES, INC.

13980 BLOSSOM HILL ROAD, SUITE 100 LOS GATOS, CA 95032

Acoustical Consultants

TEL: 408-723-8900

FAX: 408-723-8099

May 5, 1999 Project No. 3 1-036

Mr. Andy Lief South County Housing Corporation 7455 Carmel Street Gilroy, CA 95020

Subject:

Noise Assessment Study For the Planned "Vista Verde Townhomes",

Stewart Avenue, Santa Cruz County

Dear Mr. Lief:

This report presents the results of a noise assessment study for the planned Vista Verde Townhomes on Stewart Avenue in Santa Cruz County, as shown on the Site Plan, Ref.(a). The noise exposures at the site were evaluated against the standards of the Santa Cruz County Noise Element, Ref. (b), and the State of California Code of Regulations, Title 24, Ref. (c), which applies to all new multi-family dwellings. An analysis of the noise levels indicates that the primary sources of noise at the site are Freedom Boulevard traffic and operations at Watsonville Airport. The results of the study reveal that the noise exposures are within the limits of the standards. Mitigation measures will not be required.

Section I of this report contains a summary of our findings. Subsequent sections contain site, traffic and project descriptions, analyses, evaluations and conclusions. Attached hereto are Appendices A, B and C, which include the list of references, descriptions of standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, and the on-site noise measurement data and calculation tables.

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## I. Summary of Findings

The noise assessment results shown below include an evaluation of the noise levels at the site against the applicable standards. The Santa Cruz County Noise Element specifies a residential exterior limit of 60 dB Day-Night Level (DNL). Residential interiors are limited to 45 dB DNL.

The Title 24 criterion also uses the DNL descriptor and specifies that when the exterior noise exposures exceed 60 dB DNL at new multi-family residential dwellings, an acoustical analysis must be performed to limit interior living space noise exposures to 45 dB DNL or less.

Aircraft noise is reported in terms of the Community Noise Equivalent Level (CNEL), as mandated by the Federal Aviation Administration, The CNEL is also a 24-hour time-weighted average noise exposure, and for the purposes of this study, may be interchangeable with the DNL.

Title 24 also specifies minimum sound insulation ratings for common partitions separating different dwelling units and dwelling units from common interior spaces. The standards specify that common walls and floor/ceiling assemblies must have a design Sound Transmission Class (STC) rating of 50 or higher. In addition, cornmon floor/ceiling assemblies must have a design Impact Insulation Class (IIC) rating of 50 or higher. However, as design details of the common interior partitions were not available at the time of this study, an assessment of the common partitions has not been made.

The noise levels shown below represent the noise environment for existing site conditions.

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#### A. Exterior Noise Levels

• The existing exterior noise exposure at the most impacted residential building setback from Freedom Boulevard (165 ft. from the centerline) is 59 dB DNL. Of these 59 dB, 57 dB are generated by Freedom Boulevard traffic and 55 dB are generated by Watsonville Airport activity. Under future traffic and airport conditions, the noise exposure will increase to 60 dB DNL at the most impacted residential setback. Freedom Boulevard traffic noise will increase to 58 dB and Watsonville Airport noise will remain at 55 dB. Thus, the noise exposures will be within the limits of the Santa Cruz County Noise Element standards and the Title 24 criterion.

#### B. <u>Interior Noise Levels</u>

• In the most impacted living spaces closest to Freedom Boulevard, the interior noise exposure will be '44 dB DNL under existing traffic and airport conditions. Under future conditions, the interior noise exposure will increase to 45 dB DNL. Thus, the residential interior noise exposures will be within the limits of the Santa Cruz County Noise Element and Title 24 standards.

As shown by the above findings, exterior and interior noise levels will comply with the Santa Cruz County Noise Element and Title 24 standards. Mitigation will not be required.