



County of Santa Cruz

PLANNING DEPARTMENT

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0647

ALVIN D. JAMES, DIRECTOR

Agenda Date: June 4, 2002

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

Subject: Villas del Paraiso (formerly Marmo Trailer Park), Application No. 02-0065

Public hearing to consider a proposal to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include 51 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. This proposal requires a Residential Development Permit, Agricultural Buffer Determination, Riparian Exception, Environmental Assessment, Geologic Report Review, Soils Report Review, Biotic Assessment, and Preliminary Grading Approval to grade approximately 23,000 cubic yards.

APN: 050-421-01

Owner and Applicant: Mid-Peninsula New Communities Association
Address: 324 Amesti Road, Watsonville

Members of the Board:

INTRODUCTION

This application for the trailer park conversion was reviewed by the Planning Commission on May 8, 2002 and again on May 22, 2002 with a recommendation sent to the Board to approve the project and certify the Mitigated Negative Declaration. The project was reviewed and a Mitigated Negative Declaration issued by the Environmental Coordinator on March 22, 2002 and the review period ended on May 1, 2002. The project was reviewed and approved by the County Agricultural Policy Advisory Commission on March 21, 2002. The application was accepted by the Planning Department on February 8, 2002 and deemed complete on March 21, 2002.

As your Board may be aware, there has been a longstanding history of serious health and safety problems at the Marmo Trailer Park. Mid-Peninsula New Communities Association has purchased the site and submitted this application to replace the 51 affordable units on the parcel. They have already begun the process of correcting the previous violations and hazards. For example, Mid-Peninsula has obtained a wastewater treatment permit and begun the process to install a state of the art wastewater facility on the property.

The application is being processed in accordance with Section 13.10.685 of the County Code. This ordinance provides for and sets forth the regulations to convert transient occupancy recreational vehicle and travel trailer parks to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low-income households. This ordinance applies to this property and one other that were the subject of court proceedings brought by the County to resolve health, safety and use permit violations at the parks, which are located outside of the Urban Services Line and the Coastal Zone.

DISCUSSION

This proposal is to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include 51 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. This proposal requires a Residential Development Permit, Agricultural Buffer Determination, Riparian Exception, Environmental Assessment, Geologic Report Review, Soils Report Review, Biotic Assessment, and Preliminary Grading Approval to grade approximately 23,300 cubic yards.

This application seeks the conversion of the Marmo's Pinto Lake Recreational Vehicle Park to a permanent occupancy, affordable, rental park, re-named Villas del Paraiso, for 50 Very Low Income Households plus a resident manager's unit, consistent with the Use Permit 75-1365-U (Attachment 4: Exhibit G). Very Low Income Households are households whose annual income is less than 50 percent of the Area Median Income as adjusted for household size and updated from time to time by the State Department of Housing and Community Development.

The original Marmo's Trailer Court was established in 1927. Over the years, the park changed from a recreational camping facility to a year-round permanent occupancy recreational vehicle park. Mid Peninsula Housing Coalition purchased the property in June 2000 and has worked diligently with the County to correct health and safety code violations and to develop the required zoning ordinance, Section 13.10.685, to enable the conversion of the trailer park to permanent occupancy (Attachment 4: Exhibit I). The County has waived all impact fees for the project to facilitate the recreational vehicle park conversion project (Attachment 4: Exhibit M). The conversion will address overtaxed available services on the site, particularly the septic system, which shall be brought up to current standards for water and wastewater systems, as established by the County Health Department (Attachment 4: Exhibit J). The project shall be connected to City of Watsonville water service (Attachment 4: Exhibit D, Attachment 22).

Mid Peninsula Housing Coalition (MPHC) is a highly respected non-profit housing developer and property manager operating in Northern California. Successful projects that provide affordable housing in Santa Cruz County developed by MPHC include The Farm apartments in Soquel, San Andreas Farm Worker Housing, and Jardines del Valle (Murphy's Crossing) farm workers' housing (Attachment 4: Exhibit L).

The temporary trailers will be replaced with new manufactured homes built on permanent foundations (Attachment 4: Exhibit D, Attachment 16). The homes conform to the U.S. Department of Housing & Urban Development Code, which mandates that factories provide a system for testing and inspecting each home constructed. These homes are structurally flexible and are more resistant than site built homes to be able to withstand earthquake damage. Foundation systems shall be engineered and elevated above the Pinto Lake flood plain at 117.6 feet above mean sea level (Attachment 4: Exhibit D, Attachment 21).

The planned unit mix will be single-story, manufactured units made up of 10 one-bedroom units, 24 two-bedroom units, 12 three-bedroom units, and 5 four-bedroom units. The manager's unit shall be built above the Community Center. The project shall also include two children's playgrounds, three lake viewing docks, site parking and circulation.

Project Setting

The approximately 27.17-acre project site is located adjacent to Pinto Lake at 324 Amesti Road in Watsonville, about a half mile northwest from Green Valley Road. The parcel is developed with the trailer homes and about 6.3 acres of commercial agriculture, raspberry production, immediately adjacent to Amesti Road. A barn on the site will continue to be used for storage of agricultural and property maintenance equipment. A 200-foot buffer separates the on-site agriculture from the existing residential use.

Land uses in the vicinity include commercial agriculture to the southeast and single-family residential (R-1-9) uses to the northwest (Attachment 4: Exhibit D, Attachments 1-4 maps). Low-density single-family residential uses and commercial agriculture exists across Amesti Road. The project site is immediately adjacent to Pinto Lake and across the water from Watsonville City Recreation Park.

The subject property is characterized by two gently sloping terraces separated by a moderately steep slope. The upper terrace adjacent to Amesti Road occupies the southwestern half of the property and is part of the regionally continuous terrace that is above Pinto Lake and the floodplain of Corralitos Creek. The boundaries of the lower terrace are defined by the shoreline of Pinto Lake and the toe of the moderately steep slope.

The existing slope requires grading to stabilize it. The proposed slope will be laid back to a 2:1 grade, with two intervening 15-foot flat benches to mitigate erosion potential. The graded material will be screened to remove debris with the suitable soil material reused on site as engineered fill. Based on the conceptual grading plan, earthwork quantities for site grading are estimated at approximately 23,300 cubic yards of cut and 17,400 cubic yards of fill. The excess approximately 5,900 cubic yards of excavated material is proposed to be used over the leach field area (over 1 foot deep of dirt is needed to cover the entire leach field area). Grading to stabilize the slope will result in the potential loss of approximately 151 trees from the slope (Attachment 7). Wherever conditions are favorable for Coast Live *Oak*, that species shall be specified for replacement. Slope stabilizing native vegetation shall be utilized, including California blackberry. Oaks to be retained adjacent to the driveway shall be protected with small retaining walls and protective fencing around drip lines during construction.

General Plan and Zoning Consistency

The proposed recreational vehicle park conversion site is located on Assessor's Parcel Number (APN) 050-421-01. The General Plan designation is Agriculture "A" and Lakes, Reservoirs and Lagoons "PK-L". The continued agricultural and residential uses are consistent with the General Plan in that it continues the use, which was approved under Development Permit 75-1365-U (Attachment 4: Exhibit G). County Code Section 13.10.685 requires that visual resources policies of the County General Plan/Local Coastal Plan apply for all permanent occupancy spaces. The Pinto Lake frontage is protected by a riparian setback, which allows for open space parallel to the

shoreline. Significant shoreline vegetation restoration is proposed. The project site shall be landscaped with native species as per Attachment 7, and neutral earth tone exterior colors shall be utilized for the exteriors of the proposed structures. As per General Plan Policy 5.10.5, the aesthetic values of existing agricultural vistas shall be preserved. Development shall be consistent with the agricultural character of the community.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it would provide 50 units of affordable housing for very low income residents, including some farm worker households (Attachment 4: Exhibit L).

Implementing Zoning for the parcel is Commercial Agriculture "CA" (Attachment 4: Exhibit D, Attachments 3 & 4). The project site is located in the CA (Commercial Agriculture) zone district. The proposed location of the trailer park conversion and the conditions under which it would continue to operate and be maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property remains unchanged with a mix of existing agriculture and residential uses, and meets all current site standards. The project was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing on March 21, 2002 (Attachment 4: Exhibit E). Further, the project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Attachment 4: Exhibit I) in that the proposed project provides for the orderly conversion of the permitted, transient occupancy vehicle and travel trailer park to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households. "Very Low Income Households" is defined as a household whose annual income is less than 50 percent of the area median income as adjusted for household size and updated from time to time by the California Department of Housing and Community Development.

All Development Standards of 13.10.685 are met by the proposal. The project density does not change from the original 50-units approved under Application 75-1365-U. The proposed new development is consistent with all setback requirements, including a front yard setback of 40 feet and side and rear setbacks of 20 feet. A six foot separation is maintained between the structures. Community open space requirements, including at least 50 percent of the required open space is provided as shared community space for the benefit and use of all the residents, and each permanent occupancy space shall have at least 100 square feet of usable open space, defined as any side or rear yard or combination of yards with a minimum dimension of 8 feet. A total of 119 parking spaces is provided. The parking management plan requires one off-street space near each permanent unit with an additional 20 percent over the residential requirement for guest parking. Roads shall comply with all fire agency requirements. Six foot fencing shall be provided as recommended by the approving body to insure security and separation from adjacent properties. Agricultural buffer fencing and landscaping shall be installed as approved by the County Agricultural Policy Advisory Commission (Attachment 7 and Attachment 4: Exhibit E). Landscaping shall be installed to provide screening between adjacent development and the permanent units, and to enhance open spaces, as appropriate. Recycling and garbage facilities shall be provided on site and collected weekly. All sewage and/or gray water shall be disposed of in a disposal system approved by the County Environmental Health Service pursuant to Chapter 7.38 of the County Code. Water service shall be provided by the City of Watsonville.

The project is consistent with Title 16 of the County Code, Environmental and Resource Protection, in that the project was reviewed by the Environmental Coordinator on March 22, 2002 and a

Mitigated Negative Declaration prepared (Attachment 4: Exhibit D). Mitigation measures include compulsory pre-construction meetings on the site, measures to minimize the potential for damage from landsliding, liquefaction and slope instability, protection of surface water quality, prevention of untreated runoff from paved areas from entering into Pinto Lake, reduced impacts to wildlife, mitigation of tree removal, and noise attenuation for homes in the vicinity of the sewer treatment facility.

Grading, Drainage and Erosion Control

Preliminary improvements plans have been prepared for grading and drainage on the site (Attachment 7). These plans have been prepared in accordance with the approved geologic and geotechnical reports, the biotic report, and the riparian exception, and have been reviewed and conditionally approved by Public Works and Environmental Planning. A revegetation/restoration plan is required prior to site disturbance. Preliminary grading approval is required to grade approximately 23,300 cubic yards of cut and 17,400 cubic yards of fill, with the balance to be utilized on site as cover over the leachfields on the upper terrace. There will be localized over-excavation, fill and compaction on the lower bench to create stable pads for the foundations. Flood elevation requirements require the elevation of all structures to be above 117.6 feet mean sea level, and an 18-inch retaining wall to be constructed at the shoreline. A higher wall is proposed along the entry drive adjacent to the community center, to retain slope in that area. Storm runoff from the site will be conveyed to newly constructed storm drains and filtered through approved silt and grease traps prior to discharge into Pinto Lake. Silt fencing shall be installed along the riparian buffer zones. No winter grading shall be permitted for the project. The potential for erosion and sedimentation of Pinto Lake will be minimized by confining site clearing, grading, and excavation for the project to the dry season.

Septic System

The existing septic system shall be upgraded to County Environmental Health Service standards for permanent occupancy (Attachment 4: Exhibit F), Permit Number 02-097. The system is designed to utilize alternative technology for improved sewage treatment and/or disposal with F.A.S.T. Enhanced Treatment System, Shallow OSI Pressure Distribution, and Geoflow Drip Distribution. The designed system will serve up to 115 bedrooms. The specific characteristics of the system and the requirements for use of that system require recordation of a Notice of Onsite Sewage Disposal System with Alternative Technology and Special Operating Conditions on a form reviewed and approved by the Environmental Health Service. An annual charge will be included in the property tax bill to cover the cost of site inspections, record review, and water quality testing, if necessary. The fee will be reviewed after two years of satisfactory performance in compliance with Chapter 7.38 of the County Code.

Biotic Resources

According to the Biological Assessment prepared for the project (Attachment 4: Exhibit D, Attachment 23), there were no special status plant species observed in the project area during surveys. Due to the lack of suitable habitat and the highly disturbed nature of most of the study area, it was judged unlikely that any special status plant species would occur in the area. The study included protocol surveys for California Red Legged frog and Southwestern pond turtle. The report concluded that the project area is heavily disturbed and altered. No special status animals are expected to use the project area for breeding or nesting. Due to the already heavily impacted nature

of Marmno's Trailer Park, it is not likely that any listed species will occur in areas proposed for construction activities. Prior to commencement of any site disturbance on the property, the project site will be field surveyed for special status bats and birds. Lighting shall be directed away from the riparian area. The recommended mitigation measures of the Initial Study have been incorporated into permit conditions to prevent significant impacts.

Design Review

The shoreline adjacent to Pinto Lake shall be re-vegetated and restored with native riparian vegetation and three lake viewing docks shall be installed to guide pedestrian movement. The lower bench will have 27 residential units, including the manager's unit, and the Community Building. Two parking spaces are provided for each residence and 11 spaces provided at the Community Building (Attachment 7 & Attachment 4: Exhibits L & N). The upper bench will have 24 residential units with 2 parking spaces for each unit and 4 spaces for utility vehicles accessing the barn. The two-way road is 20 feet wide.

Trash and recycling containers are provided at both levels for the use of residents.

The residential units are manufactured homes, delivered to the site and installed on engineered, permanent foundations. The homes are designed to withstand seismic events and are designed to Zone 4 UBC standards. Entry porches, patios, fencing and landscape elements are to be included as site-built enhancements after the factory-built units are installed in place. Five proto-type units were developed ranging from one to four bedrooms. Vaulted ceilings with slanted interior spaces are featured throughout the development. Numerous windows take advantage of scenic vistas of the lake and agricultural open space areas. The Community Building shall contain a multi-purpose room for gatherings and celebrations. Laundry facilities and computer training rooms shall be located in the Community Building.

Conclusion

All required findings can be made to approve this application. The project is consistent with the County's ordinances that implement General Plan policies and objectives, including those related to Affordable Housing, Resources and Constraints, Agriculture, and Building Design. The project, as designed and conditioned, will not have a significant effect on the environment, and shall provide 50 permanent rental homes for very low-income households in Santa Cruz County. This project also addresses longstanding health and safety concerns at the Marmno/Pinto Lake property and will provide site management by an agency with a strong track record for responsible administration.

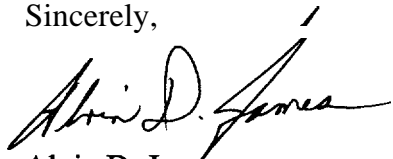
Please see Attachment 1: Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

CONCLUSION AND RECOMMENDATION

It is therefore **RECOMMENDED**, that your Board approve Application #02-0065, based on the attached plans (Attachment 7), Findings (Attachment 1) and Conditions (Attachment 1); and Certify the Mitigated Negative Declaration (Attachment 4: Exhibit D) as complying with the requirements of the California Environmental Quality Act.

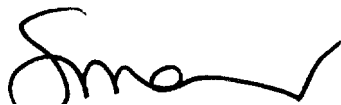
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Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Cc: Desiree Espinoza, Mid-Peninsula Housing Coalition, 77 Aspen Way, Suite 103, Watsonville
Mid-Peninsula New Housing Communities, 658 Blair Island Rd, St. 300, Redwood City, CA 94063
Tom Burns, Redevelopment Director
John Presleigh, Assistant Director, Public Works
Ken Hart, Environmental Coordinator
Robert A. Smith, Environmental Health Service
Mark Deming, Long Range Planning
Joy Bader, Community Development, City of Watsonville, 250 Main St., Watsonville

Attachments:

1. Updated Findings, Conditions of Approval, and Negative Declaration Notice of Determination
2. Staff Report to the Planning Commission, May 22, 2002 with Exhibits
3. Planning Commission Minutes of May 8, 2002
4. Revised Staff Report to the Planning Commission, May 8, 2002, with Exhibits including Initial Study with Mitigations
5. Letter from AMBAG dated May 9, 2002
6. CA State Clearinghouse Acknowledgement of Receipt dated April 29, 2002
7. Project Plans:
 - Site Plan by SSA Landscape Architects dated February 2002, Revised 4/26/02
 - Site Analysis Plan by SSA Landscape Architects dated April 2002, Revised 4/26/02
 - Site Survey by SSA Landscape Architects dated March 2002, Revised 4/26/02
 - Tree Removal Plan by SSA Landscape Architects dated March 2002, Revised 4/26/02
 - Erosion Control & Revegetation Plan by SSA dated March 2002, Revised 4/26/02
 - Fencing Plan by SSA Landscape Architects dated March 2002, Revised 4/26/02
 - Preliminary Grading & Drainage Plans, Mesti-Miller Engineering Inc. 4/25/02 (C3-C6)
 - Preliminary Water Systems Plan by Mesti-Miller Engineering, Inc. dated 4/25/02 (C7)
 - Schematic Plans & Elevations by Paul Wang dated 2/7/02 and 4/23/02 (3 sheets)

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DEVELOPMENT PERMIT FINDINGS:

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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, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The project is proposed in the original trailer park location permitted under Application 75-1365-U, approved on May 19, 1977. The park is divided into two areas. The lower section is immediately adjacent to Pinto Lake and below the toe of the slope with 27 housing units. The upper section of 24 units is closer to Amesti Road, behind the existing agricultural operation on site and on the upper terrace above Pinto Lake and the Corralitos Creek flood plain. Housing units on the lower terrace shall be elevated to a minimum 117.6 feet above mean sea level (Exhibit D Initial Study Attachment 21). The two areas are separated by a steep slope which is required to be stabilized by re-grading, with the proposed slope to be laid back to a 2:1 ratio, with intervening 15-foot flat benches, debris flow walls and retaining walls, for slowing material from potential erosion, consistent with geologic and geo-technical recommendations (Exhibit D, Initial Study, Attachments 14 & 15). Drainage plans have been reviewed and approved by the Planning and Public Works Departments (Exhibit H), and consistent with the recommendations of both the geologic and geotechnical reports. The final engineered drainage plan shall include specifications for the silt and grease traps that demonstrate that they will function properly under conditions of elevated groundwater and a system to drain the seeps and springs that will be exposed in the graded slope during excavation. The drainage system shall be sized to accommodate infiltration due to irrigation and septic leachate.

Previously approved improvements to the septic system can accommodate the proposed development (Exhibit F). An alternative design pump up, pressure distribution, system has been approved by the Environmental Health Service which specifically addresses high groundwater and slow percolation soils. An Acknowledgement of Requirements for Use of an Onsite Disposal System with Special Operating Characteristics is required to be recorded in the official records of Santa Cruz County and the annual property tax bill will include an annual charge for inspections to ensure that the system is functioning properly. The fee covers the cost of site visits, record review, and water quality testing.

The project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for agricultural uses and approved for residential uses under County Code Section 13.10.685. Fencing and vegetative enhancements shall buffer the project from adjacent commercial agricultural operations (Exhibit E). Construction will comply with prevailing building technology, and Title 24 of the California Code of Regulations, to insure the optimum in safety and the conservation of energy and resources (Exhibit D, Initial Study Attachment 16). The proposed trailer park conversion will not deprive adjacent properties or the neighborhood of light, air, or open space.

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 located in the CA (Commercial Agriculture) zone district. The proposed location of the trailer park conversion and the conditions under which it would continue to operate and be maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property remains unchanged with a mix of existing agriculture and residential uses, and meets all current site standards. The project was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing on March 21, 2002 (Exhibit E). Further, the project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Exhibit I) in that the proposed project provides for the orderly conversion of the permitted, transient occupancy vehicle and travel trailer park to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households. Very low income households refers to a household whose annual income is less than 50 percent of the area median income as adjusted for household size and updated from time to time by the California Department of Housing and Community Development.

The project is consistent with Title 16 of the County Code, Environmental and Resource Protection, in that the project was reviewed by the Environmental Coordinator on March 22, 2002 and a Mitigated Negative Declaration prepared (Exhibit D). Mitigation measures include compulsory pre-construction meetings on the site, measures to minimize the potential for damage from landsliding, liquefaction and slope instability, protection of surface water quality, prevention of untreated runoff from paved areas from entering into Pinto Lake, reduced impacts to wildlife, mitigation of tree removal, and noise attenuation for homes in the vicinity of the sewer treatment facility.

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 is located in the Agriculture (A) and Lakes, Reservoirs and Lagoons (PK-L) land use designations. The continued agricultural and residential uses are consistent with the General Plan Policies 5.13.28 (b) and 5.13.29 (a) and (c). The residential use does not conflict with on-site or adjacent agricultural activities and is consistent with Code Section 5.13.29(a) in that the 6.3 acre farmable portion of the subject parcel is large enough in itself to constitute a minimum economic farm unit for three crops other than greenhouses suited to the soils, topography, and climate of the area. The project is consistent with General Plan policy 5.13.28(b) in that the parcel has existing constraints to the expansion of the current bush berry production area adjacent to Amesti Road, including the topography and location adjacent to Pinto Lake, which preclude commercial agricultural use on the steep slopes or in the lakefront vicinity because of potential erosion and agricultural chemical contamination. The proposed residential development is sited in such a manner so as to minimize potential conflicts with commercial agriculture in the area, utilizing agricultural buffers of fencing, landscaping and setbacks. The project will remove no land from production (or potential production) if any un-farmable potential building site is available, or if this

is not possible, to remove as little land as possible from production, as per General Plan policy 5.13.29(c).

The project continues the use which was approved under Development Permit 75-1365-U (Exhibit G). County Code Section 13.10.685 requires that visual resources policies of the County General Plan/Local Coastal Plan apply for all permanent occupancy spaces. The Pinto Lake frontage is protected by a riparian setback, which allows for open space parallel to the shoreline. Significant shoreline vegetation restoration is proposed. The project site shall be landscaped with native species as per Exhibit A, and neutral earth tone exterior colors shall be utilized for the exteriors of the proposed structures. As per General Plan Policy 5.10.5, the aesthetic values of existing agricultural vistas shall be preserved. Development shall be consistent with the agricultural character of the community.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it would provide 50 units of affordable housing for very low income residents, including some farm worker households (Exhibit L). The project is conditioned to comply with implementing ordinances 13.10.685 and 17.10 and the developer shall enter into an Affordable Housing Participation Agreement with the County (Condition II.J).

A Specific Plan has not been adopted for this portion of the County.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the project maintains the density approved under a previous permit. The Traffic Engineering Division of Public Works has reviewed and approved the proposed project (Exhibit H). The current density levels set by the General Plan are assumed to generate acceptable levels of traffic and utility use. This project is consistent with those densities. Parking and internal circulation shall be consistent with County Code Sections 13.10.685(e) 4 & 5 (Exhibit I).

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 trailer park conversion will continue to 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 in the vicinity. No increase in the number of units has been proposed beyond that which was approved under the original use permit. Installation of fencing consistent with County Code Section 13.10.685(e)6 and APAC Conditions of Approval, and landscaping (Exhibits A & E) shall be compatible with the physical design of the adjacent residential and agricultural development.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed RV park conversion is consistent with required site development standards set forth in Section 13.10.685(e) of the County Code (Exhibits I & L). Site design enhances the integrity of existing land use patterns in that existing agricultural vistas shall remain unchanged. The Pinto Lake shoreline vistas shall be upgraded to restore natural vegetation and three viewing docks shall be installed. The manufactured, attached homes shall be concentrated in two areas separated by a steep slope. A private road and a stairway shall connect the two areas. Each individual area shall maintain a play area for resident children. Open space is provided for all residents as per County Code Section 13.10.685(e)3.A. A Community Center and Manager's residence shall be located on the lower terrace adjacent to Pinto Lake. Building design shall incorporate good architectural design principles of balance, harmony and order. Neutral, earth tone colors shall be utilized. Recycling and trash containers shall be provided at convenient locations with regularly scheduled, weekly pickup. Parking shall be provided at the rate of one off-street space per each permanent unit as per County Code Section 13.10.685(e)4. Additional guest parking shall be provided at various locations throughout the park in the amount of 20 percent over that required for resident's parking. Two-way roadways shall be a minimum of 18 feet in width and one-way roads shall be no narrower than 12 feet. Landscaping shall be consistent with Exhibit A. Mature *oaks* shall be protected with perimeter fencing around drip lines during construction activity. Exterior lighting shall include the minimum number of exterior lights necessary for security purposes and shall demonstrate that the design of the outdoor lighting will not direct light towards Pinto Lake or adjacent properties.

RIPARIAN EXCEPTION FINDINGS:**1. THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY.**

The special condition affecting this property is that drainage must be very carefully controlled to limit risks to health and safety. Improperly controlled drainage may result in slope failure, which can cause property damage and risks to safety. In order to safely manage the drainage, pipes and drainage structures must be placed where they will properly convey water to the lake and therefore an exception to allow drainage facilities into the riparian area is necessary.

Further, the standard riparian setback from a standing body of water such as Pinto Lake is 100 feet. However, in this case there is a special circumstance in that the area adjacent to the lake is severely degraded by the existing use of the property. Therefore, portions of this project have been allowed closer to the lake than 100 feet, only in the area that no longer hosts riparian habitat. The landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

2. THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.

Proper drainage control on this parcel is necessary to ensure health and safety because inadequate control of drainage contributes to slope instability and geotechnical hazards. The exception is necessary for the proper design of the drainage system. The reduced setback is necessary in order for the existing residential use to continue under improved conditions. See also Finding #1.

3. THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY DOWNSTREAM OR IN THE AREA IN WHICH THE PROJECT IS LOCATED.

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located in that the landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

4. THAT THE GRANTING OF THE EXCEPTION, IN THE COASTAL ZONE, WILL NOT REDUCE OR ADVERSELY IMPACT THE RIPARIAN CORRIDOR, AND THERE IS NO FEASIBLE LESS ENVIRONMENTALLY DAMAGING ALTERNATIVE.

Not applicable; project is not in the Coastal Zone.

5. THAT THE GRANTING OF THE EXCEPTION IS IN ACCORDANCE WITH THE PURPOSE OF THIS CHAPTER, AND WITH THE

**OBJECTIVES OF THE GENERAL PLAN AND ELEMENTS THEREOF,
AND THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The granting of this exception is in accordance with **the** purpose of this Chapter and with the objectives of the General Plan and elements thereof, in that the disturbed areas will be revegetated and maintained in a manner that is more beneficial to the riparian resource than the degraded situation that currently exists. Further, the riparian exception will allow the drainage system to be installed, which will promote health and safety in accordance with the General Plan and County Codes by helping to avoid potential slope failure and controlling erosion.

**REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION,
COUNTY CODE SECTION 16.50.095(b)**

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR

Fencing consistent with Exhibit A shall be provided along the east side property line adjacent to APN 050-421-02 (Yonemura wholesale nursery) to insure security and separation from the adjacent property. Landscaping shall be installed inside the fencing (on the Marmo side) to provide screening between the adjacent commercial agriculture property and the permanent units, and to enhance the open space areas, as appropriate. The landscaping plan shall be submitted for review and approval by the Planning Department.

3. A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR
4. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

**REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON
OR ADJACENT TO COMMERCIAL AGRICULTURAL LAND, COUNTY
CODE SECTION 16.50.095(e).**

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON OR ADJACENT TO TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE

AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned Commercial Agriculture (CA) Type 2C, Limited Agricultural Land in Utility Assessment Districts, and Agriculture (A) General Plan designation. The 27.167 acre parcel is currently under agricultural production on the Amesti Road frontage with about 6.3 acres of raspberries. No reduction in existing agricultural acreage is proposed with this application. The parcel is within 200 feet of CA, Type 2C zoned land, APN 050-421-02. APN 050-421-02 is a 10-acre wholesale nursery. The applicant is proposing a 40 foot setback from this property line, to be buffered with fencing as per Exhibit A and a permanent evergreen, drought tolerant, non-edible, native vegetative screen.

REQUIRED SPECIAL FINDINGS FOR 'CA' AND 'AP' USES

(County Code Section 13.10.314)

a) All Uses

1. THAT THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS OF THE AREA.

The 27.167-acre project site is immediately adjacent to Pinto Lake and has not been actively farmed in the area adjacent to the water body due to topography. About 6.3 acres of land immediately adjacent to Amesti Road is under bush berry production. This proposal will not negatively impact the existing agriculture on the project site, as the development will replace the existing level of development in the same location. The permanent affordable rental housing will be buffered from existing agriculture on the project site by a 200-foot setback from the Amesti Road berry production. The establishment of the permanent housing on the northern portion of the parcel will not reduce, restrict or adversely affect agricultural resources or agricultural operations of the area, in that the structures have existed since 1927 and have been located to minimize any impacts on adjacent agricultural production land. Sufficient topographical differences exist between the proposed development and existing agricultural operations on the site. The existing fencing and required improvements, including landscaping located along the property line with APN 050-421-02 will prevent any adverse effects to the adjacent property's commercial agricultural operations.

2. THAT THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR THAT NO AGRICULTURAL USE IS FEASIBLE FOR THE PARCEL; OR

The proposed residential use of the northern portion of the subject parcel is ancillary to agricultural uses in the vicinity. The residential use has existed on the northern section of the parcel since 1927. Agricultural use will continue on the Amesti Road frontage of the project site. The location adjacent to Pinto Lake, a County park and wildlife habitat to the north would prohibit use of farm chemicals such as herbicides or pesticides. Small-scale organic farming could potentially be undertaken.

3. THAT THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND
4. THAT SINGLE-FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The permanent residential use is sited towards the rear of the parcel, away from the agricultural production along Amesti Road, and is set back 200 feet to minimize conflicts. Other larger scale farming operations are buffered from the project site by existing roadways (Amesti Road). Topographical differences serve to buffer the project from commercial agriculture on the project frontage and the adjacent nursery at APN 050-421-02. A reduced agricultural setback to APN 050-421-02 will be buffered by fencing consistent with Exhibit A and non-edible, permanent evergreen landscaping.

5. THAT THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NONFARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

The conversion of the temporary trailer park to permanent modular rental housing for low income families would not limit the potential of the site for commercial farming operations as there is no reduction in existing agricultural operations proposed in that approximately 6.3 acres remain for crop production. The proposed residential development is sited towards the rear of the parcel, adjacent to Pinto Lake, thereby removing as little land as possible from production.

CONDITIONS OF APPROVAL

Exhibits:

Site Plan by SSA Landscape Architects dated February 2002, Revised 4/26/02
Site Analysis Plan, SSA Landscape Architects dated April 2002, Revised 4/26/02
Site Survey by SSA Landscape Architects dated March 2002, Revised 4/26/02
Tree Removal Plan, SSA dated March 2002, Revised 4/26/02
Erosion Control & Revegetation Plan, SSA dated March 2002, Revised 4/26/02
Fencing Plan SSA Landscape Architects dated March 2002, Revised 4/26/02
Preliminary Grading & Drainage Plans, Mesti-Miller Engineering Inc. 3/19/02 (C3-C6)
Preliminary Water Systems Plan, Mesti-Miller Engineering, Inc. dated 4/25/02 (C7)
Schematic Plans & Elevations by Paul Wang dated 2/7/02 (3 sheets)

Note: Any references to the Recreational Vehicle Conversion Ordinance, County Code Chapter 13.10.685 shall include amendments thereto.

- I. This permit authorizes the conversion of a recreational vehicle park to a permanent occupancy, affordable, residential park, to include 51 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this permit.
 - C. Record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The Statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - D. Record a Notice of Onsite Sewage Disposal System with Alternative Technology and Special Operating Conditions, as prepared by the Environmental Health Service.
 - E. Submit Park Improvements Implementation Plan and the Management, Operation, and Implementation Plans for review and approval by the Planning Department.
 - F. Submit a copy of the lease agreement for tenants including, but not limited to, the following:

- i) A provision requiring compliance with the parking management plan;
- ii) A requirement that no inoperable vehicles be stored within the park;
- iii) A provision that subletting is not allowed, or that units may only be sublet to Very Low Income Households as required by Section 13.10.685 and that the maximum combined rent for the home is restricted pursuant to 13.10.685;
- iv) A notice that storage of hazardous materials is not allowed;
- v) A statement of acknowledgement that the park is adjacent to land used for commercial agricultural purposes and that residents of the park may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise, and odor; and
- vi) Notice that the unit occupant is responsible for compliance with the requirements of Section 13.10.685 of the Santa Cruz County Code **as** they apply to the unit.

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" on file with the Planning Department. The final plans shall include the following additional information:

- 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in an **8.5" x 11"** format.
- 2. Drainage and erosion control plans, setbacks from slopes, debris fence locations and specifications, and foundation design in compliance with the approved geologic and geotechnical reports (Nolan, Zinn dated 2/5/02, Haro Kasunich dated 2/8/02 & 3/19/02) and Planning acceptance letter dated 3/20/02. The erosion control plan shall specifically include a clearing and grading schedule, clearly marked disturbance envelope, temporary driveway surfacing and construction entry stabilization, location of all filter and barrier elements, and specifications for re-vegetation of bare areas. No winter grading between October 15 through April 15 will be approved.
- 3. Details showing compliance with Pajaro Valley Fire Department requirements.
- 4. Prior to the required pre-site construction meeting, the applicant shall install silt fencing along the riparian boundaries to both filter runoff and

prevent accidental incursion into the buffer zones. The fencing shall remain in place during all operations and shall not be removed until final erosion control and re-vegetation is in place. The fence shall be inspected frequently and kept in good repair. Temporary chain link fencing shall be placed around the drip line of mature *oaks* remaining on the tree removal plan (SSA, Sheet 2, March 2002, revised April 26,2002).

5. All development shall comply with the development standards set forth in County Code Section 13.10.685(e) including density not to exceed the current Use Permit, setback requirements of 40 feet to the front yard and 20 feet for side and rear yards; a minimum six-foot separation between all permanent dwelling units; a minimum 200 square feet of open space per unit with at least 100 square feet of useable open space defined as any side or rear yard or combination of yards with minimum dimensions of eight feet; one parking space per unit plus 20 percent guest parking over the residential requirement; two-way roads a minimum of 18-feet width and one-way a minimum of 12-feet; pedestrian access to amenities throughout the park; a six-foot high solid wood fence or masonry wall, except as modified by APAC on the southeast property line adjacent to commercial agriculture representing the agricultural buffer, and parallel to the shoreline to permit wildlife movement as required by the project wildlife biologist; landscaping as approved by the Planning Department, garbage and recycling disposal with a minimal weekly collection; sewage disposal as approved by the County Environmental Health Service, and connection to the City of Watsonville water system.
 6. Submit a sign plan for review and approval by the Planning Department, consistent with County Code Section 13.10.580.
- B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - C. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - D. Provide a Parking Management Plan for review by the County and approval by the Approving Body. The Parking Management Plan shall specify how the park will comply with the following parking standards and detail the procedures for insuring long-term compliance with these standards. One off-street parking space shall be provided and located near each permanent unit. Guest parking of an additional 20 percent over the residential requirement shall be provided at various locations in the park. All required parking shall be provided within park boundaries. No inoperable vehicle shall be kept within the park for a period of longer than 10 business days. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the site plan.

- E. A final engineered drainage plan shall be submitted to Public Works Drainage Division which includes: performance standards for silt and grease traps demonstrating that they will function properly under conditions of elevated groundwater; a system to drain the seeps and springs that may be exposed in the graded slope during excavation. The system shall be sized to accommodate infiltration due to irrigation and septic leachate; and the plan shall be accompanied by a plan check letter from the project geotechnical engineer and project geologist advising that the plan meets the recommendations of both geologic and geotechnical reports.
- F. A final landscape plan for the entire site specifying the species, their size, and irrigation plans and meeting the following criteria:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - 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 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. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. 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.

Appropriate irrigation equipment, including the use of pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used 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.

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

All planting shall conform to the landscape plan shown as part of Exhibit []. The following specific landscape requirements apply:

Wherever conditions for Coast Live Oak are favorable, that species shall be specified.

- G. An exterior lighting plan shall be submitted to County Planning for review and approval. The plan shall include the minimum outdoor lighting necessary to provide adequate security. Lighting shall not be directed towards Pinto Lake or adjacent properties in order to protect wildlife and surrounding properties from glare. "Shoe box" lighting fixtures, which direct lighting downward, shall be used adjacent to Pinto Lake. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy efficient fixtures. Lighting fixtures shall be maintained in good working order, and all worn out light bulbs replaced with regularly scheduled maintenance.
- H. An acoustical engineer shall evaluate the blower system of the sewer treatment plant to ensure that the homes closest to the sewer system are not subject to noise levels above 60dB.
- I. Comply with all requirements of the Santa Cruz Metropolitan Transit District with regard to provision of a bus stop connected to the public way, sheltered and ADA compliant.
- J. Enter into an Affordable Housing Participation Agreement with the County. Documentation shall be obtained from the Housing Planner. The agreement shall specify that the project shall comply with County Code Section 13.10.685 and Chapter 17.10.

Obtain a Grading Permit from Santa Cruz County Planning Department.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils and geologic reports. The project geotechnical engineer and project geologist shall be on site to perform regular inspections during grading and construction. Prior to final inspection of the grading permit or any building permit, the applicant shall submit a final letter of approval from the project geotechnical engineer and project geologist for review and approval by the County Geologist.
- D. 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. Prior to any site disturbance a pre-construction meeting shall be convened at the site with the following parties in attendance: grading contractor supervisor, Mid Peninsula project manager, project geotechnical engineer, project civil engineer, project biologist, County Geologist, and Environmental Planning staff. The permit conditions and grading schedule shall be reaffirmed by all parties, tree protection fencing will be inspected, results of the pre-construction surveys for special status bats and nesting birds will be collected. The Storm Water Pollution Program Permit applicability will be reviewed, and the destination for any excess fill shall be identified at that time. In case groundwater is encountered during excavation, the applicant shall contact the Regional Water Quality Control Board for recommendations to contain and/or filter water before it is discharged to Pinto Lake.
- B. Occupancy of the 50 rental units shall be restricted to Very Low Income Households for the life of the park. The Board of Supervisors shall authorize the property manager to verify the eligibility of residents. Maximum rents charged shall comply with County Code Section 13.10.685.
- C. In order to prevent untreated runoff from paved areas from entering Pinto Lake, the applicant shall install and maintain silt and grease traps. These traps shall be inspected, cleaned and repaired prior to October 15th annually and an annual report of the inspection submitted to the Drainage Division of Public Works

within 5 days of the inspection. The report shall specify any repairs made or that are needed to ensure that the traps are functioning adequately.

- D. Prior to site disturbance the project biologist shall complete pre-construction surveys of special status species of bats prior to April 15th (Exhibit K) and of nesting special status birds no more than 14 days before the start of disturbance. Buffer zones determined by the project biologist shall be established as no-disturbance zones until the project biologist can verify that the young have been fledged.
- E. **Any** accessory structure on a permanent occupancy space shall comply with the development standards of Section 13.10.685 of the County Code and applicable building codes, and shall be specifically authorized by both park management and the enforcement agency and shall be constructed with the appropriate permits.
- F. Comply with all mosquito control abatement recommendations of the County Agricultural Commissioner.
- G. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. 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, its 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. Settlement. 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. Successors Bound. "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.

VI. 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.

A. Mitigation Measure: Pre-site Meeting. (Condition IV.A)

Monitoring Program: Prior to commencement of any site disturbance, the owner/applicant shall convene a pre-construction meeting on the site. Failure to hold this meeting prior to site disturbance will result in the suspension or delay of issuance of any grading or building permit.

B. Mitigation Measure: Erosion Control. (Conditions II.A.2, II.F, III.C)

Monitoring Program: Prior to issuance of a building permit, the improvement plans will be reviewed and accepted by the Environmental Planning Section of the Planning Department. The improvement plans will include detailed grading, drainage, and erosion control plans. Inspections will be conducted to verify that the construction of all site improvements is performed in accordance with the approved plans. Correction notices will be issued in the event of noncompliance.

C. Mitigation Measure: Erosion Control – Pinto Lake (Conditions II.A.2, **II.A.4**, IV.A)

Monitoring Program: Prior to issuance of a building permit, the erosion control plan shall be reviewed and approved by Environmental Planning. Plans shall include a clearing and grading schedule, clearly marked disturbance envelope, location of all filter and barrier elements, and revegetation of bare areas. Silt fencing shall be installed along the riparian buffer zones. No grading is permitted during the winter grading period between October 15 and April 15. In the event that groundwater is encountered during excavation, the applicant shall comply with all Regional Water Quality Control Board requirements. Correction Notices will be issued in the case of noncompliance.

D. Mitigation Measure: Silt and Grease Trap Installation (Condition IV.B)

Monitoring Program: Prior to October 15th each year, all required silt and grease traps installed to prevent untreated runoff from paved areas into Pinto Lake, shall be inspected and repaired as necessary to ensure adequate functioning. Within 5 days of the annual inspection, a report shall be submitted to the Drainage Division of the Department of Public Works. Correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Wildlife Protection in Riparian Areas (Conditions II.A.5,

Monitoring Program: In order to reduce impacts on wildlife using the riparian area and the shoreline, the fencing shall be reviewed by the project biologist **and** approved by Environmental Planning. Exterior lighting shall not be directed towards the riparian area. The project planner will inspect the site after sunset to verify lighting fixtures meet this requirement. Correction notices shall be issued in the event of noncompliance.

F. Mitigation Measure: Biotic Resource Protection (Condition IV.C)

Monitoring Program: Prior to commencement of any site disturbance on the property, the project site will be field surveyed for the special status bats and birds identified in the biotic report. Failure to conduct these studies prior to the commencement of any site disturbance will result in the suspension or delay of issuance of grading or building permits.

G. Mitigation Measure: Native Oak and Riparian Vegetation Protection (Condition II.A.4, II.G)

Monitoring Program: Protective fencing shall be in place around the drip lines of mature oaks to be retained on site prior to site disturbance. The civil engineer shall work with the landscape architect to identify modifications to the grading plan to retain additional trees while still meeting the stability goals of the earthwork. Coast Live Oaks shall be utilized wherever possible for replacement trees. Disturbed riparian vegetation shall be monitored by the project biologist or the landscape architect for one year. If the native vegetation does not return in a

vigorous condition, it shall be replaced on a **3:1** ratio with locally propagated stock with appropriate follow up care and monitoring. Correction notices shall be issued in the event of noncompliance.

H. Mitigation Measure: Acoustical Protection (Condition II.H)

Monitoring Program: Prior to the issuance of a building permit, an acoustical engineer shall verify that the working of the sewer treatment facility does not exceed the noise threshold specified by the General Plan. Correction notices will be issued in the event of noncompliance.

Minor variations to this permit which do not affect the overall concept or density may be approved **by** the Planning Director at the request **of** the applicant or staff **in** accordance with Chapter **18.10** of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS **FROM** THE EFFECTIVE DATE UNLESS **YOU** OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.



County of Santa Cruz

ATTACHMENT 1

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR; SANTA CRUZ, CA 95060-4000
 (831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123
 ALVIN D. JAMES, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

02-0065

DESIREE ESPINOZA for MID PENINSULA HOUSING COALITION

The applicant proposes to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include **52** residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. This proposal requires a Residential Development Permit, an Agricultural Buffer Reduction, Riparian Exception, Environmental Assessment, Geologic Report Review, Soils Report Review, Biotic Assessment and Preliminary Grading approval to grade approximately **23,098** cubic yards. The Commercial Agriculture (CA) zoned site is within 200 feet of Commercial Agriculture land to the east, Single-family Residential (R-1-9) land to the west, and immediately adjacent to Pinto Lake to the north. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to about **40** feet from APN **050-421-02** to the east. The project is located on the northeast side of Amesti Road at Pinto Lake, about a half mile northwest from Green Valley Road in Watsonville.

APN: 050-421-01

MELISSA ALLEN AND ROBIN BOLSTER, STAFF PLANNERS

ZONE DISTRICT: COMMERCIAL AGRICULTURE (CA), PARKS, RECREATION & OPEN SPACE (PR)

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.

Required Mitigation Measures or Conditions:

None

Are Attached

Review Period Ends MAY 1, 2002

Date Approved By Environmental Coordinator MAY 8, 2002



 KEN HART
 Environmental Coordinator
 (831)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: _____



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

ALVIN JAMES, DIRECTOR

May 14, 2002

AGENDA: May 22, 2002
ITEM: G-2

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: CONTINUED HEARING TO SUBMIT REVISIONS TO THE CONCEPTUAL APPROVAL OF APPLICATION #02-0065, A PROPOSAL TO CONVERT A RECREATIONAL VEHICLE PARK TO PERMANENT OCCUPANCY, AFFORDABLE, RESIDENTIAL PARK TO INCLUDE 51 RESIDENTIAL UNITS (INCLUDING A MANAGER'S UNIT), A COMMUNITY CENTER, TWO PLAYGROUNDS, SITE PARKING AND CIRCULATION, AND THREE LAKE VIEWING DOCKS. PROPERTY LOCATED ON THE NORTHEAST SIDE OF AMESDTI ROAD (324 AMESTI ROAD), AT PINTO LAKE, ABOUT A HALF MILE NORTHWEST FROM GREEN VALLEY ROAD IN WATSONVILLE.

Owner/Applicant: Mid peninsula Housing Coalition
Application: 02-0065
APN: 050-421-01

Members of the Commission:

On May 8th your Commission gave conceptual approval of this application, instructing staff to return on May 22nd with revisions to the project site lighting (Conditions II.G and VI.E); and the Findings for Consistency with the General Plan and Riparian Exception Findings (Exhibit A, this report, to be inserted as Exhibit B of the revised Planning Commission staff report). These revisions have been made and are attached for Commission review.

Since the last hearing on this proposal, staff has received communications from the Santa Cruz County Metro Transit District (Exhibit R of final Planning Commission report, this Exhibit C) and the County Housing Planner (Exhibit S). In response to comments received, Conditions II.I & J have been added (Exhibit C final Planning Commission Report, this Exhibit B), and the Exhibit Index updated (Exhibit C). The Metro Transit is requiring the provision of a bus stop connected to the public way, sheltered and ADA compliant; and the Housing Planner is requiring that the developer enter into an Affordable Housing Participation Agreement with the County, consistent with County Code Section 13.10.685 and Chapter 17.10.

0675

Recommendation:

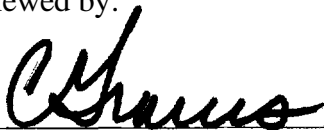
Staff recommends:

1. Certification of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act; and
2. Forward a recommendation to the Board of Supervisors for Approval of Application #02-0065 based on the attached Findings **and** Conditions.



Joan Van der Hoeven, AICP
Project Planner

Reviewed by:



Cathy Graves
Principal Planner
Development Review
Santa Cruz County Planning Department
701 Ocean Street, Santa Cruz CA 95060

EXHIBITS:

- A. Revised Findings
- B. Revised Conditions
- C. Revised Exhibit list with Exhibits 0-S

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 is located in the Agriculture (A) and Lakes, Reservoirs and Lagoons (PK-L) land use designations. The continued agricultural and residential uses are consistent with the General Plan Policies 5.13.28 (b) and 5.13.29 (a) and (c). The residential use does not conflict with on-site or adjacent agricultural activities and is consistent with Code Section 5.13.29(a) in that the 6.3 acre farmable portion of the subject parcel is large enough in itself to constitute a minimum economic farm unit for three crops other than greenhouses suited to the soils, topography, and climate of the area. The project is consistent with General Plan policy 5.13.28(b) in that the parcel has existing constraints to the expansion of the current bush berry production area adjacent to Amesti Road, including the topography and location adjacent to Pinto Lake, which preclude commercial agricultural use on the steep slopes or in the lakefront vicinity because of potential erosion and agricultural chemical contamination. The proposed residential development is sited in such a manner so as to minimize potential conflicts with commercial agriculture in the area, utilizing agricultural buffers of fencing, landscaping and setbacks. The project will remove no land from production (or potential production) if any un-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production, as per General Plan policy 5.13.29(c).

The project continues the use which was approved under Development Permit 75-1365-U (Exhibit G). County Code Section 13.10.685 requires that visual resources policies of the County General Plan/Local Coastal Plan apply for all permanent occupancy spaces. The Pinto Lake frontage is protected by a riparian setback, which allows for open space parallel to the shoreline. Significant shoreline vegetation restoration is proposed. The project site shall be landscaped with native species as per Exhibit A, and neutral earth tone exterior colors shall be utilized for the exteriors of the proposed structures. As per General Plan Policy 5.10.5, the aesthetic values of existing agricultural vistas shall be preserved. Development shall be consistent with the agricultural character of the community.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it would provide 50 units of affordable housing for very low income residents, including some farm worker households (Exhibit L). The project is conditioned to comply with implementing ordinances 13.10.685 and 17.10 and the developer shall enter into an Affordable Housing Participation Agreement with the County (Condition II.J).

A Specific Plan has not been adopted for this portion of the County.

WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned Commercial Agriculture (CA) Type 2C, Limited Agricultural Land in Utility Assessment Districts, and Agriculture (A) General Plan designation. The 27.167 acre parcel is currently under agricultural production on the Amesti Road frontage with about 6.3 acres of raspberries. No reduction in existing agricultural acreage is proposed with this application. The parcel is within 200 feet of CA ,Type 2C zoned land, APN 050-421-02. APN 050-421-02 is a 10-acre wholesale nursery. The applicant is proposing a 40 foot setback from this property line, to be buffered with fencing as per Exhibit A and a permanent evergreen, drought tolerant, non-edible, native vegetative screen.

REQUIRED SPECIAL FINDINGS FOR ‘CA’ AND ‘AP’ USES

(County Code Section 13.10.314)

a) All Uses

1. THAT THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS OF THE AREA.

The 27.167-acre project site is immediately adjacent to Pinto Lake and has not been actively farmed in the area adjacent to the water body due to topography. About 6.3 acres of land immediately adjacent to Amesti Road is under bush berry production. This proposal will not negatively impact the existing agriculture on the project site, as the development will replace ~~the~~ existing level of development in the same location. The permanent affordable rental housing will be buffered from existing agriculture on the project site by a 200-foot setback from the Amesti Road berry production. The establishment of the permanent housing on the northern portion of the parcel will not reduce, restrict or adversely affect agricultural resources or agricultural operations of the area, in that the structures have existed since 1927 and have been located to minimize any impacts on adjacent agricultural production land. ~~since 1927~~. Sufficient topographical differences exist between the proposed development and existing agricultural operations on the site. ~~and the required fencing and landscaping adjacent to the commercial nursery~~ The existing fencing and required improvements, including landscaping located along the property line with APN 050-421-02 will prevent any adverse effects to the adjacent agricultural parcel and property's commercial agricultural operations. of the area.

2. THAT THE USE OR STRUCTURE IS ANCILLARY' INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF

DATE: May 14,2002
TO: Joan Vanderhoeven, Project Planner
FROM: **Paia Levine**
SUBJECT: Discussion of Proposed Riparian Exception
Applicant: Mid Peninsula Housing Corp.
Application: 02-0065

The standard riparian setback from a standing body of water such as Pinto Lake is 100 feet. The current status of the shoreline is that little to no riparian habitat exists because of the way the shoreline has been used in the past. Abandoned trailer pads, parking areas, paved/unpaved roadway, existing structures and fill that has been pushed into the lake are all within the one hundred foot setback. The degraded shoreline represents an opportunity to restore habitat because riparian areas are naturally resilient. With a relatively modest effort they can be returned to functionality.

The current permitted use of the property is 52 units of trailer type housing. The application is to build 51 replacement units with associated infrastructure and site work. An exception to the 100-foot setback has been requested to allow several elements of the project, which are located on the lower bench, to encroach toward the lake into the setback. These elements include portions of the drainage system, road, all or part of seven buildings, the playground, parking, docks, an 18-inch retaining wall and associated earthwork. There are special circumstances affecting the project and the property that allow findings for an exception to be made in accordance with the Riparian Protection Ordinance Chapter 16.32. These are as follows:

1. Health and safety concerns. These dictate careful management of drainage because of high groundwater and the potential for slope failures. Improperly controlled drainage may result in property damage and is a risk to health and safety. In order to safely manage the drainage pipes and drainage structures must be placed where they will properly convey water to the lake, and therefore encroachment of drainage facilities into the setback is necessary
2. Existing degraded condition within the setback. The shoreline area is heavily degraded by the existing use, previously developed and otherwise disturbed such that it no longer hosts riparian habitat.

The project includes riparian restoration to consist of planting, maintenance, and control of foot traffic. The return of native, riparian habitat in this disturbed area is clearly a net enhancement of the shoreline. This comports with the stated purpose of Chapter 16.32. Given the special circumstances and the proposed restoration a Riparian Exception appears to be appropriate. Recommended findings are attached.

RIPARIAN EXCEPTION FINDINGS:

- 1. **THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY.**

The special condition affecting this property is that drainage must be very carefully controlled to limit risks to health and safety. Improperly controlled drainage may result in slope failure, which can cause property damage and risks to safety. In order to safely manage the drainage, pipes and drainage structures must be placed where they will properly convey water to the lake and therefore an exception to allow drainage facilities into the riparian area is necessary.

Further, the standard riparian setback from a standing body of water such as Pinto Lake is 100 feet. However, in this case there is a special circumstance in that the area adjacent to the lake is severely degraded by the existing use of the property. Therefore, portions of this project have been allowed closer to the lake than 100 feet, only in the area that no longer hosts riparian habitat. The landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

- 2. **THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.**

Proper drainage control on this parcel is necessary to ensure health and safety because inadequate control of drainage contributes to slope instability and geotechnical hazards. The exception is necessary for the proper design of the drainage system. The reduced setback is necessary in order for the existing residential use to continue under improved conditions. See also Finding #1.

- 3. **THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY DOWNSTREAM OR IN THE AREA IN WHICH THE PROJECT IS LOCATED.**

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located in that the landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

- 4. **THAT THE GRANTING OF THE EXCEPTION, IN THE COASTAL ZONE, WILL NOT REDUCE OR ADVERSELY IMPACT THE RIPARIAN CORRIDOR, AND THERE IS NO FEASIBLE LESS ENVIRONMENTALLY DAMAGING ALTERNATIVE.**

Not applicable; project is not in the Coastal Zone.

- 5. **THAT THE GRANTING OF THE EXCEPTION IS IN ACCORDANCE WITH THE PURPOSE OF THIS CHAPTER, AND WITH THE**

**OBJECTIVES OF THE GENERAL PLAN AND ELEMENTS THEREOF,
AND THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The granting of this exception is in accordance with the purpose of this Chapter and with the objectives of the General Plan and elements thereof, in that the disturbed areas will be revegetated and maintained in a manner that is more beneficial to the riparian resource than the degraded situation that currently exists. Further, the riparian exception will allow the drainage system to be installed, which will promote health and safety in accordance with the General Plan and County Codes by helping to avoid potential slope failure and controlling erosion.

regulators, automated controllers, low volume sprinklerheads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used 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.

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

All planting shall conform to the landscape plan shown as part of Exhibit A. The following specific landscape requirements apply:

Wherever conditions for Coast Live *Oak* are favorable, that species shall be specified.

G. An exterior lighting plan shall be submitted to County Planning for review and approval. The plan shall include the minimum outdoor lighting necessary to provide adequate security. Lighting shall not be directed towards Pinto Lake or adjacent properties in order to protect wildlife and surrounding properties from glare. “Shoe box” lighting fixtures, which direct lighting downward, shall be used adjacent to Pinto Lake. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy efficient fixtures. Lighting fixtures shall be maintained in good working order, and all worn out light bulbs replaced with regularly scheduled maintenance.

H. **An** acoustical engineer shall evaluate the blower system of the sewer treatment plant to ensure that the homes closest to the sewer system are not subject to noise levels above 60dB_l.

I. Comply with all requirements of the Santa Cruz Metropolitan Transit District with regard to provision of a bus stop connected to the public way, sheltered and ADA compliant.

J. Enter into an Affordable Housing Participation Agreement with the County. Documentation shall be obtained from the Housing Planner. The agreement shall specify that the project shall comply with County Code Section 13.10.685 and Chapter 17.10.

K. Obtain a Grading Permit from Santa Cruz County Planning Department.

111. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be

0682

fencing shall be installed along the riparian buffer zones. No grading is permitted during the winter grading period between October 15 and April 15. In the event that groundwater is encountered during excavation, the applicant shall comply with all Regional Water Quality Control Board requirements. Correction Notices will be issued in the case of noncompliance.

D. Mitigation Measure: Silt and Grease Trap Installation (Condition IV.B)

Monitoring Program: Prior to October 15th each year, all required silt and grease traps installed to prevent untreated runoff from paved areas into Pinto Lake, shall be inspected and repaired as necessary to ensure adequate functioning. Within 5 days of the annual inspection, a report shall be submitted to the Drainage Division of the Department of Public Works. Correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Wildlife Protection in Riparian Areas (Conditions II.A.5, II.G)

Monitoring Program: In order to reduce impacts on wildlife using the riparian area and the shoreline, the fencing shall be reviewed by the project biologist and approved by Environmental Planning. Exterior lighting shall not be directed towards the riparian area. The project planner will inspect the site after sunset to verify lighting fixtures meet this requirement. Correction notices shall be issued in the event of noncompliance.

F. Mitigation Measure: Biotic Resource Protection (Condition IV.C)

Monitoring Program: Prior to commencement of any site disturbance on the property, the project site will be field surveyed for the special status bats and birds identified in the biotic report. Failure to conduct these studies prior to the commencement of any site disturbance will result in the suspension or delay of issuance of grading or building permits.

G. Mitigation Measure: Native Oak and Riparian Vegetation Protection (Condition II.A.4, II.G)

Monitoring Program: Protective fencing shall be in place around the drip lines of mature oaks to be retained on site prior to site disturbance. The civil engineer shall work with the landscape architect to identify modifications to the grading plan to retain additional trees while still meeting the stability goals of the earthwork. Coast Live Oaks shall be utilized wherever possible for replacement trees. Disturbed riparian vegetation shall be monitored by the project biologist or the landscape architect for one year. If the native vegetation does not return in a vigorous condition, it shall be replaced on a 3:1 ratio with locally propagated stock with appropriate follow up care and monitoring. Correction notices shall be issued in the event of noncompliance.

- J. Status of Marmos Conversion, Tom Burns, Board Agenda Item 56 dated March 19, 2002
- K. Ecosystems West memo of 3/29/02 & Bat Survey of April 15, 2002
- L. Project narrative and Design Guidelines, Desiree Espinoza, Mid Peninsula Housing Coalition
- M. Fee Waiver Board letter by Tom Burns, Redevelopment Agency, dated August 8, 2000
- N. Parking Plan, Villas del Paraiso, Mid Peninsula Housing Coalition
- O. CA Dept. of Transportation, Aeronautics Division, dated 4/26/02 with revised initial study findings as per CEQA Section 15073.5c.
- P. Public correspondence submitted at hearing signed by White, Jaquith, Long, Rincon, Rodin, Olson, Cozle, all residents of Hawthorne Ave, Watsonville dated May 7, 2002
- Q. Mosquito and Vector Control memo of 4/29/02
- R. Santa Cruz Metro Transit District memo dated May 8, 2002
- S. Memo from Suzanne Ise, Housing Planner regarding permit conditions dated May 9, 02

ADDED

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: _____

Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: _____

Cathy Graves
Principal Planner
Development Review

DEPARTMENT OF TRANSPORTATION
 DIVISION OF AERONAUTICS - M.S.#40
 1120 N STREET
 P. 3, BOX 942873
 SACRAMENTO, CA 94273-0001
 PHONE (916) 654-4959
 FAX (916) 653-9531

ATTACHMENT

0684

*Flex your power!
 Be energy efficient!*

April 26, 2002

Ms. Paia Levine
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

Dear Ms. Levine:

**Re: County of Santa Cruz Negative Declaration, Mid Peninsula New
 Communities at Pinto Lake; SCH# 2002042001**

The California Department of Transportation, Division of Aeronautics, reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to CEQA. The following comments are offered for your consideration.

The proposal is for the conversion of a recreational vehicle **park** to a permanent occupancy residential park that will include 52 residential units, a community center, **two** playgrounds, site parking and circulation and three lake viewing docks on approximately 28 acres in the vicinity of Pinto Lake,

Page 19 of the Negative Declaration incorrectly states that there are no airports within two miles of the project site. The project site is in fact approximately 6,000 feet northeast of the Watsonville Municipal Airport directly beneath the extended centerline for Runway 2-20. The project site appears to be located just beyond Safety Zone B-1 placing the site within Safety Zone E, according to the Watsonville Municipal Airport Master Plan Report.

The site falls within Zone 4 or the Outer Approach/Departure Zone according to the 2002 California Airport Land Use Planning Handbook (Handbook). In accordance with Public Resources Code Sec. 21096, a lead agency shall not adopt a negative declaration for a project within **two** miles of an airport unless the "lead agency considers whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area." The Handbook recommends that residential uses in Zone 4 be limited to very low densities "if not deemed unacceptable because of noise." Although outside the 55 Community Noise Equivalent Level (CNEL) contour for the airport, the site will be subject to aircraft overflights. The Handbook is available on the internet on the following web page:

<http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/landuse.html>

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"Caltrans improves mobility across California"

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EXHIBIT 0
~~EXHIBIT 0~~

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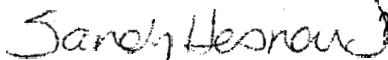
Airport-related noise and safety impacts should be addressed through the CEQA process. Should the project be approved, future homeowners and tenants should be advised of the proximity of the airport **and** the probability of aircraft overflights and subsequent aircraft-related noise and safety impacts. The proposal should be coordinated with the Watsonville Municipal Airport Manager, **Don** French to ensure that the project will be compatible with future as well as existing airport operations.

The need for compatible and safe land uses near airports in California is both a local and a state issue. Along with protecting individuals who reside or work near an airport, the Division of Aeronautics views each of the 250 public use airports in California as part of the statewide transportation system, which is vital to the state's continued prosperity. This role will no doubt increase as California's population continues to grow and the need for efficient mobility becomes more crucial. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future.

These comments reflect the areas of concern to the Department's Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916)654-5314.

Sincerely,



SANDY HESNARD

Aviation Environmental Planner

c: State Clearinghouse, Don French-Watsonville Mun Airport

0686
 Significant or Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels? — — — X,

The proposed residential project does not involve handling or storage of hazardous materials.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? — — — X.

A review of federal and state environmental databases did not reveal the existence of any existing contamination in the vicinity of the site.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site? — — X —

Section 15073.5 (c) of CEQA allows new addition to the Neg Dec to vicinity of the project.

There are no airports within two miles of the project site. Watsonville airport is within two miles of the project site. The Division of Aeronautics for the State Department of Transportation has stated that (1) the project site is beyond the mapped Runway Protection (Clear) zone of the airport and (2) the project site is also outside the 55 Community Noise Equivalent Level (CNEL) contour for the airport (i.e., the noise level is less than 55 CNEL). Furthermore, Policy 6.1 1.2 of the County General Plan sets the maximum level for aircraft noise at 65 CNEL. The project is outside of the mapped noise contour and potential safety conflict areas.

4. Expose people to electro-magnetic fields associated with electrical transmission lines? — — — X

There are no high-voltage electric transmission lines in the vicinity of the site.

5. Create a potential fire hazard? — — — X.

May 7, 2002

ATTACHMENT 2

We are writing in favor of the proposed housing development at the former Marmo's Pinto Lake. One needs only to think back a very few years ago when this very neglected location was the site of 51 run down, inadequate mobile homes, severe septic failure, and serious social problems. Since then the property has been purchased by the Mid-Peninsula Housing Coalition (MPHC), garbage and debris have been removed, the septic problems solved for now, and through attrition the population has been reduced to 17 families which, under the guidance and supervision of MPHC, have been model neighbors. As neighbors on the street in closest proximity to the site, we have appreciated the improvements.

Now, with the support of the County, MPHC has prepared a proposal which will provide homes for those in our community who have jobs yet who must rely upon affordable housing. MPHC proposes to continue the improvements begun already: upgrade the septic system further to a mini waste water treatment plant; remove the existing mobile homes and replace them with safe and sturdy permanent manufactured housing; fortify the embankment to enable a second tier of housing; add a community center where educational, recreational and health-related programs will take place; and install a resident manager's apartment. With these improvements, the proposed 51 units, ranging from 1 to 4 bedrooms, and the manager's apartment, will be set farther apart from each other than the previous dwellings, providing the necessary space for healthy living and pride in appearance. Of course, MPHC will continue their well-proven supervision of the site.

MPHC's track record is excellent. In our county 2 similar projects have proven to be models of affordable housing. One need only visit the Rancho San Andreas and Jardines del Valle (Murphy's Camp) sites to see beautiful homes, well-landscaped and maintained gardens and lawns, happy families, activities to engage all age groups, and peaceful communities. These 2 sites are examples of the approximately 45 housing communities established by MPHC throughout the San Francisco and Monterey Bay areas in response to the growing housing crisis.

As we have read and heard in the media, our county heads the list for the entire nation when it comes to lack of affordable housing. The irony of the situation is hard to escape: we need people to work here in our community. To import employees from other areas where housing is more affordable is to assure a lack of commitment to our community on the part of workers who must commute, the spending of dollars in places other than here, and more commuter traffic. We have only to recall the conditions at this site a few years ago. The County has responded to 2 pressing needs: to improve the situation at a location that was becoming a danger to the community, and to provide housing that is desperately needed. MPHC's mission is provide safe, decent and attractive housing for working people in our Community, in a carefully monitored environment. We are convinced that we can trust MPHC's track record, both here in our county and beyond. We urge support of this critical project, both because it is the right thing to do for those in our community who are without decent housing and because it will benefit all of us socially and economically.

Judith White
51 Hawthorne Ave.
Watsonville, CA 95076

Mary Lou Jager
28 Hawthorne Ave.
Watsonville CA 95076

82

EXHIBIT P

Leah M. Lee
35 Hawthorne Ave.
Watsonville, CA. 95076

Ann V. Lee
25 Hawthorne Ave.
Watsonville, CA 95076 ATTACHMENT 2

Tony Rincon
34 Hawthorne Ave
Watsonville Ca 95076

Ann Veronica Coyle 0688
25 Hawthorne Ave.
Watsonville CA 95076

Linda Rincon
34 Hawthorne Ave.
Watsonville, CA 95076

Victoria A Rodriguez
Victoria A. Rodriguez
15 Hawthorne Ave.
Watsonville, CA 95076

ATTACHMENT 2

**COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE**

0689

DATE April 29,2002

TO: Paia Levine, Environmental Review Planner

FROM: Paul Binding, Manager, Mosquito and Vector Control CSA-53, #2590 **PB**

SUBJECT: Environmental Review of Residential Park at Pinto Lake App. No. 02-0065

The environmental review should consider that the proximity of the proposed permanent residential park, at near lake level, to a known mosquito breeding area (within 1000 feet) could expose these residents to a significant public health threat (potential biological hazard) at certain times of year. Without improved access by the District to these breeding areas, maintenance of adult mosquitoes below nuisance and disease levels to provide protection for these residents may be problematical.

The following statement should be incorporated into information accessible to residents:

Prospective residents should be made aware that they will be in close proximity to areas of mosquito breeding, and mosquitoes may become a biting nuisance, at times limiting outdoor activities. Some mosquito species can transmit diseases that cause encephalitis and malaria. Residents should take precautions when mosquitoes are present by minimizing their outdoor exposure at dusk, screening doors and windows, using protective bed nets for children under 3 yrs and the use of repellants according to label directions for those over 3.

Mosquito management services are provided by the Santa Cruz County Mosquito and Vector Control District, and this agency will periodically reduce mosquitoes through efforts conducted by helicopter, boat and on foot, requiring access to breeding areas and the use of mosquitocides and herbicides.

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EXHIBIT **Q**

EXHIBIT **C**

*Santa Cruz Metropolitan
Transit District*

0690



ATTACHMENT 2

Santa Cruz Metropolitan Transit District
Facilities Maintenance Department
370 Encinal, Suite 100
Santa Cruz, Ca. 95060

Date: May 8, 2002
Street: Amesti.
Planner: Allen/Bolster
APN: 50-421-01
Applicant: Mid Peninsula Housing Coalition
Project: 52 residential units
Request: Pad and shelter

The Santa Cruz Metropolitan Transit District requests the following Transit Improvements as a condition of approval:

The Transit District is requesting that a bus stop be established at the entrance to this development. The bus stop shall be connected to the public way, sheltered and be **ADA** compliant. A turnout is to be constructed, if deemed necessary by the County. The Plans and specification for the transit improvements will be provided by the District.

If you have any further questions please feel free to contact me at 426-6080.

Sincerely,

David J. Konno
Manager of Facilities Maintenance
SCMTD

EXHIBIT R

0691

1

-----Original Message-----

From: Suzanne Ise
Sent: Thursday, May 09, 2002 11:14 AM
To: Joan Vanderhoeven
Subject: Marmos conditions

Joan,

Since you now have a chance to revise your permit conditions, it occurred to me in the hearing yesterday that we should have a condition in the Marmos permit that requires them to enter into an Affordable Housing Participation Agreement with the County. It's just a formality to make it easier for us to have permanent records of our affordable units in the future (what we don't have now for the 100% affordable projects permitted in the 1980's). The Mid-Pen restrictions, if more restrictive, would supercede ours for as long as they continue to enforce them, but our restrictions would be a back-up and in effect for the life of the units. They wouldn't need to actually execute the contract until they start pulling building permits. I think you probably have the standard boilerplate condition for affordable housing PA's that we use for all residential projects. In this case it should include 100% of the units, as they are being processed that way. Please let me know if you need me to enter additional comments into ALUS on this or want me to contact the applicants directly.

Thanks

0692

PLANNING COMMISSION MINUTES=5/8/02

Proceedings of the
Santa Cruz county
Planning Commission

Volume 2002, Number 9,
May 8, 2002

LOCATION: Board of Supervisors, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Holbert, Shepherd, Chair: Osmer, Bremner, Durkee
Alternate Commissioners Hancock, Hummel, Messer, DeAlba

*Commissioners present: Hummel in for Holbert, Chair: Osmer, Bremner, and Durkee.
Commissioners Shepherd and DeAlba, (5th district), were not present.*

F. CONSENT AGENDA

F-1. APPROVAL OF MINUTES

To approve the minutes of the April 24, 2002 Planning Commission meeting as submitted by the Planning Department.

Approved. Durkee made the motion and Bremner seconded. Voice Vote, carried 4-0, with ayes from Bremner, Durkee, Hummel, and Osmer.

G. CONTINUED ITEMS

G-1. 99-0658** 530 17th AVE. SANTA CRUZ APN(S): 028-062-04

Proposal to create four single-family residential parcels and a remainder lot, and to relocate the existing dwelling to within the building envelope. Requires a Minor Land Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a landscape center median on the access street in lieu of a separated planting strip and a Significant Tree Removal Permit to remove one 28-inch cedar tree. Property is located on the southeast corner of Matthew Lane at its intersection with the 17th Avenue, about 200 feet north from Portola Drive, at 530- 17th Avenue, Live Oak.

OWNER: DODDS ROBERT M/M SS

APPLICANT: TOM CONERLY DESIGN ASSOCIATES

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHY GRAVES, 454-3141

Continue and re-notice. Bremner made the motion and Durkee seconded Voice Vote, carried 4-0, with ayes from Bremner, Durkee, Hummel, and Osmer.

H. SCHEDULED ITEMS

H-1. 02-0065 324 AMEST RD. WATSONVILLE APN(S): 050-421-01

Proposal to convert a recreational vehicle part to a permanent occupancy, affordable residential park to include 52 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. Requires a Residential Development Permit, an Agricultural Buffer Reduction, a

Riparian Exception, an Environmental Assessment, Geologic Report Review, Soils Report Review, a Biotic Assessment, and Preliminary Grading Review. Property located on the northeast side of Amesti Road (324 Amesti Road) at Pinto Lake, about .5 miles northwest from Green Valley Road.

OWNER: MP NEW COMMUNITIES ASSOCIATES

APPLICANT: MP NEW COMMUNITIES ASSOC.-ATTN: DESIREE ESPINOZA

SUPERVISORIAL DIST: 2

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-5174

Tentatively recommend approval of this application to the Board, approve the negative declaration. Findings and conditions of approval to return to the commission on 5-22-02 for review and final approval of conditions and findings. Durkee made the motion and Osmer seconded Voice Vote, carried 4-0, with ayes from Bremner, Durkee, Hummel, and Osmer.

H-2. 99-0677 846 BROWNS VALLEY RD. WATSONVILLE

APN(S): **107-052-03 & 107-052-04**

Proposal to rezone two parcels from the "RA" Residential Agriculture zone district to the "TP" Timber Production zone. Requires a Rezoning. Property is located on the southeast side of Browns Valley Road (at 846 and 858 Browns Valley Road), approximately 1/4 mile south of the intersection of Redwood Road and Browns Valley Road.

OWNER DECK HERBERT A & VALERIE J WW JT

APPLICANT: GARY PAUL

SUPERVISORIAL DIST: 2

PROJECT PLANNER: CATHLEEN CARR, 454-3225

Adopt resolution and send recommendation to the Board for approval and certification that project is exempt from CEQA. Durkee made the motion and Bremner seconded. Voice Vote, carried 4-0, with ayes from Bremner, Durkee, Hummel, and Osmer.

REVISED

**H-3. Proposal to implement: 1) the Pajaro River Management and Restoration Plan on 12 miles of the Pajaro River. 2) the Stream Bank Erosion Assessment Recommendations on 12 miles of the Pajaro River and all of Salsipuedes Creek, and 3) a management plan for the Salsipuedes Creek and 8 miles of Corralitos Creek. Project located on the Pajaro River from the mouth upstream to Murphy's Crossing: on Salsipuedes Creek from its confluence with the Pajaro River upstream to College Lake, and on Corralitos Creek from its confluence with Salsipuedes Creek upstream to Browns Valley bridge. Requires a Riparian Exception, Coastal Zone Permit and Grading Permit,
PROJECT PLANNER(S): KEN HART, 454-3170 & CLAUDIA SLATER, 454-5175**

Approved staff recommendation . Osmer made the motion and Durkee seconded Voice Vote, carried 4-0, with ayes from Bremner, Durkee, Hummel, and Osmer.

STAFF REPORT TO THE PLANNING COMMISSION 0694

APPLICATION NO.: 02-0065

APN: 050-421-01

APPLICANT: Desiree Espinoza for Mid Peninsula New Communities Association

OWNER: Mid Peninsula New Communities Association

PROJECT DESCRIPTION: Proposal to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include 51 residential units (including a manager’s unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks.

LOCATION: Property located on the northeast side of Amesti Road (324 Amesti Road) at Pinto Lake, about a half mile northwest from Green Valley Road in Watsonville.

PERMITS REQUIRED: Residential Development Permit, Agricultural Buffer Determination, Riparian Exception, Environmental Assessment, Geologic Report Review, Biotic Assessment, and Preliminary Grading Approval to grade approximately 23,098 cubic yards.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration issued 5/1/02.

COASTAL ZONE: —Yes XNo

PARCEL INFORMATION

PARCEL SIZE: 27.167 acres

EXISTING LAND USE:

PARCEL: Recreational vehicle park, agriculture

SURROUNDING: Agriculture (A), Single-family residential (R-1-9)

PROJECT ACCESS: Amesti Road

PLANNING AREA: Pajaro Valley

LAND USE DESIGNATION: A (Agriculture), PK-L (Lakes, Reservoirs, Lagoons)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. N/A |
| b. Soils | b. 162, Pinto loam 2-9 % slopes
174, Tierra Watsonville complex 15-30% slopes
177, Watsonville loam 2-15% slopes
179, Watsonville loam thick surface 2- 15% slopes |
| c. Fire Hazard | C N/A |
| d. Slopes | d. 0 – 30 percent slopes |
| e. Env. Sen. Habitat | e. Biotic assessment completed |
| f. Grading | 23,098 cu. yds. cut, 18,800 cu. yds. fill |
| g. Tree Removal | g. Regrading slope will result in removal of 158 trees
Mitigations required |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Engineered drainage improvement plans required |
| j. Traffic | J. No increase in project density |
| k. Roads | k. Adequate |
| l. Parks | l. Adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. Yes |

- o. Archeology
- o. Mapped/ no resources found

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SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No

Water Supply: City of Watsonville

Sewage Disposal: CSA#12, Septic

Fire District: Pajaro Valley Fire Protection District

Drainage District: Zone 7

HISTORY

This application for the trailer park conversion was accepted by the Planning Department on 2/8/02 and deemed complete on 3/21/02. The project was reviewed and approved by the County Agricultural Policy Advisory Commission on 3/21/02. The project was reviewed and a Mitigated Negative Declaration issued by the Environmental Coordinator on 3/22/02 with the review period ending on 5/1/02.

Prior permits issued for the parcel include the original Use Permit #75-1365-U (Exhibit G) for a 50-space travel trailer park plus a manager's trailer, with a time extension processed under 79-540-U. Application 92-0762 to add four units was withdrawn. Application #96-0719 was approved to recognize a gazebo, an 800-square foot addition to the community building and a free-standing sign at the Amesti Road park entrance. An archaeological reconnaissance survey was completed with negative results for the parcel under Application #01-0432 on 11/01/01 (Exhibit D, Attachment 24).

ANALYSIS AND DISCUSSION

This application seeks the conversion of the Marmo's Pinto Lake Recreational Vehicle Park to a permanent occupancy, affordable, rental park, re-named Villas del Paraiso, for 50 Very Low Income Households plus a resident manager's unit, consistent with the Use Permit 75-1365-U (Exhibit G). Very Low Income Households are households whose annual income is less than 50 percent of the Area Median Income as adjusted for household size and updated from time to time by the State Department of Housing and Community Development.

The original Marmo's Trailer Court was established in 1927. Over the years, the park changed from a recreational camping facility to a year-round permanent occupancy recreational vehicle park. Mid Peninsula Housing Coalition purchased the property in June 2000 and has worked diligently with the County to correct health and safety code violations and to develop the required zoning ordinance, Section 13.10.685, to enable the conversion of the trailer park to permanent occupancy (Exhibit I). The County has waived all impact fees for the project to facilitate the recreational vehicle park conversion project (Exhibit M). The conversion will address overtaxed available services on the site, particularly the septic system, which shall be brought up to current standards for water and wastewater systems, as established by the County Health Department (Exhibit J). The project shall be connected to City of Watsonville water service (Exhibit D, Attachment 22).

Mid Peninsula Housing Coalition is a highly respected non-profit housing developer and property manager operating in Northern California. Successful projects that provide affordable housing in Santa Cruz County developed by MPHC include The Farm apartments in Soquel, San Andreas Farm

Worker Housing, and Jardines del Valle (Murphy's Crossing) farm workers' housing (Exhibit L).

The temporary trailers will be replaced with new manufactured homes built on permanent foundations (Exhibit D, Attachment 16). The homes conform to the U.S. Department of Housing & Urban Development Code, which mandates that factories provide a system for testing and inspecting each home constructed. These homes are structurally flexible and are more resistant than site built homes to be able to withstand earthquake damage. Foundation systems shall be engineered and elevated above the Pinto Lake flood plain at 17.6 feet above mean sea level (Exhibit D, Attachment 21).

The planned unit mix will be single-story, manufactured units made up of 10 one-bedroom units, 24 two-bedroom units, 12 three-bedroom units, and 5 four-bedroom units. The manager's unit shall be built above the Community Center. The project shall also include two children's playgrounds, three lake viewing docks, site parking and circulation.

Project Setting

The 27.167 acre project site is located adjacent to Pinto Lake at 324 Amesti Road in Watsonville, about a half mile northwest from Green Valley Road. The parcel is developed with the trailer homes and about 6.3 acres of commercial agriculture, raspberry production, immediately adjacent to Amesti Road. A barn on the site will continue to be used for storage of agricultural and property maintenance equipment. A 200-foot buffer separates the on-site agriculture from the existing residential use.

Land uses in the vicinity include commercial agriculture to the southeast and single-family residential (R-1-9) uses to the northwest (Exhibit D, Attachments 1-4 maps). Low density single-family residential uses and commercial agriculture exist across Amesti Road. The project site is immediately adjacent to Pinto Lake and across the water from Watsonville City Recreation Park.

The subject property is characterized by two gently sloping terraces separated by a moderately steep slope. The upper terrace adjacent to Amesti Road occupies the southwestern half of the property and is part of the regionally continuous terrace that is above Pinto Lake and the floodplain of Corralitos Creek. The boundaries of the lower terrace are defined by the shoreline of Pinto Lake and the toe of the moderately steep slope.

The existing site requires grading to stabilize it. The proposed slope will be laid back to a 2:1 grade, with two intervening 15-foot flat benches to mitigate erosion potential. The graded material will be screened to remove debris with the suitable soil material reused on site as engineered fill. Based on the conceptual grading plan, earthwork quantities for site grading are estimated at approximately 23,000 cubic yards of cut and 18,000 cubic yards of fill. The excess excavated material is proposed to be utilized on site where needed. Grading to stabilize the slope will result in the potential loss of approximately 151 trees from the site (Exhibit A). Wherever conditions are favorable for Coast Live Oak, that species shall be specified for replacement. Slope stabilizing native vegetation shall be utilized, including California blackberry. Oaks to be retained adjacent to the driveway shall be protected with small retaining walls and protective fencing around drip lines during construction.

General Plan and Zoning Consistency

The proposed recreational vehicle park conversion site is located on Assessor's Parcel Number (APN) 050-421-01. The General Plan designation is Agriculture "A" and Lakes, Reservoirs and Lagoons "PK-L". The continued agricultural and residential uses are consistent with the General Plan in that they continue the uses that were approved under Development Permit 75-1365-U (Exhibit G). County Code Section 13.10.685 requires that visual resources policies of the County General Plan/Local Coastal Plan apply for all permanent occupancy spaces. The Pinto Lake frontage is protected by a riparian setback, which allows for open space parallel to the shoreline. Significant shoreline vegetation restoration is proposed. The project site shall be landscaped with native species as per Exhibit A, and neutral earth tone exterior colors shall be utilized for the exteriors of the proposed structures. As per General Plan Policy 5.10.5, the aesthetic values of existing agricultural vistas shall be preserved. Development shall be consistent with the agricultural character of the community in that the project shall not be visible from Amesti Road.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it would provide 50 units of affordable housing for very low income residents, including some farm worker households (Exhibit L).

Implementing Zoning for the parcel is Commercial Agriculture "CA" (Exhibit D, Attachments 3 & 4). The project site is located in the CA (Commercial Agriculture) zone district. The proposed location of the trailer park conversion and the conditions under which it would continue to operate and be maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property remains unchanged with a mix of existing agricultural and residential uses, and meets all current site standards. The project was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing on March 21, 2002 (Exhibit E). Further, the project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Exhibit I) in that the proposed project provides for the orderly conversion of the permitted, transient occupancy vehicle and travel trailer park to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households. "Very Low Income Households" is defined as a household whose annual income is less than 50 percent of the area median income as adjusted for household size and updated from time to time by the California Department of Housing and Community Development.

All Development Standards of 13.10.685 are met by the proposal. The project density does not change from the original 50-units approved under Application 75-1365-U. The proposed new development is consistent with all setback requirements, including a front yard setback of 40 feet and side and rear setbacks of 20 feet. A six foot separation is maintained between the structures. Community open space requirements are met, including the requirement that at least 50 percent of the required open space is provided as shared community space for the benefit and use of all the residents, and each permanent occupancy space shall have at least 100 square feet of usable open space, defined as any side or rear yard or combination of yards with a minimum dimension of 8 feet. A total of 119 parking spaces is provided. The parking management plan (Exhibit N), provides for two off-street spaces near each permanent unit with an additional 20 percent over the residential requirement for guest parking. Roads shall comply with all fire agency requirements. Six foot fencing shall be provided as recommended by the approving body to insure security and separation from adjacent properties. Agricultural buffer fencing and landscaping shall be installed as approved

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by the County Agricultural Policy Advisory Commission (Exhibits A & E). Landscaping shall be installed to provide screening between adjacent development and the permanent units, and to enhance open spaces, as appropriate. Recycling and garbage facilities shall be provided on site and collected weekly. All sewage and/or gray water shall be disposed of in a disposal system approved by the County Environmental Health Service pursuant to Chapter 7.38 of the County Code. Water service shall be provided by the City of Watsonville.

The project is consistent with Title 16 of the County Code, Environmental and Resource Protection, in that the project was reviewed by the Environmental Coordinator on March 22, 2002 and a Mitigated Negative Declaration prepared (Exhibit D). Mitigation measures include compulsory pre-construction meetings on the site, measures to minimize the potential for damage from landsliding, liquefaction and slope instability, protection of surface water quality, prevention of untreated runoff from paved areas from entering into Pinto Lake, reduced impacts to wildlife, mitigation of tree removal, and noise attenuation for homes in the vicinity of the sewer treatment facility.

Grading, Drainage and Erosion Control

Preliminary improvements plans have been prepared for grading and drainage on the site (Exhibit A). These plans have been prepared in accordance with the approved geologic and geotechnical reports, the biotic report, and the riparian exception, and have been reviewed and conditionally approved by Public Works and Environmental Planning. A revegetation/restoration plan is required prior to site disturbance. Preliminary grading approval is required to grade approximately 23,000 cubic yards of cut and 18,000 cubic yards of fill, with the balance to be utilized on the upper terrace. There will be localized over-excavation, fill and compaction on the lower bench to create stable pads for the foundations. Flood elevation requirements require the elevation of all structures to be above 117.6 feet mean sea level, and an 18-inch retaining wall to be constructed at the shoreline. A higher wall is proposed along the entry drive adjacent to the community center, to retain slope in that area. Storm runoff from the site will be conveyed to newly constructed storm drains and filtered through approved silt and grease traps prior to discharge into Pinto Lake. Silt fencing shall be installed along the riparian buffer zones. No winter grading shall be permitted for the project. The potential for erosion and sedimentation of Pinto Lake will be minimized by confining site clearing, grading, and excavation for the project to the *dry* season.

Septic System

The existing septic system shall be upgraded to County Environmental Health Service standards for permanent occupancy (Exhibit F), Permit Number 02-097. The system is designed to utilize alternative technology for improved sewage treatment and/or disposal with F.A.S.T. Enhanced Treatment System, Shallow OSI Pressure Distribution, and Geoflow Drip Distribution. The designed system will serve up to 115 bedrooms. The specific characteristics of the system and the requirements for use of that system require recordation of a Notice of Onsite Sewage Disposal System with Alternative Technology and Special Operating Conditions on a form reviewed and approved by the Environmental Health Service. An annual charge will be included in the property tax bill to cover the cost of site inspections, record review, and water quality testing, if necessary. The fee will be reviewed after two years of satisfactory performance in compliance with Chapter 7.38 of the County Code.

Biotic Resources

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According to the Biological Assessment prepared for the project (Exhibit D, Attachment 23), there were no special status plant species observed in the project area during surveys. Due to the lack of suitable habitat and the highly disturbed nature of most of the study area, it was judged unlikely that any special status plant species would occur in the area. The study included protocol surveys for California Red Legged frog and Southwestern pond turtle. The report concluded that the project area is heavily disturbed and altered. No special status animals are expected to use the project area for breeding or nesting. Due to the already heavily impacted nature of Marmo's Trailer Park, it is not likely that any listed species will occur in areas proposed for construction activities. Prior to commencement of any site disturbance on the property, the project site will be field surveyed for special status bats and birds. Lighting shall be directed away from the riparian area. The recommended mitigation measures of the Initial Study have been incorporated into permit conditions to prevent significant impacts.

Design Review

The shoreline adjacent to Pinto Lake shall be re-vegetated and restored with native riparian vegetation and three lake viewing docks shall be installed to guide pedestrian movement. The lower bench will have 27 residential units, including the manager's unit, and the Community Building. Two parking spaces are provided for each residence and 11 spaces provided at the Community Building (Exhibits A, L & N). The upper bench will have 24 residential units with 2 parking spaces for each unit and 4 spaces for utility vehicles accessing the barn. The two-way road is 20 feet wide. Trash and recycling containers are provided at both levels for the use of residents.

The residential units are manufactured homes, delivered to the site and installed on engineered, permanent foundations. The homes are designed to withstand seismic events and are designed to Zone 4 UBC standards. Entry porches, patios, fencing and landscape elements are to be included as site-built enhancements after the factory-built units are installed in place. Five proto-type units were developed ranging from one to four bedrooms. Vaulted ceilings with slanted interior spaces are featured throughout the development. Numerous windows take advantage of scenic vistas of the lake and agricultural open space areas. The Community Building shall contain a multi-purpose room for community meetings and celebrations. Laundry facilities and computer training rooms shall be located in the Community Building.

Conclusion

All required findings can be made to approve this application. The project is consistent with the County's ordinances which implement General Plan policies and objectives, including those related to Affordable Housing, Resources and Constraints, Agriculture, and Building Design. The project, as designed and conditioned, will not have a significant effect on the environment, and shall provide 50 permanent rental homes for very low income households in Santa Cruz County.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

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RECOMMENDATION

Staff recommends that your Commission send a recommendation of approval for Application #02-0065 to the Board of Supervisors, based on the attached plans (Exhibit A), Findings (Exhibit B) and Conditions (Exhibit C); and Certification of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act (Exhibit D).

EXHIBITS

- A. Project plans:
 - Site Plan by SSA Landscape Architects dated February 2002, Revised 4/26/02
 - Site Analysis Plan, SSA Landscape Architects dated April 2002, Revised 4/26/02
 - Site Survey by SSA Landscape Architects dated March 2002, Revised 4/26/02
 - Tree Removal Plan, SSA dated March 2002, Revised 4/26/02
 - Erosion Control & Revegetation Plan, SSA dated March 2002, Revised 4/26/02
 - Fencing Plan SSA Landscape Architects dated March 2002, Revised 4/26/02
 - Preliminary Grading & Drainage Plans, Mesti-Miller Engineering Inc. 3/19/02 (C3-C6)
 - Preliminary Water Systems Plan, Mesti-Miller Engineering, Inc. dated 4/25/02 (C7)
 - Schematic Plans & Elevations by Paul Wang dated 2/7/02 (3 sheets)
- B. Findings
- C. Conditions
- D. Initial Study: Attachments
 - 1-4 Maps (location, assessor, General Plan, zoning)
 - 5- 13 Blueprints (as above)
 - 14- Geologic Investigation, Nolan/Zinn dated February 5, 2002
 - 15- County review of Engineering Geology and Geotechnical reports for Marmos dated March 20 by Joe Hanna
 - 16- Memo from Wamsher Construction Co. re stability of Manufactured housing dated March 18, 2002
 - 17- Geotechnical Investigation by Haro, Kasunich & Assoc. dated 2/8/02
 - 18- Geotechnical Addendum by Haro, Kasunich & Assoc. dated 3/19/02
 - 19- Memo by Bob Smith, Environmental Health Service dated 3/20/02
 - 20- Waste water system, sheet 3 of 5, Weber, Hayes & Assoc 3/15/02
 - 21- Pinto Lake Flood Study, Mid Coast Engineers, dated 6/28/01
 - 22- Water will serve letter, City of Watsonville dated 9/17/01
 - 23- Biotic Report, Ecosystems West dated September 2001
 - 24- Archaeological Reconnaissance dated 11/1/01
 - 25- Pajaro Valley Fire memo of 3/13/02
 - 26- Public Works Traffic Engineering, Jack Sohriakoff, dated 3/13/02
- E. Minutes APAC agenda 3/21/02, Staff report
- F. Environmental Health Service Clearance, Robert Smith, dated 4/17/02
- G. Use Permit Number 75-1365-U dated 5/19/77
- H. Reviewing agency comments
- I. RV Conversion Ordinance, Alvin James, Board Agenda Item 67 dated March 19, 2002

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ATTACHMENT

- J. Status of Marmos Conversion, Tom Burns, Board Agenda Item 56 dated March 19, 2002
- K. Ecosystems West memo of 3/29/02 & Bat Survey of April 15, 2002
- L. Project narrative and Design Guidelines, Desiree Espinoza, Mid Peninsula Housing Coalition
- M. Fee Waiver Board letter by Tom Burns, Redevelopment Agency, dated August 8, 2000
- N. Parking Plan, Villas del Paraiso, Mid Peninsula Housing Coalition
- O. CA Dept. of Transportation, Aeronautics Division, dated 4/26/02 with revised initial study findings as per CEQA Section 15073.5c.
- P. Public correspondence submitted at hearing signed by White, Jaquith, Long, Rincon, Rodin, Olson, Cozle, all residents of Hawthorne Ave, Watsonville dated May 7, 2002
- Q. Mosquito and Vector Control memo of 4/29/02
- R. Santa Cruz Metro Transit District memo dated May 8, 2002
- S. Memo from Suzanne Ise, Housing Planner regarding permit conditions dated May 9, 02

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: *Jean Van der Hoeven*
Jean Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: *Cathy Graves*
Cathy Graves
Principal Planner
Development Review

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, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The project is proposed in the original trailer park location permitted under Application 75-1365-U, approved on May 19, 1977. The park is divided into two areas. The lower section is immediately adjacent to Pinto Lake and below the toe of the slope with 27 housing units. The upper section of 24 units is closer to Amesti Road, behind the existing agricultural operation on site and on the upper terrace above Pinto Lake and the Corralitos Creek flood plain. Housing units on the lower terrace shall be elevated to a minimum 117.6 feet above mean sea level (Exhibit D Initial Study Attachment 21). The two areas are separated by a steep slope which is required to be stabilized by re-grading, with the proposed slope to be laid back to a 2:1 ratio, with intervening 15-foot flat benches, debris flow walls and retaining walls, for slowing material from potential erosion, consistent with geologic and geo-technical recommendations (Exhibit D, Initial Study, Attachments 14 & 15). Drainage plans have been reviewed and approved by the Planning and Public Works Departments (Exhibit H), and consistent with the recommendations of both the geologic and geotechnical reports. The final engineered drainage plan shall include specifications for the silt and grease traps that demonstrate that they will function properly under conditions of elevated groundwater and a system to drain the seeps and springs that will be exposed in the graded slope during excavation. The drainage system shall be sized to accommodate infiltration due to irrigation and septic leachate.

Previously approved improvements to the septic system can accommodate the proposed development (Exhibit F). An alternative design pump up, pressure distribution, system has been approved by the Environmental Health Service which specifically addresses high groundwater and slow percolation soils. An Acknowledgement of Requirements for Use of an Onsite Disposal System with Special Operating Characteristics is required to be recorded in the official records of Santa Cruz County and the annual property tax bill will include an annual charge for inspections to ensure that the system is functioning properly. The fee covers the cost of site visits, record review, and water quality testing.

The project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for agricultural uses and approved for residential uses under County Code Section 13.10.685. Fencing and vegetative enhancements shall buffer the project from adjacent commercial agricultural operations (Exhibit E). Construction will comply with prevailing building technology, and Title 24 of the California Code of Regulations, to insure the optimum in safety and the conservation of energy and resources (Exhibit D, Initial Study Attachment 16). The proposed trailer park conversion will not deprive adjacent properties or the neighborhood of light, air, or open space.

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 located in the CA (Commercial Agriculture) zone district. The proposed location of the trailer park conversion and the conditions under which it would continue to operate and be maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property remains unchanged with a mix of existing agriculture and residential uses, and meets all current site standards. The project was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing on March 21, 2002 (Exhibit E). Further, the project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Exhibit I) in that the proposed project provides for the orderly conversion of the permitted, transient occupancy vehicle and travel trailer **park** to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households. Very low income households refers to a household whose annual income is less than 50 percent of the area median income as adjusted for household size and updated from time to time by the California Department of Housing and Community Development.

The project is consistent with Title 16 of the County Code, Environmental and Resource Protection, in that the project was reviewed by the Environmental Coordinator on March 22, 2002 and a Mitigated Negative Declaration prepared (Exhibit D). Mitigation measures include compulsory pre-construction meetings on the site, measures to minimize the potential for damage from landsliding, liquefaction and slope instability, protection of surface water quality, prevention of untreated runoff from paved areas from entering into Pinto Lake, reduced impacts to wildlife, mitigation of tree removal, and noise attenuation for homes in the vicinity of the sewer treatment facility.

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 is located in the Agriculture (A) and Lakes, Reservoirs and Lagoons (PK-L) land use designations. The continued agricultural and residential uses are consistent with the General Plan Policies 5.13.28 (b) and 5.13.29 (a) and (c). The residential use does not conflict with on-site or adjacent agricultural activities and is consistent with Code Section 5.13.29(a) in that the 6.3 acre farmable portion of the subject parcel is large enough in itself to constitute a minimum economic farm unit for three crops other than greenhouses suited to the soils, topography, and climate of the area. The project is consistent with General Plan policy 5.13.28(b) in that the parcel has existing constraints to the expansion of the current bush berry production area adjacent to Amesti Road, including the topography and location adjacent to Pinto Lake, which preclude commercial agricultural use on the steep slopes or in the lakefront vicinity because of potential erosion and agricultural chemical contamination. The proposed residential development is sited in such a manner so as to minimize potential conflicts with commercial agriculture in the area, utilizing agricultural buffers of fencing, landscaping and setbacks. The project will remove no land from production (or potential production) if any un-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production, as per General Plan policy 5.13.29(c).

The project continues the use which was approved under Development Permit 75-1365-U (Exhibit G). County Code Section 13.10.685 requires that visual resources policies of the County General Plan/Local Coastal Plan apply for all permanent occupancy spaces. The Pinto Lake frontage is protected by a riparian setback, which allows for open space parallel to the shoreline. Significant shoreline vegetation restoration is proposed. The project site shall be landscaped with native species as per Exhibit A, and neutral earth tone exterior colors shall be utilized for the exteriors of the proposed structures. As per General Plan Policy 5.10.5, the aesthetic values of existing agricultural vistas shall be preserved. Development shall be consistent with the agricultural character of the community.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it would provide 50 units of affordable housing for very low income residents, including some farm worker households (Exhibit L). The project is conditioned to comply with implementing ordinances 13.10.685 and 17.10 and the developer shall enter into an Affordable Housing Participation Agreement with the County (Condition II.J).

A Specific Plan has not been adopted for this portion of the County.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the project maintains the density approved under a previous permit. The Traffic Engineering Division of Public Works has reviewed and approved the proposed project (Exhibit H). The current density levels set by the General Plan are assumed to generate acceptable levels of traffic and utility use. This project is consistent with those densities. Parking and internal circulation shall be consistent with County Code Sections 13.10.685(e) 4 & 5 (Exhibit I).

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 trailer park conversion will continue to 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 in the vicinity. No increase in the number of units has been proposed beyond that which was approved under the original use permit. Installation of fencing consistent with County Code Section 13.10.685(e)6 and APAC Conditions of Approval, and landscaping (Exhibits A & E) shall be compatible with the physical design of the adjacent residential and agricultural development.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed RV park conversion is consistent with required site development standards set forth in Section 13.10.685(e) of the County Code (Exhibits I & L). Site design enhances the integrity of existing land use patterns in that existing agricultural vistas shall remain unchanged. The Pinto Lake shoreline vistas shall be upgraded to restore natural vegetation and three viewing docks shall be installed. The manufactured, attached homes shall be concentrated in two areas separated by a steep slope. A private road and a stairway shall connect the two areas. Each individual area shall maintain a play area for resident children. Open space is provided for all residents as per County Code Section 13.10.685(e)3.A. A Community Center and Manager's residence shall be located on the lower terrace adjacent to Pinto Lake. Building design shall incorporate good architectural design principles of balance, harmony and order. Neutral, earth tone colors shall be utilized. Recycling and trash containers shall be provided at convenient locations with regularly scheduled, weekly pickup. Parking shall be provided at the rate of one off-street space per each permanent unit as per County Code Section 13.10.685(e)4. Additional guest parking shall be provided at various locations throughout the park in the amount of 20 percent over that required for resident's parking. Two-way roadways shall be a minimum of 18 feet in width and one-way roads shall be no narrower than 12 feet. Landscaping shall be consistent with Exhibit A. Mature oaks shall be protected with perimeter fencing around drip lines during construction activity. Exterior lighting shall include the minimum number of exterior lights necessary for security purposes and shall demonstrate that the design of the outdoor lighting will not direct light towards Pinto Lake or adjacent properties.

RIPARIAN EXCEPTION FINDINGS:

1. THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY.

The special condition affecting this property is that drainage must be very carefully controlled to limit risks to health and safety. Improperly controlled drainage may result in slope failure, which can cause property damage and risks to safety. In order to safely manage the drainage, pipes and drainage structures must be placed where they will properly convey water to the lake and therefore an exception to allow drainage facilities into the riparian area is necessary.

Further, the standard riparian setback from a standing body of water such as Pinto Lake is 100 feet. However, in this case there is a special circumstance in that the area adjacent to the lake is severely degraded by the existing use of the property. Therefore] portions of this project have been allowed closer to the lake than 100 feet, only in the area that no longer hosts riparian habitat. The landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

2. THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.

Proper drainage control on this parcel is necessary to ensure health and safety because inadequate control of drainage contributes to slope instability and geotechnical hazards. The exception is necessary for the proper design of the drainage system. The reduced setback is necessary in order for the existing residential use to continue under improved conditions. See also, Finding #1.

3. THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY DOWNSTREAM OR IN THE AREA IN WHICH THE PROJECT IS LOCATED.

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located in that the landscape and vegetation plan that is part of the proposed project will benefit the riparian corridor overall by promoting return to native, riparian habitat in this disturbed area.

4. THAT THE GRANTING OF THE EXCEPTION, IN THE COASTAL ZONE, WILL NOT REDUCE OR ADVERSELY IMPACT THE RIPARIAN CORRIDOR, AND THERE IS NO FEASIBLE LESS ENVIRONMENTALLY DAMAGING ALTERNATIVE.

Not applicable; project is not in the Coastal Zone.

5. THAT THE GRANTING OF THE EXCEPTION IS IN ACCORDANCE WITH THE PURPOSE OF THIS CHAPTER, AND WITH THE

**OBJECTIVES OF THE GENERAL PLAN AND ELEMENTS THEREOF,
AND THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The granting of this exception is in accordance with the purpose of this Chapter and with the objectives of the General Plan and elements thereof, in that the disturbed areas will be revegetated and maintained in a manner that is more beneficial to the riparian resource than the degraded situation that currently exists. Further, the riparian exception will allow the drainage system to be installed, which will promote health and safety in accordance with the General Plan and County Codes by helping to avoid potential slope failure and controlling erosion.

**REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION,
COUNTY CODE SECTION 16.50.095(b)**

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR

Fencing consistent with Exhibit A shall be provided along the east side property line adjacent to APN 050-421-02 (Yonemura wholesale nursery) to insure security and separation from the adjacent property. Landscaping shall be installed inside the fencing (on the Marmo side) to provide screening between the adjacent commercial agriculture property and the permanent units, and to enhance the open space areas, as appropriate. The landscaping plan shall be submitted for review and approval by the Planning Department.

3. A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR
4. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

**REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON
OR ADJACENT TO COMMERCIAL AGRICULTURAL LAND, COUNTY
CODE SECTION 16.50.095(e).**

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON OR ADJACENT TO TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE

AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned Commercial Agriculture (CA) Type 2C, Limited Agricultural Land in Utility Assessment Districts, and Agriculture (A) General Plan designation. The 27.167 acre parcel is currently under agricultural production on the Amesti Road frontage with about 6.3 acres of raspberries. No reduction in existing agricultural acreage is proposed with this application. The parcel is within 200 feet of CA ,Type 2C zoned land, APN 050-421-02. APN 050-421-02 is a 10-acre wholesale nursery. The applicant is proposing a 40 foot setback from this property line, to be buffered with fencing as per Exhibit A and a permanent evergreen, drought tolerant, non-edible, native vegetative screen.

REQUIRED SPECIAL FINDINGS FOR ‘CA’ AND ‘AP’ USES

(County Code Section 13.10.314)

a) All Uses

1. THAT THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS OF THE AREA.

The 27.167-acre project site is immediately adjacent to Pinto Lake and has not been actively farmed in the area adjacent to the water body due to topography. About 6.3 acres of land immediately adjacent to Amesti Road is under bush berry production. This proposal will not negatively impact the existing agriculture on the project site, as the development will replace the existing level of development in the same location. The permanent affordable rental housing will be buffered from existing agriculture on the project site by a 200-foot setback from the Amesti Road berry production. The establishment of the permanent housing on the northern portion of the parcel will not reduce, restrict or adversely affect agricultural resources or agricultural operations of the area, in that the structures have existed since 1927 and have been located to minimize any impacts on adjacent agricultural production land. Sufficient topographical differences exist between the proposed development and existing agricultural operations on the site. The existing fencing and required improvements, including landscaping located along the property line with APN 050-421-02 will prevent any adverse effects to the adjacent property’s commercial agricultural operations.

2. THAT THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR THAT NO AGRICULTURAL USE IS FEASIBLE FOR THE PARCEL; OR

The proposed residential use of the northern portion of the subject parcel is ancillary to agricultural uses in the vicinity. The residential use has existed on the northern section of the parcel since 1927. Agricultural use will continue on the Amesti Road frontage of the project site. The location adjacent to Pinto Lake, a County park and wildlife habitat to the north would prohibit use of farm chemicals such as herbicides or pesticides. Small-scale organic farming could potentially be undertaken.

3. THAT THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND
4. THAT SINGLE-FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The permanent residential use is sited towards the rear of the parcel, away from the agricultural production along Amesti Road, and is set back 200 feet to minimize conflicts. Other larger scale farming operations are buffered from the project site by existing roadways (Amesti Road). Topographical differences serve to buffer the project from commercial agriculture on the project frontage and the adjacent nursery at APN 050-421-02. A reduced agricultural setback to APN 050-421-02 will be buffered by fencing consistent with Exhibit A and non-edible, permanent evergreen landscaping.

5. THAT THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NONFARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

The conversion of the temporary trailer park to permanent modular rental housing for low income families would not limit the potential of the site for commercial farming operations as there is no reduction in existing agricultural operations proposed in that approximately 6.3 acres remain for crop production. The proposed residential development is sited towards the rear of the parcel, adjacent to Pinto Lake, thereby removing as little land as possible from production.

CONDITIONS OF APPROVAL

Exhibits:

- Site Plan by SSA Landscape Architects dated February 2002, Revised 4/26/02
- Site Analysis Plan, SSA Landscape Architects dated April 2002, Revised 4/26/02
- Site Survey by SSA Landscape Architects dated March 2002, Revised 4/26/02
- Tree Removal Plan, SSA dated March 2002, Revised 4/26/02
- Erosion Control & Revegetation Plan, SSA dated March 2002, Revised 4/26/02
- Fencing Plan SSA Landscape Architects dated March 2002, Revised 4/26/02
- Preliminary Grading & Drainage Plans, Mesti-Miller Engineering Inc. 3/19/02 (C3-C6)
- Preliminary Water Systems Plan, Mesti-Miller Engineering, Inc. dated 4/25/02 (C7)
- Schematic Plans & Elevations by Paul Wang dated 2/7/02 (3 sheets)

Note: Any references to the Recreational Vehicle Conversion Ordinance, County Code Chapter 13.10.685 shall include amendments thereto.

- I. This permit authorizes the conversion of a recreational vehicle park to a permanent occupancy, affordable, residential park, to include 51 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this permit.
 - C. Record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The Statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - D. Submit Park Improvements Implementation Plan and the Management, Operation, and Implementation Plans for review and approval by the Planning Department.
 - E. Submit a copy of the lease agreement for tenants including, but not limited to, the following:
 - i) A provision requiring compliance with the parking management plan;
 - ii) A requirement that no inoperable vehicles be stored within the park;
 - iii) A provision that subletting is not allowed, or that units

may only be sublet to Very Low Income Households as required by Section 13.10.685 and that the maximum combined rent for the home is restricted pursuant to 13.10.685;

- iv) A notice that storage of hazardous materials is not allowed;
- v) A statement of acknowledgement that the park is adjacent to land used for commercial agricultural purposes and that residents of the park may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise, and odor; and
- vi) Notice that the unit occupant is responsible for compliance with the requirements of Section 13.10.685 of the Santa **Cruz** County Code as they apply to the unit.

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" on file with the Planning Department. The final plans shall include the following additional information:

1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in an 8.5" x 11" format.
2. Drainage and erosion control plans, setbacks from slopes, debris fence locations and specifications, and foundation design in compliance with the approved geologic and geotechnical reports and Planning acceptance letter. The erosion control plan shall specifically include a clearing and grading schedule, clearly marked disturbance envelope, temporary driveway surfacing and construction entry stabilization, location of all filter and barrier elements, and specifications for re-vegetation of bare areas. No winter grading between October 15 through April 15 will be approved.
3. Details showing compliance with Pajaro Valley Fire Department requirements.
4. Prior to the required pre-site construction meeting, the applicant shall install silt fencing along the riparian boundaries to both filter runoff and prevent accidental incursion into the buffer zones. The fencing shall remain in place during all operations and shall not be removed until final erosion control and re-vegetation is in place. The fence shall be inspected

frequently and kept in good repair. Temporary chain link fencing shall be placed around the drip line of mature *oaks* remaining on the tree removal plan (SSA, Sheet 2, March 2002).

5. All development shall comply with the development standards set forth in County Code Section 13.10.685(e) including density not to exceed the current Use Permit, setback requirements of 40 feet to the front yard and 20 feet for side and rear yards; a minimum six-foot separation between all permanent dwelling units; a minimum 200 square feet of open space per unit with at least 100 square feet of useable open space defined as any side or rear yard or combination of yards with minimum dimensions of eight feet; one parking space per unit plus 20 percent guest parking over the residential requirement; two-way roads a minimum of 18-foot width and one-way a minimum of 12-feet; pedestrian access to amenities throughout the park; a six-foot high solid wood fence or masonry wall, except as modified by APAC on the southeast property line adjacent to commercial agriculture representing the agricultural buffer, and parallel to the shoreline to permit wildlife movement as required by the project wildlife biologist; landscaping as approved by the Planning Department, garbage and recycling disposal with a minimal weekly collection; sewage disposal as approved by the County Environmental Health Service, and connection to the City of Watsonville water system.
 6. Submit a sign plan for review and approval by the Planning Department, consistent with County Code Section 13.10.580.
- B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - C. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - D. Provide a Parking Management Plan for review by the County and approval by the Approving Body. The Parking Management Plan shall specify how the park will comply with the following parking standards and detail the procedures for insuring long-term compliance with these standards. One off-street parking space shall be provided and located near each permanent unit. Guest parking of an additional 20 percent over the residential requirement shall be provided at various locations in the park. All required parking shall be provided within park boundaries. No inoperable vehicle shall be kept within the park for a period of longer than 10 business days. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the site plan.
 - E. A final engineered drainage plan shall be submitted to Public Works Drainage Division which includes: performance standards for silt and grease traps demonstrating that they will function properly under conditions of elevated

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groundwater; a system to drain the seeps and springs that may be exposed in the graded slope during excavation. The system shall be sized to accommodate infiltration due to irrigation and septic leachate; and the plan shall be accompanied by a plan check letter from the project geotechnical engineer and project geologist advising that the plan meets the recommendations of both geologic and geotechnical reports.

- F. A final landscape plan for the entire site specifying the species, their size, and irrigation plans and meeting the following criteria:
- a. **Turf Limitation.** Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - 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 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. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. 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.

Appropriate irrigation equipment, including the use of pressure regulators, automated controllers, low volume sprinkler heads, drip or

bubbler irrigation systems, rain shutoff devices, and other equipment shall be used 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.

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

All planting shall conform to the landscape plan shown as part of Exhibit A. The following specific landscape requirements apply:

Wherever conditions for Coast Live *Oak* are favorable, that species shall be specified.

- G. An exterior lighting plan shall be submitted to County Planning for review and approval. The plan shall include the minimum outdoor lighting necessary to provide adequate security. Lighting shall not be directed towards Pinto Lake or adjacent properties in order to protect wildlife and surrounding properties from glare. "Shoe box" lighting fixtures, which direct lighting downward, shall be used adjacent to Pinto Lake. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy efficient fixtures. Lighting fixtures shall be maintained in good working order, and all worn out light bulbs replaced with regularly scheduled maintenance.
 - H. An acoustical engineer shall evaluate the blower system of the sewer treatment plant to ensure that the homes closest to the sewer system are not subject to noise levels above 60dBl.
 - I. Comply with all requirements of the Santa **Cruz** Metropolitan Transit District with regard to provision of a bus stop connected to the public way, sheltered and ADA compliant.
 - J. Enter into an Affordable Housing Participation Agreement with the County. Documentation shall be obtained from the Housing Planner. The agreement shall specify that the project shall comply with County Code Section 13.10.685 and Chapter 17.10.
 - K. Obtain a Grading Permit from Santa Cruz County Planning Department.
111. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.

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- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils and geologic reports. The project geotechnical engineer and project geologist shall be on site to perform regular inspections during grading and construction. Prior to final inspection of the grading permit or any building permit, the applicant shall submit a final letter of approval from the project geotechnical engineer and project geologist for review and approval by the County Geologist.
- D. 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. Prior to any site disturbance a pre-construction meeting shall be convened at the site with the following parties in attendance: grading contractor supervisor, Mid Peninsula project manager, project geotechnical engineer, project civil engineer, project biologist, County Geologist, and Environmental Planning staff. The permit conditions and grading schedule shall be reaffirmed by all parties, tree protection fencing will be inspected, results of the pre-construction surveys for special status bats and nesting birds will be collected, The Storm Water Pollution Program Permit applicability will be reviewed, and the destination for any excess fill shall be identified at that time. In case groundwater is encountered during excavation, the applicant shall contact the Regional Water Quality Control Board for recommendations to contain and/or filter water before it is discharged to Pinto Lake.
- B. Occupancy of the 50 rental units shall be restricted to Very Low Income Households for the life of the park. The Board of Supervisors shall authorize the property manager to verify the eligibility of residents. Maximum rents charged shall comply with County Code Section 13.10.685.
- C. In order to prevent untreated runoff from paved areas from entering Pinto Lake, the applicant shall install and maintain silt and grease traps. These traps shall be inspected, cleaned and repaired prior to October 15th annually and an annual report of the inspection submitted to the Drainage Division of Public Works within 5 days of the inspection. The report shall specify any repairs made or that are needed to ensure that the traps are functioning adequately.

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- D. Prior to site disturbance the project biologist shall complete pre-construction surveys of special status species of bats prior to April 15th (Exhibit K) and of nesting special status birds no more than 14 days before the start of disturbance. Buffer zones determined by the project biologist shall be established as no-disturbance zones until the project biologist can verify that the young have been fledged.
- E. Any accessory structure on a permanent occupancy space shall comply with the development standards of Section 13.10.685 of the County Code and applicable building codes, and shall be specifically authorized by both **park** management and the enforcement agency and shall be constructed with the appropriate permits.
- F. Comply with all mosquito control abatement recommendations of the County Agricultural Commissioner.
- G. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. 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, its 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. Settlement. 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. Successors Bound. "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.

VI. 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 2 1081.6 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.

- A. Mitigation Measure: Pre-site Meeting. (Condition IV.A)

Monitoring Program: Prior to commencement of any site disturbance, the owner/applicant shall convene a pre-construction meeting on the site. Failure to hold this meeting prior to site disturbance will result in the suspension or delay of issuance of any grading or building permit.

- B. Mitigation Measure: Erosion Control. (Conditions II.A.2, II.F, III.C)

Monitoring Program: Prior to issuance of a building permit, the improvement plans will be reviewed and accepted by the Environmental Planning Section of the Planning Department. The improvement plans will include detailed grading, drainage, and erosion control plans. Inspections will be conducted to verify that the construction of all site improvements is performed in accordance with the approved plans. Correction notices will be issued in the event of noncompliance.

- C. Mitigation Measure: Erosion Control – Pinto Lake (Conditions II.A.2, II.A.4, IV.A)

Monitoring Program: Prior to issuance of a building permit, the erosion control plan shall be reviewed and approved by Environmental Planning. Plans shall include a clearing and grading schedule, clearly marked disturbance envelope,

location of all filter and barrier elements, and revegetation of bare areas. Silt fencing shall be installed along the riparian buffer zones. No grading is permitted during the winter grading period between October 15 and April 15. In the event that groundwater is encountered during excavation, the applicant shall comply with all Regional Water Quality Control Board requirements. Correction Notices will be issued in the case of noncompliance.

D. Mitigation Measure: Silt and Grease Trap Installation (Condition IV.B)

Monitoring Program: Prior to October 15th each year, all required silt and grease traps installed to prevent untreated runoff from paved areas into Pinto Lake, shall be inspected and repaired as necessary to ensure adequate functioning. Within 5 days of the annual inspection, a report shall be submitted to the Drainage Division of the Department of Public Works. Correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Wildlife Protection in Riparian Areas (Conditions II.A.5,

Monitoring Program: In order to reduce impacts on wildlife using the riparian area and the shoreline, the fencing shall be reviewed by the project biologist and approved by Environmental Planning. Exterior lighting shall not be directed towards the riparian area. The project planner will inspect the site after sunset to verify lighting fixtures meet this requirement. Correction notices shall be issued in the event of noncompliance.

F. Mitigation Measure: Biotic Resource Protection (Condition IV.C)

Monitoring Program: Prior to commencement of any site disturbance on the property, the project site will be field surveyed for the special status bats and birds identified in the biotic report. Failure to conduct these studies prior to the commencement of any site disturbance will result in the suspension or delay of issuance of grading or building permits.

G. Mitigation Measure: Native Oak and Riparian Vegetation Protection (Condition II.A.4, II.G)

Monitoring Program: Protective fencing shall be in place around the **drip** lines of mature *oaks* to be retained on site prior to site disturbance. The civil engineer shall work with the landscape architect to identify modifications to the grading plan to retain additional trees while still meeting the stability goals of the earthwork. Coast Live *Oaks* shall be utilized wherever possible for replacement trees. Disturbed riparian vegetation shall be monitored by the project biologist or the landscape architect for one year. If the native vegetation does not return in a vigorous condition, it shall be replaced on a 3:1 ratio with locally propagated stock with appropriate follow up care and monitoring. Correction notices shall be issued in the event of noncompliance.

H. Mitigation Measure: Acoustical Protection (Condition II.H)

Monitoring Program: Prior to the issuance of a building permit, an acoustical engineer shall verify that the working of the sewer treatment facility does not exceed the noise threshold specified by the General Plan. Correction notices will be issued in the event of noncompliance.

Minor variations to this permit which do not affect the overall concept or density may be approved **by** the Planning Director at the request of the applicant or staff in accordance with Chapter **18.10** of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

**COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT**

Date: **March 22, 2002**
Staff Planner: **Melissa Allen**
Robin Bolster

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

APPLICANT: Desiree Espinoza
OWNER: Mid Peninsula Housing Coalition
Application No: 02-0065
Site Address: 324 Amesti Road, Watsonville
Location: Northeast side of Amesti Road at Pinto Lake, about a half mile northwest from Green Valley Road in Watsonville

APN: 050-421-01
USGS Quad: Watsonville West
Supervisory District: 2

EXISTING SITE CONDITIONS

Parcel Size: 21.17 acres
Existing Land Use: Recreational vehicle park and agriculture
Vegetation: Southwestern portion of parcel contains cultivated raspberry fields. Parcel also contains mature coast live oak, walnut, black locust, fir and pine trees and shrubs including blackberry, poison oak and coyote bush. Lakeside (northeastern) portion of parcel contains bulrush, water pepper, swamp knotweed, blackberry, elderberry and willow.
Slope: 0-15% 15.43, 16-30% 5.74, 31-50% , 51+% acres
Nearby Watercourse: Pinto Lake
Distance To: Immediately adjacent
Rock/Soil Type: 162 – Pinto Loam, 2 to 9% slopes
174 – Tierra Watsonville complex, 15 to 30% slopes
177 - Watsonville loam, 2 to 15% slopes
179 – Watsonville loam, thick surface, 2 to 15% slopes

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None Mapped
Water Supply Watershed: None Mapped
Groundwater Recharge: None Mapped
Timber or Mineral: None Mapped
Agricultural Resource: Type 2C; Limited Agricultural Land in Utility Assessment Districts
Archaeology: Assessment completed October 2001 – No impact
Biologically Sensitive Habitat: Assessment completed September 2001 – No significant resource impacts identified
Noise Constraint: None Mapped
Fire Hazard: None mapped
Floodplain: Partly within Mapped Floodplain; assessment completed June 28, 2001

Liquefaction: Potential low
Fault Zone: County Fault Zone
Scenic Corridor: None Mapped
Historic: None Mapped
Electric Power Lines: None

Solar Access: Adequate
Erosion: None mapped
Landslide: None mapped

Solar Orientation: Adequate
Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Valley Fire Protection District (CDF)
Drainage District: Zone 7
School District: N/A
Project Access: Amesti Road
Water Supply: City of Watsonville
Sewage Disposal: Private septic system

PLANNING POLICIES

Zone District: Commercial Agriculture (CA), Parks, Recreation and Open Space (PR)
Special Designation: No
General Plan: Agriculture (A), Lakes, Reservoirs, Lagoons (O-L)
Special Community: No
Coastal Zone: No
Within USL: No

PROJECT SUMMARY DESCRIPTION:

The applicant proposes to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include 52 residential units (including a manager’s unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. This proposal requires a Residential Development Permit, an Agricultural Buffer Reduction, Riparian Exception, Geologic Report Review, Soils Report Review, Biotic Assessment and Preliminary Grading approval to grade approximately 23,000 cubic yards. Primary access to the site will be from Amesti Road.

DETAILED PROJECT DESCRIPTION:

The project is proposed for lot number 050-421-01, a 27.2-acre parcel located on the northeast side of Amesti Road, approximately 0.5 miles northwest of Green Valley Road in Watsonville. The parcel has zoning designations of CA and PR and two General Plan designations: AG (Agriculture) and O-L (Lakes, Reservoirs, Lagoons). The property abuts Pinto Lake and is located approximately 600 feet southeast of an unnamed stream that feeds Pinto Lake. See attached exhibits showing the vicinity map (Attachment 1), site and surrounding zoning (Attachment 2), and site and nearby general plan designations (Attachment 3).

The project consists of the conversion of the existing temporary occupancy trailer park to permanent manufactured rental housing units targeted for low-income families. Currently, the park houses 17 families. Previously, the park housed at least the maximum of 51 families that were allowed by the Use Permit. The new residential park will include 52

residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. (Attachments 5, 6 and 7)

There is a prescribed minimum setback between any development and the lakeshore, for the purpose of riparian protection. This setback is 30 feet along the existing parking area at the east end of the site and 50 feet along the remainder of the shoreline. This setback was established based on the conditions of the habitat along the lakeshore and the fact that areas close to the lake have been developed previously. The plan includes three areas where residents can access the lake. At least one will include a universally accessible ramp. All of the lake access areas will include open space and pier-supported docks. The access points are within the riparian setback. The rest of the shoreline is to be planted with appropriate riparian vegetation. In order to demarcate the setback limit and to place the development area out of the floodplain, a small retaining wall will extend along the lakeside edge of the road.

The subject property is characterized by two gently sloping terraces separated by a moderately steep slope. The upper terrace adjacent to Amesti Road occupies the southwestern half of the property and is part of the regionally continuous terrace that is above both Pinto Lake and the flood plain for Corralitos Creek. The boundaries of the lower terrace are defined by the shoreline of Pinto Lake and the toe of the moderately steep slope.

The existing slope requires grading to stabilize it. The proposed slope will be laid back to 2:1, with two intervening 15-foot flat benches for slowing material from potential erosion. The graded material will be screened to remove debris with the suitable soil material reused as engineered fill. Based on the conceptual grading plan, earthwork quantities for site grading are estimated to be approximately 23,100 cubic yards of cut and 18,800 cubic yards of fill. The excess 4,300 cubic yards of excavated material will either be used for a landscaped berm between the houses and the leachfields, as cover on the septic fields, or will be exported from the site. (These estimates should be considered preliminary pending preparation of the final grading and drainage plan.) There will be localized overexcavation, fill and compaction on the lower bench to create stable pads for the foundations. An eighteen-inch retaining wall will be constructed at the shoreline and a higher retaining wall (7 foot maximum) is proposed along the entry drive, near the community center. Additional lower retaining walls may be used along the entry drive to preserve existing oak trees.

Storm runoff from the site will be conveyed to newly constructed storm drains and filtered prior to discharge into Pinto Lake. Stormwater treatment systems to remove hydrocarbons will be installed to treat runoff from paved areas.

Landscaping at the site will consist of planting slope-stabilizing native vegetation, primarily California Blackberry to deter residents from climbing on the main slope and species such as willows, sedges, rushes and rye grass along the lakeshore. Additionally, about 65 new Sycamore (or London Plane) and 31 Pacific Wax Myrtle (or Coast Redwood) trees will be planted. Overall, approximately 150 mature native trees could be removed.

PROJECT SETTING:

The project site is zoned CA (Commercial Agriculture) and located within an agricultural portion of the Pajaro Valley planning area. The parcel is approximately 27.167 acres in area and is developed with less than 6.3 acres of bush berries on the southern portion of the project site, adjacent to Amesti Road, and homes for 17 families on the lower portion of the parcel, adjacent to Pinto Lake. A 200-foot buffer currently separates the on-site agriculture from the existing residential use.

Land uses surrounding the project site include commercial agricultural land immediately adjacent to the property and within 200 feet from the project to the east (Yonemura Nursery), single-family residential (R-1-9) land to the west, and immediately adjacent to the site is Pinto Lake to the north (See Attachment 2). Pinto Lake County Park is located north of this site across Pinto Lake and Watsonville City Recreation Park with associated boat launch is located southeast of this south along the lower portion of Pinto Lake. Some single-family residences and agriculture uses also exist across Pinto Lake, off Green Valley Road.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:
 - a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence? — — X —

The project site is located in the County identified Zayante Fault Zone. The nearest earthquake-producing fault is located 0.1 miles to the northeast of the project. The Geologic Investigation prepared by Nolan, Zinn and Associates, dated February 5, 2002 (Attachment 14) found that there is no evidence indicating the presence of any fault trace on the portions of the property proposed for development. Therefore, the potential for fault surface rupture to affect the development is considered to be low. The Geologic report has been reviewed and approved by the County Geologist (Attachment 15).

- b. Seismic ground shaking? — X —

The subject property is located in the 1998 California Building Code (U.B.C.) seismic zone 4, an area of high seismic activity that will be subject to strong seismic shaking. The recommendations contained in the Geotechnical Investigation and construction in conformance with the Uniform Building Code will reduce the impact of seismic ground shaking to a less than significant level. The Geotechnical report has been reviewed and approved by the County Geologist (Attachment 15). Further, the manufactured homes themselves must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code also referred to as the "HUD Code" which is comparable to the U.B.C. The structural flexibility necessary for survival of highway transport usually makes manufactured housing more resistant than site-built homes to earthquake damage. Manufactured home units are independently designed and physically tested to ensure compliance with strength and stability design criteria. Provided the foundation system is an approved-engineered system and is installed as required by the

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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manufacturer and the geotechnical engineer, the homes should not perform differently than traditional site-built homes. (Attachment 16).

c. Seismic-related ground failure, including liquefaction? X

Both the Geologic Investigation prepared by Nolan, Zinn and Associates, dated February 5, 2002 (Attachment 14) and the Geotechnical Investigation prepared by Haro, Kasunich and Associates, dated February 8, 2002 (Attachment 17) reports for the project clearly state that liquefaction is a significant issue on the site. Liquefaction is a temporary loss of bearing capacity in the soil that results from seismic shaking combined with other factors. The effects of liquefaction, such as differential settlement and lateral spreading, can severely damage homes and improvements that have been built on materials that are prone to this sudden loss of strength.

Though the areas that may be prone to liquefaction vary and are somewhat random, the areas with the greatest potential for seismically induced settlement are in the middle lower bench and along the western lakefront. Estimated settlement is up to 9 or 10 inches, ranging between 1 and 10 inches. This is a significant amount of settlement. The project geologist has evaluated the associated potential for lateral spreading, and has concluded that "the potential is low for lateral spreading to impact the proposed developments in their lifetime, based upon the lithology and geometry of the underlying sediments."

Given the potential for significant differential settlement to occur, the project geotechnical engineer has made recommendations to reduce the risks to the development. These recommendations include remedial earthwork to establish a more stable foundation base for structures and improvements, drainage controls, inspection of the subsurface conditions as grading progresses, and special attention by the structural engineer to utility connections. The remedial grading and drainage treatments must be done using a suite of best management practices to reduce environmental risks from erosion and contaminants (see also Sections A.4, 8.4, and B.9).

If the recommendations in both the geologic and geotechnical reports are carefully implemented the project geologist and geotechnical engineer conclude that the project will not be subject to health, safety, and damage risks above those characterized as "ordinary" in the technical reports (page 44 of Attachment 14 and Attachment 17).

On the basis that these recommendations shall all be implemented as part of building the project, and on the basis that Best Management Practices to avoid erosion and sedimentation are in place during the remedial grading, the environmental impacts of liquefaction are considered to be less than significant.

d. Landslides? X

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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There has been small-scale landsliding on the parcel in the recent past (Geologic Investigation prepared by Nolan, Zinn and Associates, dated February 5, 2002, Attachment 14). According to the Geotechnical Investigation Report (Haro, Kasunich and Associates, dated February 8, 2002, Attachment 17); "the existing hillside has been graded to an unstable configuration and is subject to earth flows and slumping. The existing cut slopes at the toe of the hillside are oversfeep and subject to failure. Uncontrolled fill has been placed on the slope face." "The referenced grading plan proposes grading the entire slope back to a lower gradient of at least 2 to 1 {horizontal to vertical}. This will remove most of the existing artificial fills and a significant amount of the weak colluvial materials, eliminate the unstable cut at the toe and apply a more stable gradient to the hillside than presently exists." The report also states that the proposed grading for the project "will reduce the risk associated with slope instability to more acceptable levels, provided the geotechnical and geologic recommendations are followed." Pursuant to the recommendations of Haro, Kasunich and Associates, setbacks between structures and the slope of 28 feet or more will be maintained, measured from the top of the major break-in slope. Debris fences designed to slow material coming off the slope will be placed at the center bench and at the base of the slope and will be routinely maintained {annually}. Additionally, the slope will be planted with drought-resistant vegetation. Also see the Addendum to Geotechnical Investigation Report – Design Phase by Haro, Kasunich and Associates dated March 19, 2002 {Attachment 18}.

- 2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

— X — —

As discussed above, the site is subject to landsliding and seismic related settlement. According to the Haro, Kasunich and Associates February 8, 2002 report, " a structure can tolerate large settlements if the settlement is generally uniform." To reduce the influence of differential movement under both static and seismic conditions, loads will be spread over as wide an area as possible. Additionally, compacted fill will be placed beneath footing elements. Other mitigations will be employed as well. The project geologic and geotechnical engineers have concluded that there may be damage to improvements caused by geologic and geotechnical issues, but that the damage will not rise to the level that endangers occupants.

- 3. Develop land with a slope exceeding 30%?

— — — X .

The proposed building envelopes and road improvements are located on slopes less than 30%. However, the intermediate slope exceeds 30%. It will be graded into a stable

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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configuration and avoided by setting back from the top and toe of the slope, 25 feet and 15 feet respectively.

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

The artificial fill and fluvial terrace deposits underlying the site have a high potential for erosion. Potential for erosion is greatest when exposed soils are subjected to rainfall and stormwater runoff. Thus, erosion potential will be minimized by confining site clearing, grading and excavation activity to the dry season. Prior to the onset of the rainy season, any exposed soils will be protected by permanent vegetation in accordance with the project landscaping plan and Erosion Control and Revegetation Plan. Prior to approval of a grading permit, the project must have an approved Erosion Control Plan, which specifies detailed erosion and sedimentation control measures. In addition, the project applicant may be required to prepare and implement a Storm Wafer Pollution Prevention Plan (SWPPP) for review and approval by the Regional Water Quality Control Board (RWQCB). The plan must include Best Management Practices (BMPs) to erosion control. (See also B. Hydrology, Water Supply and Water Quality below).

Because the groundwater table on the property is so shallow there is a possibility that excavation during grading will encounter groundwater. This may create a situation wherein equipment is working in wet material, water is being pumped from wet areas, areas may have to be drained, etc. The RWQCB regulates the discharge of waters that are turbid or otherwise of compromised quality. In the case that groundwater is encountered during construction the applicant shall promptly inform the RWQCB, shall obtain any discharge approval or permits that the RWQCB considers to be necessary, and shall follow any conditions regarding the containing, filtering, and discharge of water.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property? X

Highly expansive materials have not been identified on the site.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems? X

The existing septic system shall be upgraded consistent with Environmental Health Service standards (Attachment 19). See also, B. 5, below. The system basically consists of lines

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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from the structures that run through a holding tank and pump facility to two large underground leachfields (one is an infiltrator chambers system and the other is geoflow) (Attachment 20). The sewage is also fed into an onsite sewage treatment plant for processing. The treated wastewater then flows into an underground pump tank for pumping to the two drainfields. The leachfields were designed to be very large and shallow to compensate for the high ground water where they are located in the agricultural setback area of the upper portion of the site. About a foot of fill will be required over the top of the fields to accommodate for the shallowness.

7. Result in Coastal cliff erosion? — — — x .

The project site is not adjacent to the coastline.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area? — x — —

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, a portion of the project site lies within a 100-year flood hazard area. According to the Pinto Lake Flood Study prepared by Mid Coast Engineers, dated June 28, 2001, the 100-year flood elevation for Pinto Lake is 117.6 feet mean sea level (m.s.l.) (Attachment 21).

The building pads will all be elevated at least 18 inches above this level.

There will be grading at the lakeside below the 117-foot contour. The area that will be excavated, approximately 700 cubic yards, will exceed the area that is filled, approximately 650 cubic yards. Therefore, the net result will be a decrease in earth material that is in the floodplain. On the basis of the documentation provided by Mid Coast engineers, there will not be an increase in the flood level, on or off site, nor will there be any other adverse effect off site as a result of the grading. The project therefore complies with County and Federal policies regarding the floodplain.

2. Place development within the floodway resulting in impedance or redirection of flood flows? — — — x

There is no floodway associated with the lakeshore at this location.

3. Deplete groundwater supplies or interfere substantially with groundwater recharge

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? ___ ___ X ___

The project will obtain water supply from the City of Watsonville (Attachment 22) and thus will not rely on private well water, which could draw down the groundwater table. Based on an increase of one additional unit over the 51 units previously approved for the recreational vehicle park, there is a minimal increase in demand for this development. Further, domestic water demand from this project will be light relative to a comparable area of residential development and thus, would not significantly affect groundwater levels at the District's wells.

Regarding groundwater recharge, although the project is within the Pajaro Valley Water Management Association area that is considered to be in a state of critical overdraft, because the parcel is on the lakefront there is very little contribution to recharge. Therefore, even though the replacement units will be larger than the RV park units and there will be a small increase in impervious surface coverage, the impact of the increase is negligible.

4. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). ___ X ___ ___

The potential for erosion and sedimentation of Pinto Lake will be minimized by confining site clearing, grading, and excavation for the project to the dry season, and by implementing the provisions of a detailed Erosion Control Plan and the Storm Water Pollution Prevention (SWPPP) that will be prepared for the project. The main slope to be graded between the two development areas and the area to be re-worked along the shoreline will be replanted pursuant to the erosion control and revegetation plan. These measures include grading the lakeside revegetation area to ease the slope into the lake and placing jute erosion control matting under plantings.

Drainage will be handled as shown in the preliminary drainage plan, Sheet C5 and C6 of the Site Improvements plans (Attachments 12 and 13). The basic drainage system for the development is composed of storm drain pipes and concrete lined ditches located throughout the development area that will channel runoff from paved areas into three stormwater treatment system facilities, and runoff from slopes (that has no contact with urban contaminants) into a filter area, prior to discharge into the lake. The result is that no drainage will reach the lake prior to some level of sediment and contaminant removal.

If groundwater is encountered during grading operations and it is not contained and filtered

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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properly, there will be potential for turbid water to reach Pinto Lake. However, if groundwater is encountered, the RWQCB will oversee a revised SWPPP and/or discharge permit that will prescribe methods to prevent water quality degradation. See also item A-4. Lastly, in the case groundwater is encountered, the geotechnical engineer has developed a range of alternatives to ameliorate construction problems without the use of chemical stabilization, a method that could have water quality implications (Attachment 18).

Lastly, note that there is a large health and safety benefit to careful drainage management on the site, in that good drainage control is an essential element of geologic and geotechnical stability. There is an existing safety hazard that will be corrected by the drainage control.

5. Degrade septic system functioning? X .

The existing septic system shall be upgraded to County Environmental Health Service standards for permanent occupancy (Attachment 19). The system will consist of connection lines from each structure leading to two large underground holding/pump tanks. The sewage is then pumped to a minimum 20,000-gallon underground tank that is located within the 200-foot agricultural setback area of the upper portion of the site (Attachment 20). It is then fed into an underground "F.A.S. T." sewage treatment plant for processing. This system pumps air through the waste water as part of the treatment process. The treated wastewater then flows into an underground pump tank for pumping to the two drainfields. This system has been designed such that the groundwater will not be compromised by sewage. The new system will be a great improvement over the existing condition.

6. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site? X .

See Items B.1, and B.4, above. Runoff from the property will be controlled, in contrast to the current situation, but the overall drainage pattern, which is entirely toward Pinto Lake, will not be altered.

7. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff? X

The replacement permanent units will be larger than the RV park units so there will be a **82**

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
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minimal increase in impervious surface coverage for the project. Additional drainage will also be contributed by subdrains. The final drainage plan for the project will include calculations for the appropriate sizing of drains. There are no existing downstream facilities in which capacity must be verified; discharge is directly to the lake. See also B.4 and B.6, above.

8. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff? X

Flood levels will not be increased. See discussion in section B. 1. The shoreline of the lake has been aggrading, rather than eroding, for many years. The shoreline of the lake will have minor grading to reduce the slope of the shore and to reduce potential future erosion. The collected runoff will be treated to sufficient levels prior to being discharged into the lake. No other stream or river will be directly affected by this project.

9. Otherwise substantially degrade water supply or quality? X

Erosion, siltation, and urban pollutant contamination will be minimized by Best Management Practices during construction, RWQCB oversight, septic pre-treatment, filtering of drainage, and other site improvements and facilities designed to protect the lake and groundwater in this area. See also B.4, 8.5, and 8.8, above.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? X

According to the Biological Assessment prepared by Ecosystems West Consulting Group, dated September 2001, (Attachment 23) no special status plant species were observed in the project area during surveys. Additionally, the report states "due to the lack of suitable habitat and the highly disturbed nature of most of the study area, it is unlikely that any special-status plant species occur in the area".

The report included protocol surveys for California Red Legged frog (Rana aurora draytonii) (CLRF) and South western pond turtle (Clemmys marmorata) (SWP).

Significant or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
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The report concludes that the project area is "already heavily disturbed and altered. No special status animals are expected to use the project area for breeding or nesting. Due to the already existing heavily impacted nature of Marmo's Trailer Park, it is "not likely that any listed species will occur in the areas proposed for construction activities." (See EcoSystems West report, Attachment 23). See also, item C.3, below.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)? — — X —

One California Natural Diversity Database (CNDDDB) X high priority" habitat occurs within the study area. A portion of the shoreline vegetation is disturbed freshwater marsh/riparian vegetation, Riparian vegetation or wetland vegetation that is disturbed will be replaced at a 3:1 ratio in the lake shore area. Foot traffic will be routed to the three designated access points such that replacement vegetation will not be damaged by residents. According to the EcoSystems West report, "the small stand of cattails growing where one of the spring seeps out at the bottom edge of the [main] slope, close to the west end of the park, is too small to fall under the jurisdiction of the Army Corps of Engineers (Corps), although it meets wetland criteria." This area is within the major slope that must be re-graded and is separated from the lake by the existing and proposed lower development area.

3. interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? — — — X

According to the Biological Assessment prepared by EcoSystems West Consulting Group, dated September 2001, (Attachment 23), it is unlikely that any special-status species occur in the study area due to the already existing heavily impacted nature of Marmo's Trailer Park. Several special-status bat species have the potential to occur within the project area. Unidentified species of bats were observed feeding in and around the project area during the night surveys. No evidence of bats were found in a building which could have been a roosting habitat, however there is still a potential that bats use permanent buildings or mature oak trees onsite. There is a potential for a short-term impact to maternity or foraging roosts. A survey for bats is required prior to the destruction of any buildings and pre-construction surveys for roosting or nesting bats are required prior to construction activities.

4. Produce night-time lighting that will

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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illuminate animal habitats?

— X — —

Lighting associated with the 51 unit residential development and the Community Center/Manager's quarters and street lighting could disturb wildlife if it was directed toward the lakeshore. A condition of the project will be that lights shall not be directed towards Pinto Lake.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

— — — X.

As discussed above, the project is not likely to cause a reduction in the number of species of plants or wildlife.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

— — — X.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

— — — X

There are no conservation plans or biotic conservation easements in effect on the property. The project does not impact the County park or the City of Watsonville park at Pinto Lake.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as Timber Resources by the General Plan?

— — — X.

The project site does not contain any designated timber resources, nor would it be affected by nearby land that does.

2. Affect or be affected by lands currently

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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utilized for agriculture, or designated in the General Plan for agricultural use? — X — —

The parcel carries an Agriculture General Plan designation and the implementing zoning is Commercial Agriculture. The portion of the parcel proposed for conversion from temporary trailers to permanent modular housing has provided housing for various numbers of units since 1927, always in conjunction with agricultural production on the Amesti Road frontage portion of the parcel. Commercial agricultural land is situated immediately adjacent to the property to the east, at Assessor's Parcel Number 050-421-02 (Yonemura Nursery). The wholesale plant nursery is located approximately 40 feet from the closest habitable structures on the Marmo's property, which are the Community Center and Manager's residence building, and about 120 feet distant from the closest proposed homes. The closest existing structures offsite are about 50 feet or more from the existing agricultural use. A private road/driveway, along the property boundary with the nursery, separates these two uses.

County Code requires a minimum setback of 200 feet between agriculture and other uses. This is to prevent conflicts between the two disparate uses that could ultimately curtail agricultural use. In this case, a reduction of the buffer has been requested on the basis that existing structures, in place since 1927, which the new development will replace, do not meet the recommended setback. The request for the reduction was heard by the Agricultural Policy Advisory Committee (APAC) and recommended for approval on March 21, 2002. A reduced setback of 40 feet from the adjacent 10-acre Yonemura wholesale nursery site would not compromise any agricultural activity on that parcel. Fencing, landscaping and the existing access driveway have separated the temporary trailer campground from adjacent farming over the years and these will be required to be maintained by agricultural buffer setback policies of the General Plan Chapter 5.13, County Code Section 16.50.095, and the trailer park conversion ordinances of County Code Section 13.10.685. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Secondly, there will be a small loss of commercial agricultural land from the previous development because the permanent site plan for 52 units with associated amenities (including the large wastewater treatment area) takes more space than did the 51 temporary trailer arrangement. However, the encroachment is limited to under one acre and is considered to be less than significant. This encroachment was also sanctioned by APAC on March 22.

- 3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact
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manner?

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The project would provide local farm workers the potential to live in permanent housing within close proximity to their place of work and would thus reduce travel between home and work. A public bus transit stop is located just at the top of the project access driveway to provide alternatives to individual auto trips. Water use will not exceed the previous use on the parcel.

4, Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

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The project would not entail the extraction or substantial consumption of minerals, energy resources, or other natural resources.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

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There is no mapped scenic road or public view that will be obstructed or otherwise adversely impacted by the proposed project. Neither the County park nor any of Watsonville park will view the project. Neutral exterior colors and natural looking materials will be utilized for construction on site. Further, the proposed improvements constitute an enhancement of the previous assortment of travel trailers on the site.

2. Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings?

---	---	<u>X</u>	---
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The project site contains no scenic resources such as rock outcroppings or historic buildings. There will be approximately 150 trees lost as a result of grading that is required to provide health and safety protection. New or salvaged trees are proposed to replace as many of those trees as there is room to replace on the property.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography

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or ground surface relief features, and/or development on a ridgeline?

— — X —

Currently the site contains a temporary occupancy trailer park with generally poor design and visual quality. The proposed project will replace this with residential units that are installed on permanent foundations, with entry-porches, patios, fences and landscape elements as enhancements. The building materials will be of soft, earth-tone colors, with the exterior siding of the units having a wood siding look once they are painted, and the roofing material will be asphalt shingle of pale gray color that compliments the siding colors. These replacement structures will be a positive change relative to the previous and existing conditions on the site.

The re-grading of the slope area between the two development pad areas will change the topography and relief features of that bank, however, the work is necessary to stabilize the slope so it will not continue to be the hazard it presently is. The majority of the existing grown trees on the parcel (approximately 150) will be removed, and a portion will need to be replaced to soften the visual impacts of the slope. See also item E.2.

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

— — X —

The project site is presently characterized by lighting associated with temporary occupancy. Lighting for the proposed project will consist of permanent lighting for 51 residential units, a community center and manager's quarters. A project condition will require that lighting be directed away from the lake. Overall, the project will not create light and glare that will adversely affect day and nighttime views. See E. 4, above for reference to non-glare building colors and materials to be used.

5. Destroy, cover, or modify any unique geologic or physical feature?

— — — X

There are no unique geological or physical features on or adjacent to the site that would be destroyed, modified or covered by the project. See item E.3 for a discussion of grading and modification to topography.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

— — — X

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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According to the Santa Cruz County Survey of Historic Resources, the project site area is not in the vicinity of any structures that are listed or eligible for listing on the California Register of Historic Places, any State historical landmarks, points of historical interest, historical resources identified in historic resource surveys, or locally designated historic properties or districts.

- 2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5? — — — X.

According to County resource maps (Santa Cruz Archaeological Society Inventory, 1992), the project site lies within an area of archeological sensitivity. On October 12, 2001 the Santa Cruz Archaeological Society (SCAS) conducted a field visit to ascertain the presence or absence of prehistoric cultural resources (Attachment 24). According to the report "the preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources." A Phase 1 Archaeological Reconnaissance Survey was also performed for the parcel by the County, dated November 1, 2001. The research concluded that pre-historical cultural resources were not evident at the site and that no further archaeological review is required for the proposed development.

- 3. Disturb any human remains, including those interred outside of formal cemeteries? — — — X.

As discussed in F.2 above, it is highly unlikely that prehistoric or historic-era cultural materials are present, including human remains. However, pursuant to Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code, if at any time during the site preparation, excavation, or other ground disturbance associated with this project, any artifact or other evidence of an historic archeological 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.

- 4. Directly or indirectly destroy a unique paleontological resource or site? — — — X.

There are no known paleontological resources on the site or in the vicinity.

G. Hazards and Hazardous Materials

Does the project have the potential to:

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1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels? ___ ___ ___ X .

The proposed residential project does not involve handling or storage of hazardous materials.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ___ ___ ___ X .

A review of federal and state environmental databases did not reveal the existence of any existing contamination in the vicinity of the site.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site? ___ ___ ___ ~~X~~ .

There are no airports within two miles of the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines? ___ ___ ___ X ,

There are no high-voltage electric transmission lines in the vicinity of the site.

5. Create a potential fire hazard? ___ ___ ___ X .

The project design will incorporate all applicable fire safety code requirements and will include sprinklers and fire hydrants as specified by the Pajaro Valley Fire Protection District. See Attachment 25.

6. Release bioengineered organisms or chemicals into the air outside of project

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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buildings? X

The proposed project will not involve processes which could result in the release of bioengineered organisms or chemical agents.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? X

The traffic impacts associated with the proposed project are considered to be negligible as there is virtually no increase in project density (only one additional unit) from the number of units previously approved for the recreational park. The existing recreational vehicle park trip rate is estimated to be approximately 0.48 trips per occupied site for the evening peak hour and the proposed multi-family use is expected to generate approximately 0.54 trips per unit during the evening peak hour. Based on the one new residential unit, the net increase in the evening peak hour is estimated at less than one new trip. The trip rates noted above are from the 6th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (See memo from Jack Sohriakoff, County Department of Public Works, Road Engineering, Attachment 26).

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? X

Based on the development standards set forth in Section 13.10.685 of the Santa Cruz County Zoning Code, one off-street parking space must be provided and located near each permanent unit. Guest parking of an additional twenty percent over the residential requirement must be provided throughout the park. Based on 52 units, 52 spaces are required by each unit and an additional 10 spaces are required for guests, for a total of 62 spaces required. The project proposes 119 total parking spaces, which is more than two per unit. This number may decrease slightly if more oak trees can be saved by removing parking spaces. However, there will be a substantial excess of spaces above minimum requirements even in that case.

3. Increase hazards to motorists, bicyclists, or pedestrians? X

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact
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Amesti Road is currently improved with one lane in each direction and a transit bus stop adjacent to the driveway to the subject site. As this project does not result in more than a negligible increase in vehicle, bicycle or pedestrian trips over the previously approved project at this location (51 trailers), there will not be an increase in hazards to motorists, bicyclists, or pedestrians on area roadways. See also, item H. 1. No improvements are proposed to Amesti Road or nearby intersections. Regarding internal circulation, a two-way, 20-foot wide internal street is proposed to serve the 24 upper units and a 15-foot wide, one-way loop road is proposed to serve the 28 lower units down by the lake. Steps are proposed from the upper units to the lower lake area to provide safe access for pedestrians throughout the site. There are several speed bumps for traffic control down the project access road, next to the fields.

- 4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

See H. 1, above.

I. Noise

Does the project have the potential to:

- 1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

Ambient noise levels will not be substantially increased as these are replacement housing units that will be of more solid building materials than the existing trailers, thus the sounds from inside the units will be reduced. Also, since the average units will be larger, more time should be spent inside the structures, potentially reducing typical family noise outside. The prior use onsite allowed recreational vehicle parking and camping, and though two new playground areas are proposed, residential uses in general are considered to have lower exterior noise exposure than outdoor recreation activities, which may include long term camping. Since there is only a negligible increase in traffic generation, there will not be increases in noise levels based on project related traffic. A compatible noise environment for the nearby land uses is assured through the project site planning, building orientation and design, interior layout, as well as, physical barriers, landscaping, and buffer areas. The design is oriented toward the interior of the site and located nearest to the lake

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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end of the parcel. Substantial setbacks and landscaped agricultural buffers will also serve to reduce potential noise impacts offsite.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies? — — — X

In general, limits established by the Santa Cruz County General Plan Noise Element (6.9.1) for acceptable levels of noise in a residential development will be satisfied. The noise exposure at new residential developments should be less than 60dB (day/night average noise level) for outdoor noise and 45 dB for indoor noise.

The development is located far enough from Amesti Road that the existing traffic would not result in significant noise impacts to the project. The only element of the project that might create high noise levels is the sewage treatment facility, which employs blowers and pumps that generate noise that may be heard from a distance of over 200 feet.

The machines involved in the treatment will be either underground or inside a building that will dampen exterior noise. Once specifications on the treatment equipment are available, the applicant will be required to provide information from an Acoustic Engineer verifying that the exterior noise thresholds specified in the General Plan will not be exceeded.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? — — X —

Noise generated during construction for the proposed project will increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however; and a condition of approval will be included to limit all construction to the time between 8:00 AM and 6:00 PM weekdays, to reduce the noise impact on nearby residential development. The proposed development would therefore increase ambient noise levels to surrounding properties, but not permanently and not to a significant level.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing

Significant <u>or</u> Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
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or projected air quality violation? X

The North Central Coast Air Basin is currently classified as a non-attainment area with respect to state standards for particulate matter (PM₁₀), which means that the area does not fully meet the standards set by the Monterey Bay Unified Air Pollution Control District (MBUAPCD).

In calculating PM₁₀ emissions, the Air District applies an emission rate of 10 to 38 pounds of PM₁₀ per day per acre of grading, with the actual rate depending on the scale of earthmoving activity. Based on the level of grading activity for the proposed project, PM₁₀ emissions will constitute a less than significant impact to air quality standards. See also, J.3, below.

2. Conflict with or obstruct implementation of an adopted air quality plan? X .

The project will not result in emissions of criteria pollutants such as ozone precursors or particulate matter, for which the air basin is not in attainment under state and/or federal standards. Therefore, the project would not be likely to conflict with or obstruct implementation of the Air Quality Management Plan for the Air District.

3. Expose sensitive receptors to substantial pollutant concentrations? X

Dust generation may occur during project construction. Final grading and erosion control plans should include methods to control dust, and should be submitted to the Department of Public Works and Environmental Planning for review prior to issuance of Grading Permit.

4. Create objectionable odors affecting a substantial number of people? X .

The proposed project does not include restaurants or other activities which could emit potentially objectionable odors.

K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any

Significant Or Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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of the public services:

a. Fire protection? X

While the project represents an incremental contribution to the need for services, this project meets all the standards and requirements presented by the Pajaro Valley Fire Protection District. The fire stations in the service area that would serve the site include the Watsonville Fire Station, #2 located at 370 Airport Blvd., about 1.6 miles from the site, or the Pajaro Valley Fire Protection District (CDF), Station #61, located approximately 2.3 miles northeast of the subject site. The project will include all fire safety features required by the Pajaro Valley/CDF Fire Protection District including hydrants and sprinklers.

b. Police protection? X

While the project represents an incremental contribution to the need for services, the project will not create a significant demand for new services, nor will it require additional personnel.

c. Schools? X

The project represents a very small contribution to the need for school services of just one additional family from what was served prior. Amesti Elementary, a newly built school, is located less than a half mile up Amesti Road from this property.

d. Parks or other recreational facilities? X

This project will result in a very small increase in public parks usage, based on one additional family. This project includes a lakeshore with access to the lake from docks in a park-like setting, as well as, two small play areas on-site. There is also nearby access to the existing County and Watsonville public parks adjacent to Pinto Lake.

e. Other public facilities; including the maintenance of roads? X

Due to all of the new units being replacement units except for one, and comparison peak hour trips, it was determined that the project would not impact any offsite County maintained roads, nor would frontage improvements be necessary.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? X

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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See B.4, 8.6, and B.7 regarding the new improvements required to accommodate project-generated stormwater runoff.

- 3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? — — X —

A will serve letter has been received from the City of Watsonville for water service to the site. Additionally, a new wastewater treatment facility to serve only this project is proposed for construction in the southeastern portion of development, near the primary leach field. No significant effects are expected. See also B.5, above.

- 4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board? — — — X

- 5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection? — — — X

The City of Watsonville has issued a will serve letter for water service at the site. The risk of fire at the site is low and would not impair the capability of the system to provide adequate fire flows to other properties. Additionally, the County Fire Marshall has reviewed the project plans to assure conformity with fire protection standards.

- 6. Result in inadequate access for fire protection? — — — X

The project entrances appear to provide adequate access for fire equipment throughout the site. The final site plan will be subject to the approval of the Pajaro Valley Fire Protection District with respect to fire access.

- 7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse? — — X —

The regional landfills in the area have sufficient capacity to serve the project for the foreseeable future, although the additional solid waste generated by the project would

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation.	Less Than Significant Impact	No Impact
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reduce the remaining life of the existing landfills incrementally,

Approximately 4,300 cubic yards of excess soil material will be removed as part of the slope stabilization. It is expected that most of this material can be utilized on the septic berm and to cover the leachfields proposed with the septic system upgrade, and the net export of fill may be zero.

- 8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management? X .

Since the responsibility for solid waste management rests with the County, the project itself would not result in a breach of regulations related to solid waste management.

L. Land Use, Population, and Housing

Does the project have the potential to:

- 1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect? X

The County of Santa Cruz General Plan was reviewed for project conformance with policies directly applicable to the project, as summarized below.

a) General Plan Objective 5.13 was reviewed regarding commercial agricultural land. Policies 5.13.23 through 5.13.32 apply in that this project proposes permanent affordable housing that will be accessible to farm workers in this area, it is sited to minimize conflicts with existing nearby agricultural operations on and offsite, and the development was designed to remove as little land as possible from agricultural production. The residential land uses were sited primarily in previously disturbed areas to minimize possible conflicts between the agricultural uses and non-agricultural development onsite and to minimize land removal from potential production. No habitable units will be located closer than 200 feet minimum from the agricultural area onsite. A community building with managers unit and portions of three additional units fall within the 200-foot agricultural buffer setback area from agriculturally zoned property adjacent to the east, however, there will be a road, retaining wall, permanent fencing with landscaping and substantial grade differentials between the two properties in this area. The portion of the adjacent site nearest to this area is overgrown with non-agriculture brush and is topographically infeasible to utilize for standard agricultural practices.

As required by the General Plan, the Agricultural Policy Advisory Commission has reviewed the project regarding the proposed buffer area, reduced setbacks between

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example, through extension of roads or other infrastructure)? — — X —

Although the project is located within an area designated primarily as agricultural, a County ordinance was passed that allows this portion of the Marmo property to be developed at urban densities. Only one additional unit is now proposed relative to the 50-space, plus managers unit trailer park approved by Use Permit #75-1365-U in 1977. The project does require the City of Watsonville to provide water service for the site; however, according to Keith Boyle, principal planner for the City of Watsonville, the project is "consistent with the City's water connection policy 1.2 for properties outside of the City limits". No new roads are proposed in conjunction with this project. The project will not induce substantial growth that is not consistent with County planning goals.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere? — — — X

The project will have a beneficial effect on affordable housing supply. Although the proposed project will involve the temporary displacement of 17 families because of demolition of existing temporary housing units, the project will entail a net gain of 35 housing units. The current residents will be temporarily housed elsewhere either on or off site while permanent houses are built (a number of additional families that were onsite are currently being temporarily housed), and then relocated to the new units. This project will help address a shortage of affordable housing by providing affordable permanent residential housing units in place of previous transient housing.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies? Yes X No

Which agencies? California Department of Fish & Game, California Resional Water Quality Control Board: possibl; also US Fish & Wildlife Service and/or Army Corp of Engineers.

N. 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

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self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes ___ No X .

2. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes ___ No X .

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

Yes ___ No X .

TECHNICAL REVIEW CHECKLIST

REQUIRED COMPLETED* N/A

APAC REVIEW	<u>XX</u>	<u>3/21/02</u>	<u> </u>
ARCHAEOLOGIC REVIEW	<u>XX</u>	<u>11/1/01</u>	<u> </u>
BIOTIC REPORT REVIEW	<u>XX</u>	<u>3/02</u>	<u> </u>
GEOLOGIC HAZARD ASSESSMENT	<u> </u>	<u> </u>	<u>XX</u>
GEOLOGIC REPORT	<u>XX</u>	<u>2/5/02</u>	<u> </u>
RIPARIAN PRE-SITE	<u> </u>	<u> </u>	<u>XX</u>
SEPTIC LOT CHECK	<u>XX</u>	<u> </u>	<u> </u>
SOILS REPORT	<u>XX</u>	<u>2/8/02</u>	<u> </u>
OTHER:			
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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*Attach summary and recommendation from completed reviews

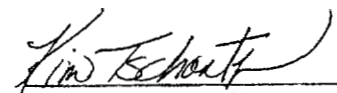
List any other technical reports or information sources used in preparation of this initial study:

See Attachments

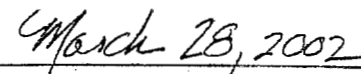
ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A MITIGATED 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.



 Signature



 Date

For: 

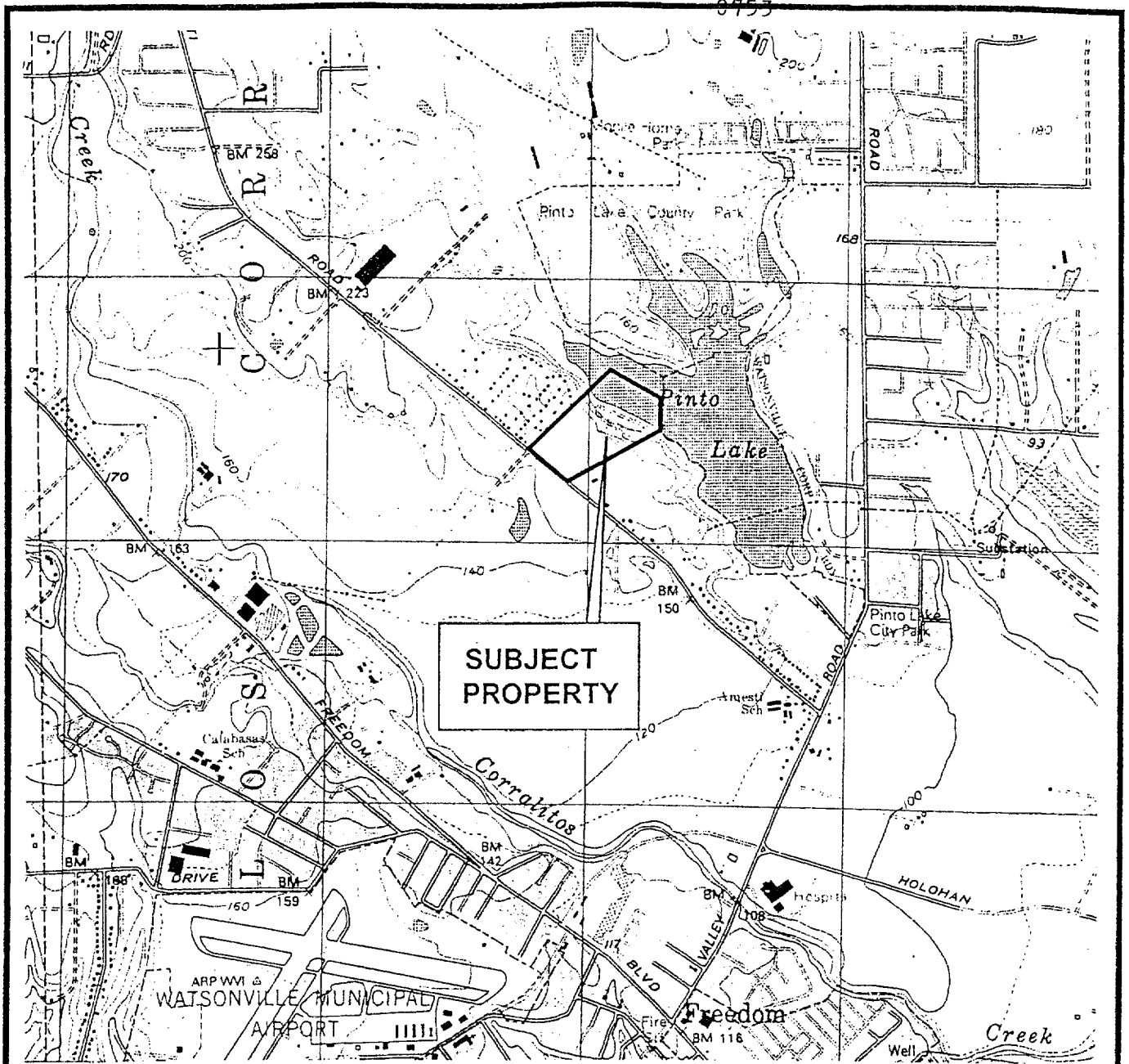
 Environmental Coordinator

Attachments:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Assessor's Parcel Map
5. Site Plan, SSA Landscape Architects, Inc., February 2002
6. Site Analysis Plan, SSA Landscape Architects, Inc., February 2002
7. Conceptual Landscape Plan, SSA Landscape Architects, Inc., February 2002
8. Erosion Control and Revegetation Plan, SSA Landscape Architects, Inc., March 2002
9. Tree Removal Plan, SSA Landscape Architects, Inc., March 2002
10. Preliminary Grading Plan, Sheet C3, Mesiti-Miller Engineering, Inc., March 19, 2002
11. Grading Sections, Sheet C4, Mesiti-Miller Engineering, Inc., March 19, 2002
12. Preliminary Drainage Plan, Sheet C5, Mesiti-Miller Engineering, Inc., March 19, 2002
13. Drainage Details, Sheet C6, Mesiti-Miller Engineering, Inc., March 19, 2002
14. Geologic Investigation, Nolan/Zinn dated February 5, 2002
15. County Review of Engineering Geology and Geotechnical Reports for Marmo's, dated March 20, 2002 by Joe Hanna
16. Memo from John Wamsher, Wamsher Construction Co., Re: Stability of Manufactured Housing, dated March 18, 2002 and phone call with Dave at Wamsher Construction Co. on March 20, 2002
17. Geotechnical Investigation by Haro, Kasunich and Associates, Inc., dated February 8, 2002
18. Addendum to Geotechnical Investigation Report - Design Phase by Haro, Kasunich and Associates, Inc., dated March 19, 2002

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19. Memo from Bob Smith, Environmental Health Department, dated March 20, 2002
20. Waste Water Treatment System Layout, Sheet 3 of 5, Weber, Hayes & Associates, March 15, 2002
21. Pinto Lake Flood Study by Mid Coast Engineers, Richard Wadsworth, dated June 28, 2001
22. Water will serve letter from Joy Bader, City of Watsonville, dated September 17, 2001
23. Biotic Report by Ecosystems West, dated September 2001
24. Archaeological Reconnaissance Survey, County of Santa Cruz, dated November 1, 2001
25. Memo from Bryan Weber/Jim Rust, Pajaro Valley Fire Protection District, dated March 13, 2002
26. Memo from Jack Sohriakoff, County Department of Public Works, Road Engineering, March 13, 2002



SUBJECT PROPERTY



VICINITY MAP



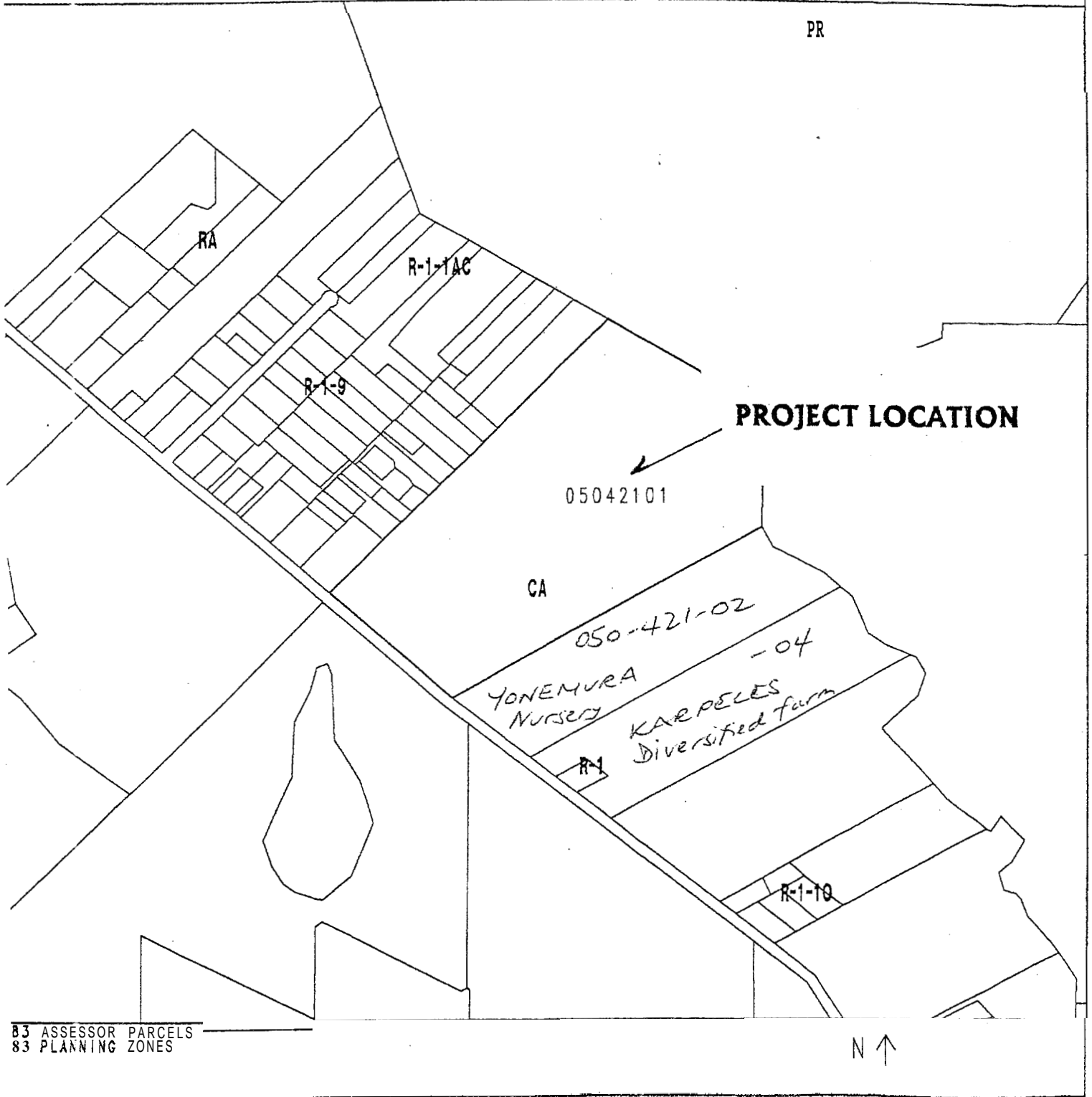
Base Map: Watsonville West, California U.S. Geological Survey
7.5' quadrangle, 1995, scale: 1"=2000'

Environmental Review Initial Study

ATTACHMENT 1
APPLICATION 02-0065

SCALE (1"=100') = 504
WIDTH IN FEET = 4,002.94
DEPTH IN FEET = 3,807.79

REQUEST ID: zoning

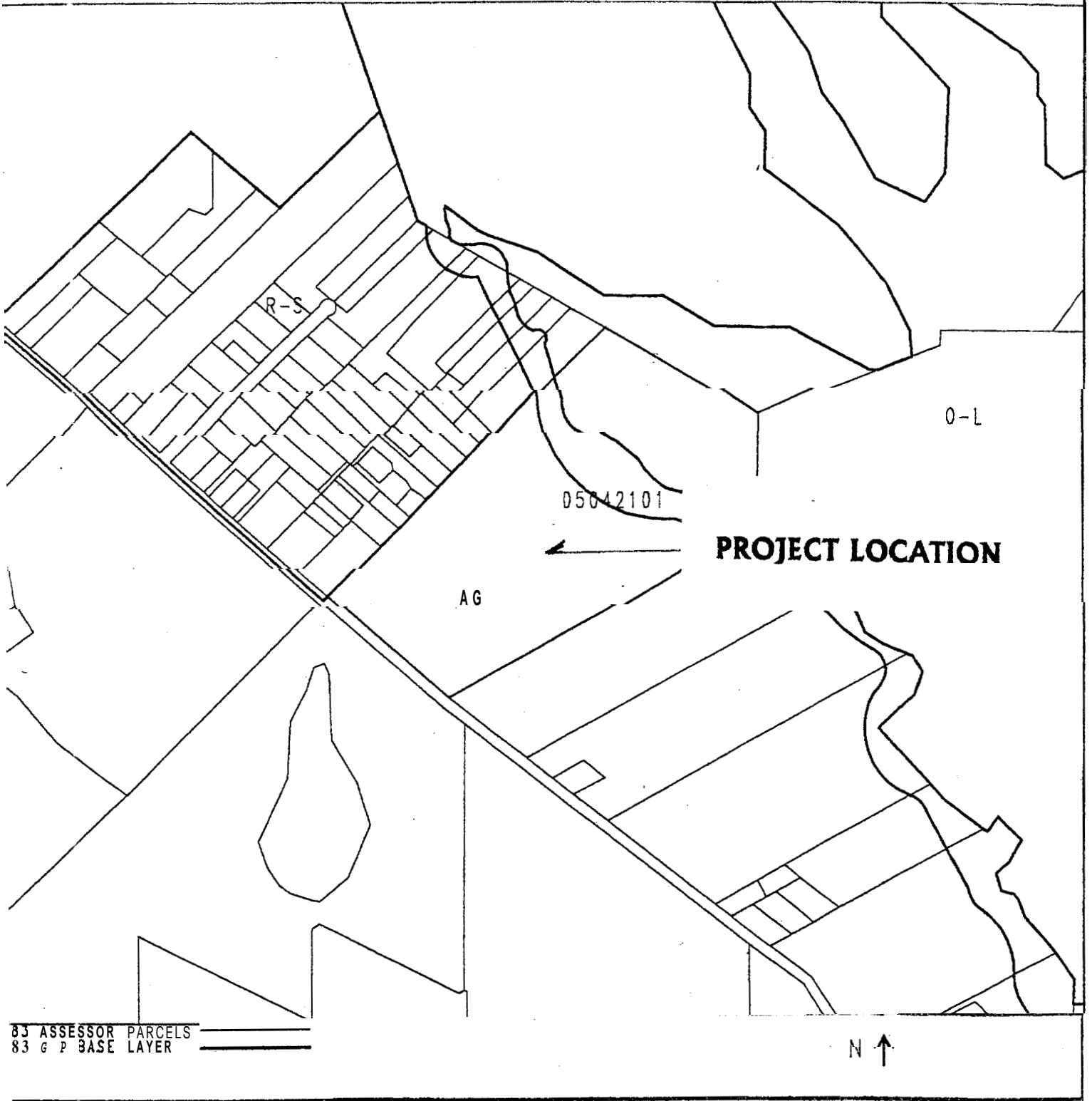


83 ASSESSOR PARCELS
83 PLANNING ZONES

0755

SCALE (1"=100 FEET) = 504
WIDTH IN FEET = 4,002.94
DEPTH IN FEET = 3,807.79

REQUEST ID: gen plan



Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 02-0065

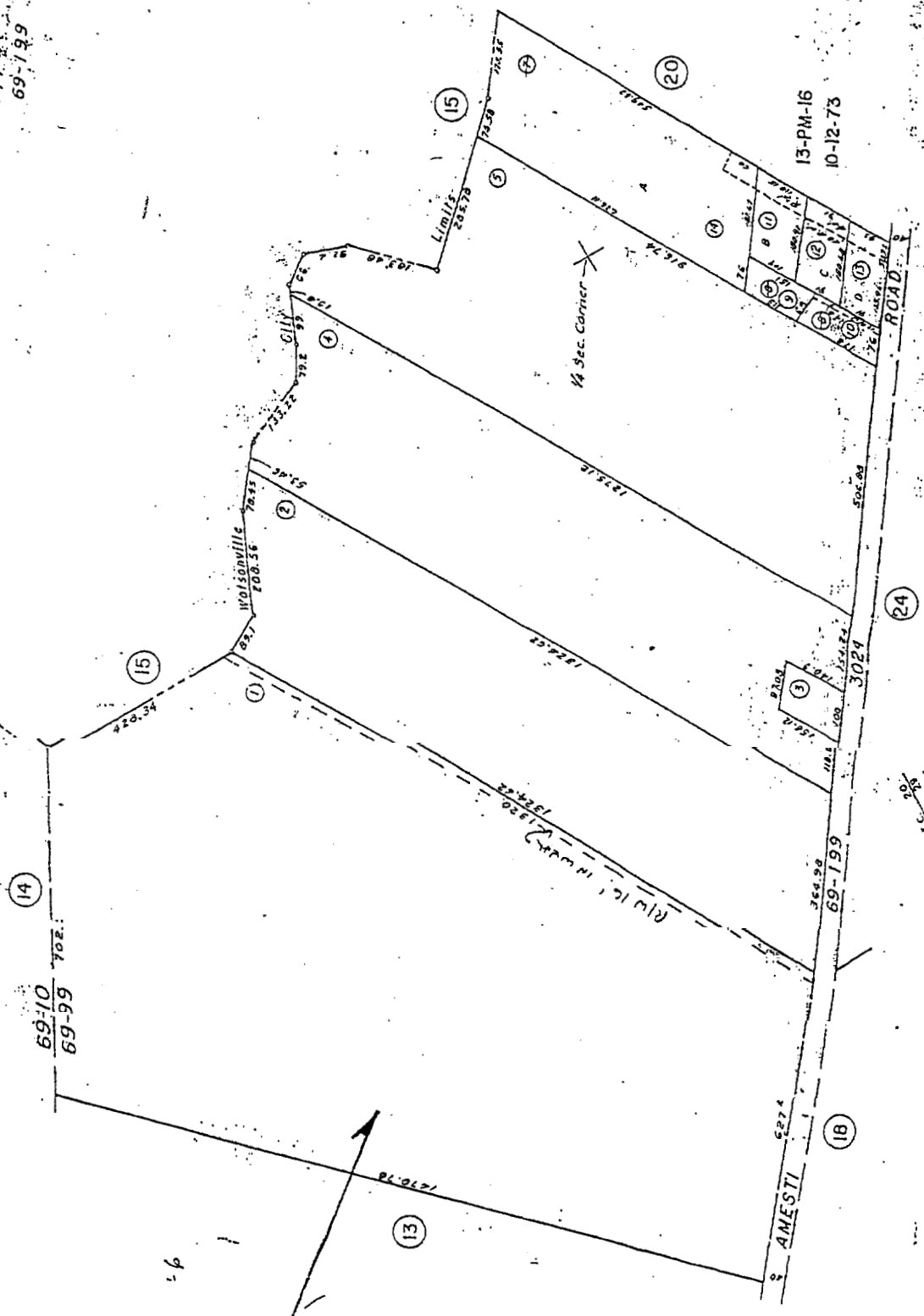
EXHIBIT D
GENERAL PLAN DESIGNATIONS

61

Tax Area Code 50-19
69-199

POR. RANCHO DE LOS CORRALITOS
SECS. 20 & 21 S., R. 2 E., M.D.B.B.M. PROJECTED.

FOR TAX PURPOSES ONLY
Scanned



Note - Assessor's Parcel Block

PROJECT LOCATION

EXHIBIT D

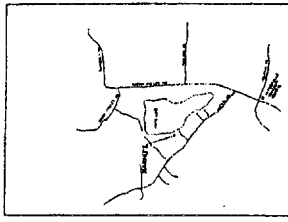
ASSESSOR'S PARCEL MAP

Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 02-0065

82

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0757



VICINITY MAP
N.T.S.

SITE LEGEND

SYMBOL	FEATURE
	Existing Tree
	New Tree

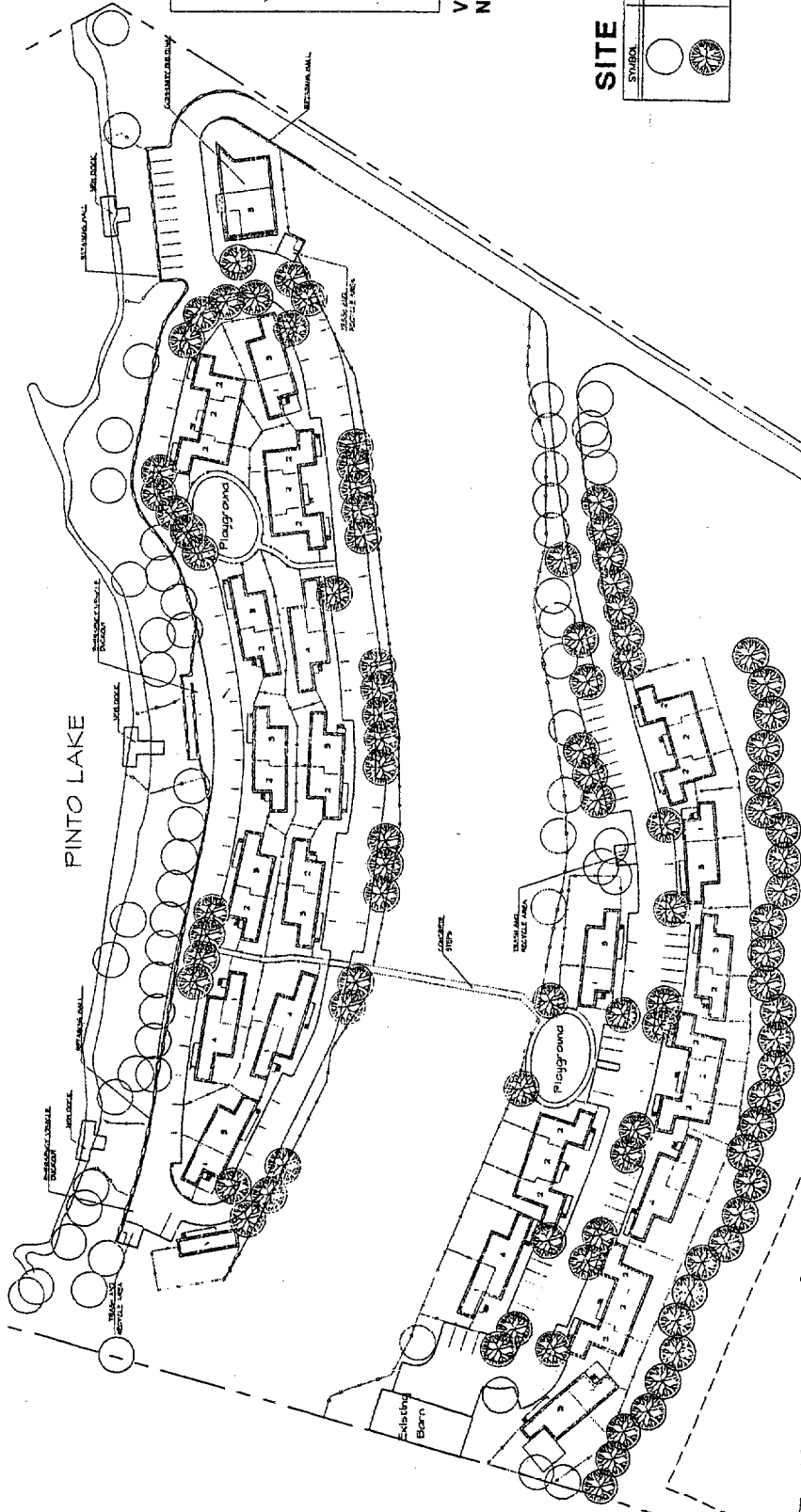
Community Areas
 The community building will include a multi-purpose room, a room for computer training, and a Manager's Unit.
 The Community Park and Playground areas total 14,000 sq. ft.

Streets and Parking
 2-way street in upper area is 20' wide
 1-way loop road in lower area is 15' wide
 56 residential parking spaces in lower area
 11 community building parking spaces
 45 residential parking spaces in upper area
 4 parking spaces at existing barn
 119 Total Parking Spaces
 More than 2 spaces per unit

UPPER AREA - 24 UNITS
 5-1 Bedroom Units
 13-2 Bedroom Units
 4-3 Bedroom Units
 2-4 Bedroom Units

LOWER AREA - 20 UNITS
 6-1 Bedroom Units
 11-2 Bedroom Units
 8-3 Bedroom Units
 3-4 Bedroom Units

SEE DESIGN GUIDELINES FOR DETAILED PLAN DESCRIPTION



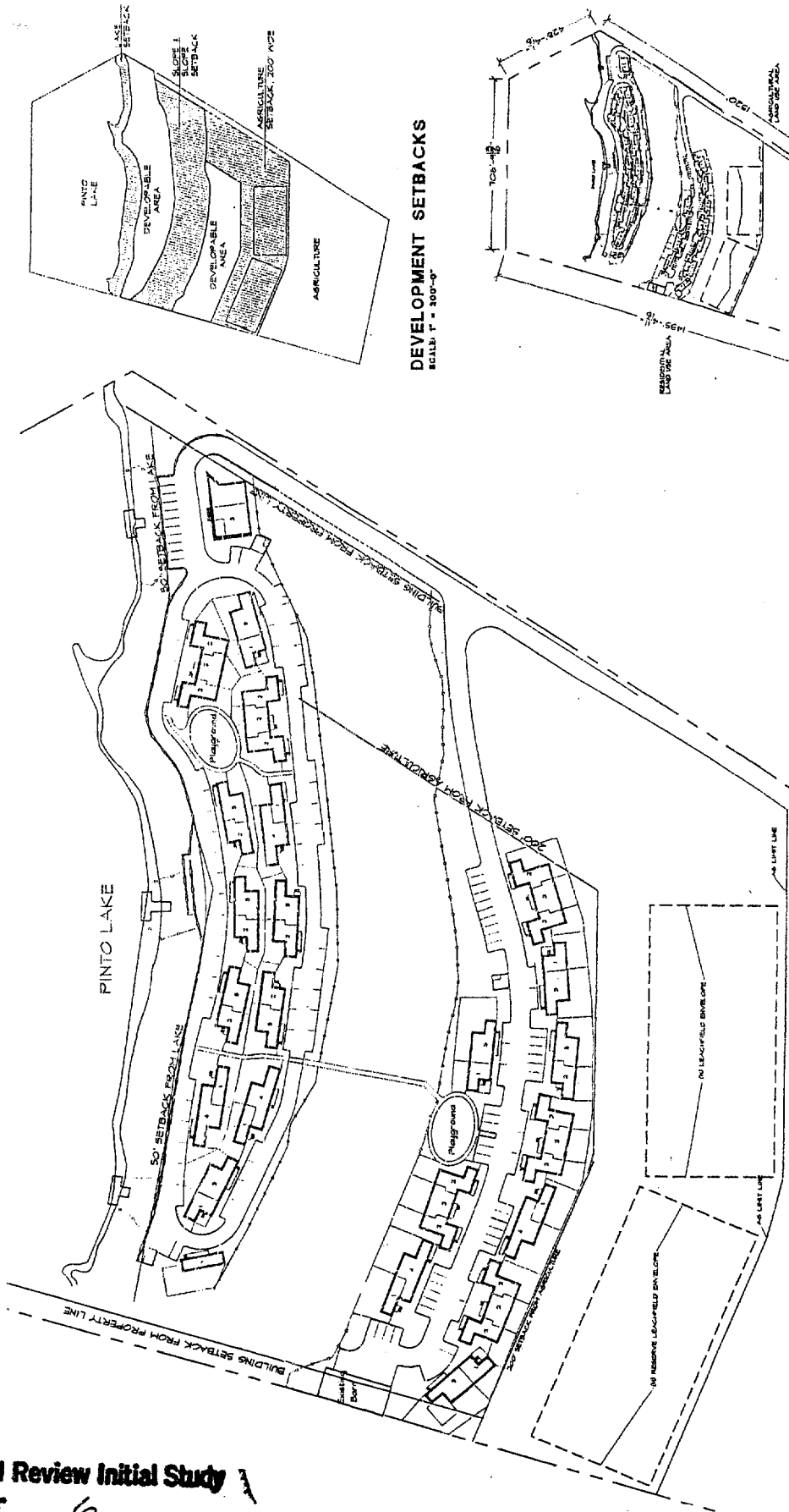
Marmo's at Pinto Lake - 324 Amesti Road
 Site Plan



North
 Scale 1"=40'-0"

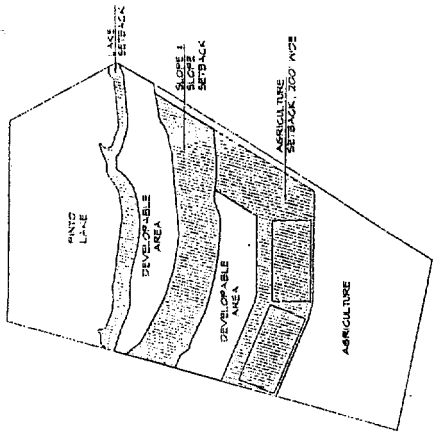
February 2002
 APN 050-421-01

205 Pierce St., Suite 200
 San Jose, CA 95128-2146
 Tel: 415-494-0333
 Fax: 415-494-0333
 CNA-0200

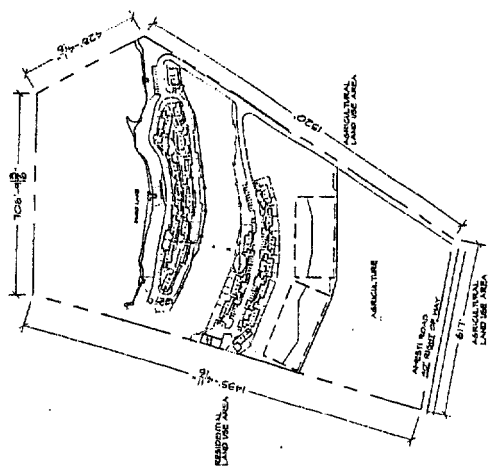


Total Floor Area = 45,937 sq. ft.
 Total Site Area = 1,207,409 sq. ft.
 Floor Area Ratio: 3.81
 Site Coverage: 3.8%

Total Site: 28 acres
 Agricultural: 6.3 acres
 Setbacks: 1.5 acres
 Developable: 5.9 acres



DEVELOPMENT SETBACKS
 SCALE: 1" = 300'-0"



SITE DIMENSIONS AND CONTIGUOUS USES
 SCALE: 1" = 300'-0"



North

Scale 1" = 50'-0"



300 Powers St., S.W., G.C.
 TALLAHASSEE, FLORIDA
 CIVIL ENGINEER
 CH. NO. 27865

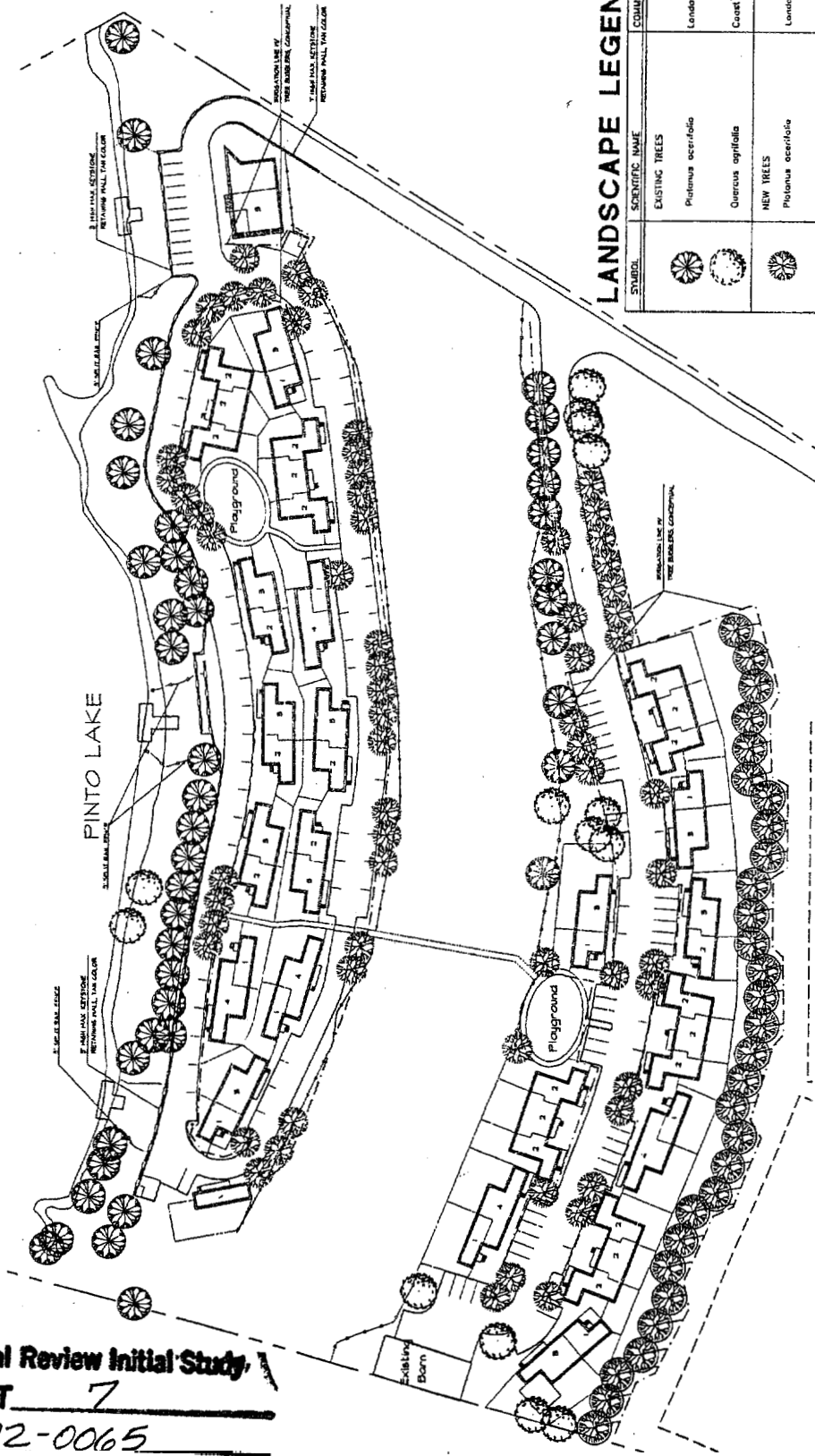
February, 2002
 APN 030-421-b

Marmo's at Pinto Lake - 324 Amesti Road

Site Analysis Plan

Environmental Review Initial Study
 ATTACHMENT 16
 Application 02-0065

0759



LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY / SPACING
	EXISTING TREES			
	<i>Platanus acerifolia</i>	London Plane Tree	Mature	44
	<i>Quercus agrifolia</i>	Coast Live Oak	Mature	14
	NEW TREES			
	<i>Platanus acerifolia</i>	London Plane Tree	13' g.	32
	<i>Sequoia sempervirens</i>	Coast Redwood	15' g.	30

SYMBOL	FEATURE
	3" Split Rail Fence
	5' Chain Link Fence
	8' Open Wire Fence



Scale 1" = 40'-0"
 February, 2002
 APN 050-14701-01

Marmo's at Pinto Lake - 324 Amesti Road
 Conceptual Landscape Plan

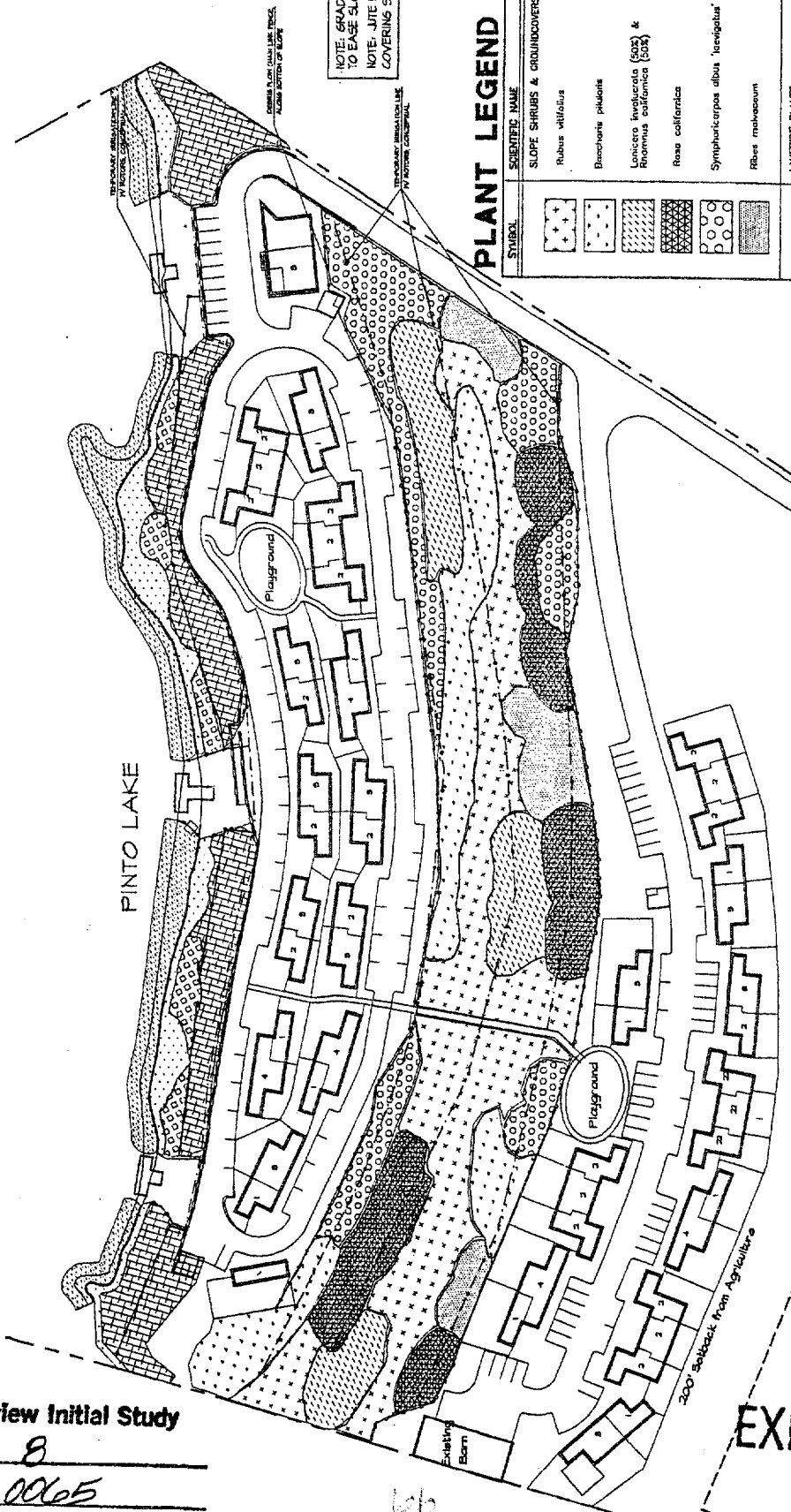
Environmental Review Initial Study
 ATTACHMENT 7
 Application 02-0065

82

EXHIBIT D

303 Pierce St., Suite 205
 San Francisco, CA 94103-1204
 Tel: (415) 398-4455
 Fax: (415) 398-4188
 WWW.DTSP.COM
 CHLA 2005

Environmental Review Initial Study
 ATTACHMENT 8
 Application 02-0065
82

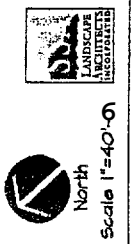


NOTE: GRADE LAKESIDE REVEGETATION AREA TO EASE SLOPE INTO LAKE.
 NOTE: SITE EROSION CONTROL MATTINGS COVERING SLOPE UNDER PLANTINGS.

0760

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY/SPACING
[Symbol]	<i>Rubus villosus</i>	California Blackberry	54960 sf
[Symbol]	<i>Baccharis pilularis</i>	Coyote Bush	14060 sf
[Symbol]	<i>Lonicera involucrata</i> (50%) & <i>Rhamnus californica</i> (50%)	Teinberry & Calfesberry	12827 sf
[Symbol]	<i>Rosa californica</i>	California Wild Rose	12853 sf
[Symbol]	<i>Symphoricarpos albus</i> 'laciniatus'	Common Snowberry	20828 sf
[Symbol]	<i>Ribes malvaceum</i>	Choparral Current	8595 sf
[Symbol]	LAKESIDE PLANTS		
[Symbol]	<i>Salix reticulata</i> var. <i>occidentale</i>	Common Tule	18601 sf
[Symbol]	<i>Juncea affinis</i> var. <i>peruviana</i>	Common Spikerush	
[Symbol]	<i>Eriochloa macraetachya</i>	Slender Sedge	8716 sf
[Symbol]	<i>Carex proserpinaca</i>	Saint Barbours Sedge	
[Symbol]	<i>Sambucus mexicana</i>	Blue Elderberry	4403 sf
[Symbol]	<i>Elymus villosus</i>	Wild Ryegrass	
[Symbol]	<i>Stipa lasiocarpa</i>	Arroyo Willow	26026 sf

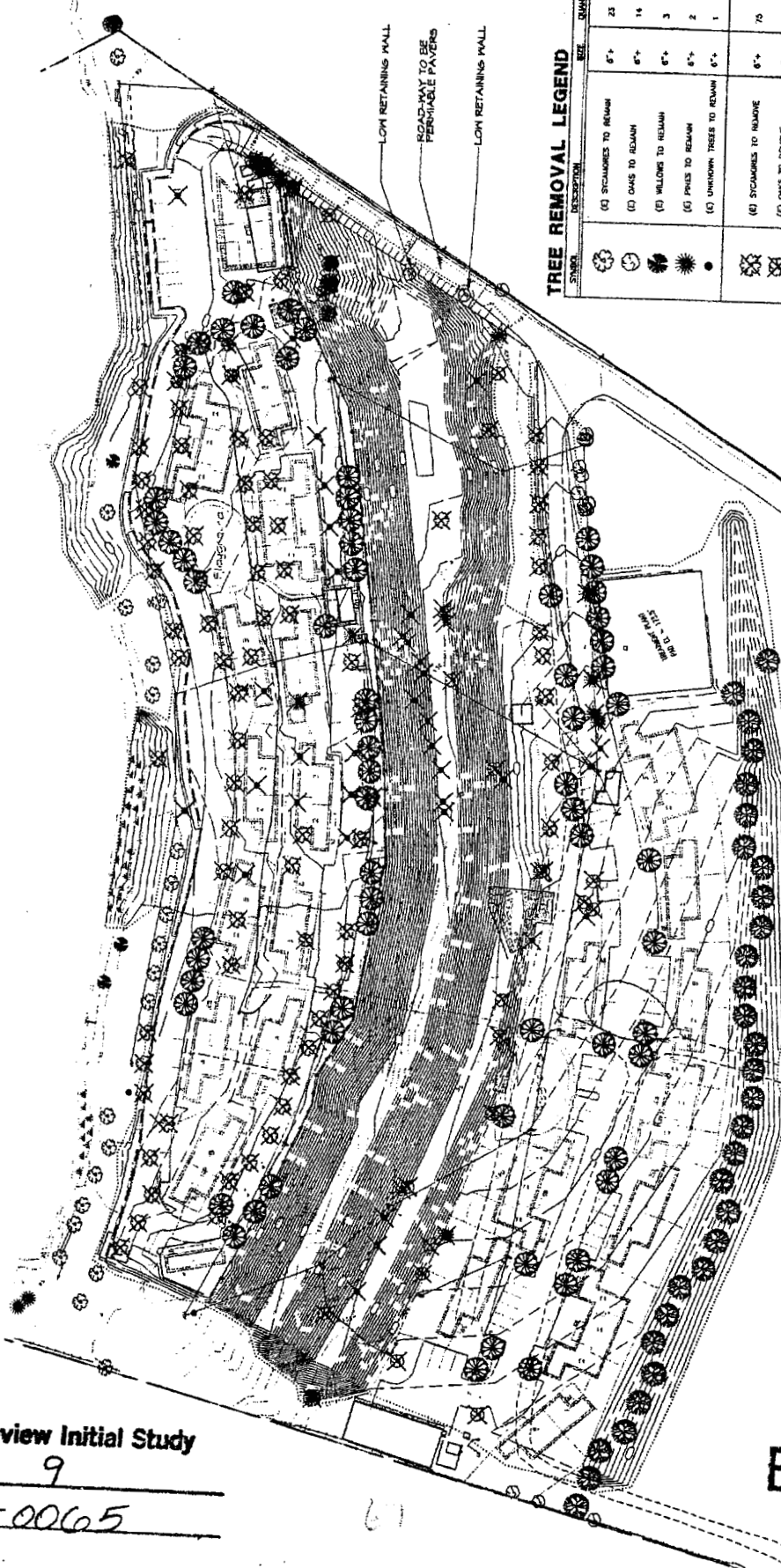


North
 Scale 1"=40'-0"

APN 050-421-01 March, 2002

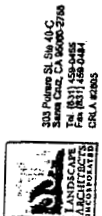
Marmo's at Pinto Lake - 324 Amesti Road
Erosion Control and Revegetation Plan

EXHIBIT



TREE REMOVAL LEGEND

SYMBOL	DESCRIPTION	SIZE	QUANTITY
(Symbol)	(C) STACOMES TO REMAIN	6"	23
(Symbol)	(C) OAKS TO REMAIN	6"	14
(Symbol)	(C) WILLOWS TO REMAIN	6"	3
(Symbol)	(C) PINES TO REMAIN	6"	2
(Symbol)	(C) UNKNOWN TREES TO REMAIN	6"	1
TOTAL: 43			
(Symbol)	(E) STACOMES TO REMOVE	6"	70
(Symbol)	(E) OAKS TO REMOVE	6"	21
(Symbol)	(E) MANGROVES TO REMOVE	6"	4
(Symbol)	(E) ACACIAS TO REMOVE	6"	11
(Symbol)	(E) PINES TO REMOVE	6"	5
(Symbol)	(E) FIRS TO REMOVE	6"	3
(Symbol)	(E) UNKNOWN TREES TO REMOVE	6"	34
TOTAL: 138			
(Symbol)	(N) STACOMES	15 9/16"	65
(Symbol)	(N) PACIFIC WAX MYRTLE	15 9/16"	31
TOTAL: 96			



Scale 1"=40'-0"

APN 050-421-01 March, 2002

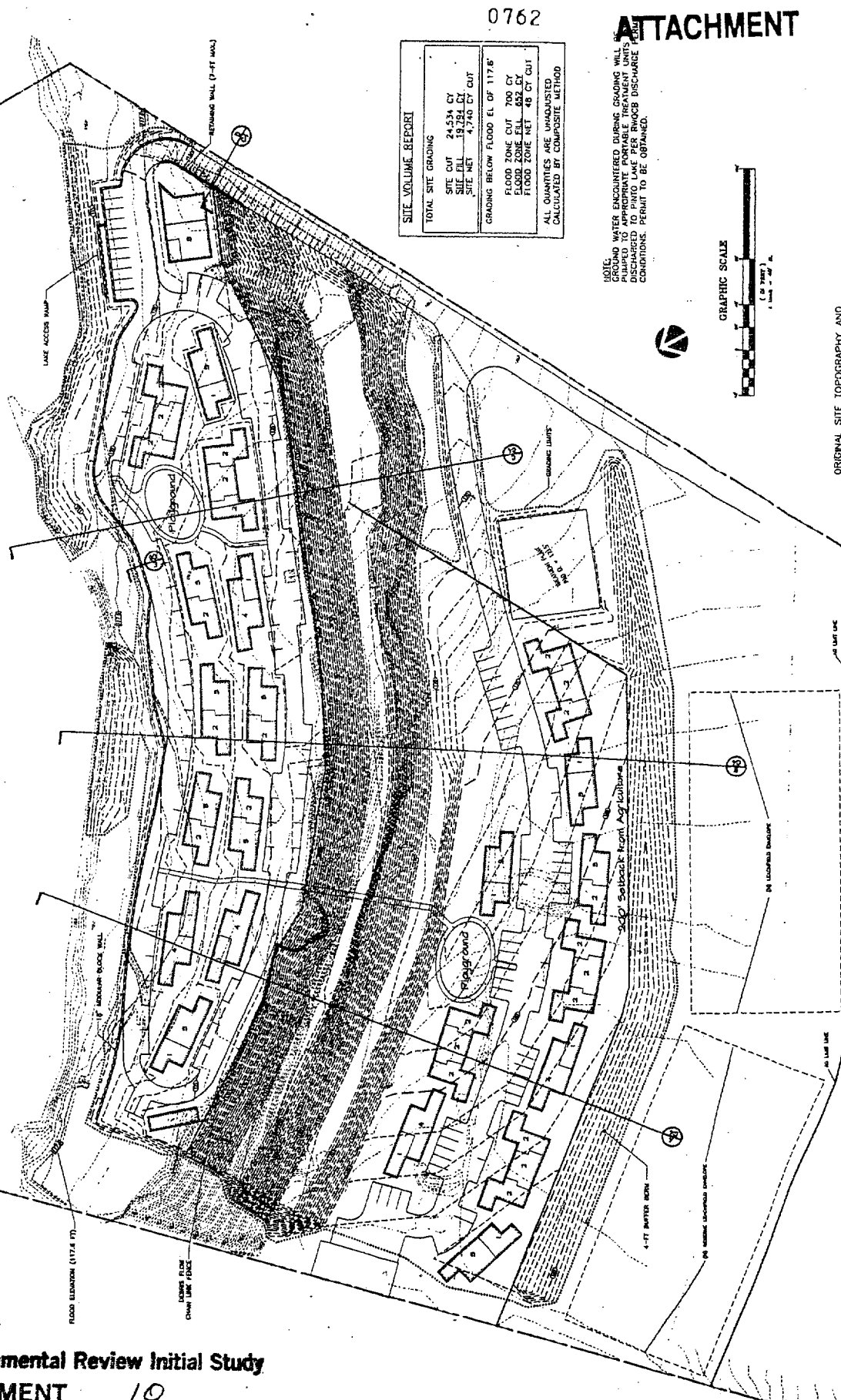
Marmo's at Pinto Lake - 324 Amesti Road

Tree Removal Plan

Environmental Review Initial Study
 ATTACHMENT 9
 Application 02-0065

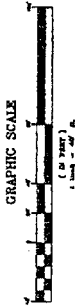
EXHIBIT
82

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SITE VOLUME REPORT	
TOTAL SITE GRADING	
SITE CUT	24,534 CY
SITE FILL	19,784 CY
SITE NET	4,740 CY CUT
GRADING BELOW FLOOD EL. OF 117.6'	
FLOOD ZONE CUT	700 CY
FLOOD ZONE FILL	632 CY
FLOOD ZONE NET	48 CY CUT
ALL QUANTITIES ARE UNADJUSTED CALCULATED BY COMPOSITE METHOD	

ATTACHMENT 4
 NOTE: GROUND WATER ENCOUNTERED DURING GRADING WILL BE PUMPED TO APPROPRIATE PORTABLE TREATMENT UNITS FOR TREATMENT AND DISCHARGE THROUGH DISCHARGE PERMITS. PERMITS TO BE OBTAINED.



ORIGINAL SITE TOPOGRAPHY AND BOUNDARY SURVEY PROVIDED BY BASELINE LAND SURVEYORS. ORIGINAL SURVEY DATED 08-27-01
 FLOOD ELEVATION OF 117.6 PROVIDED BY M.D. HANSEN ENGINEERS IN LETTER TO M.D. PERINUBA HOUSING DATED JUNE 28, 2001

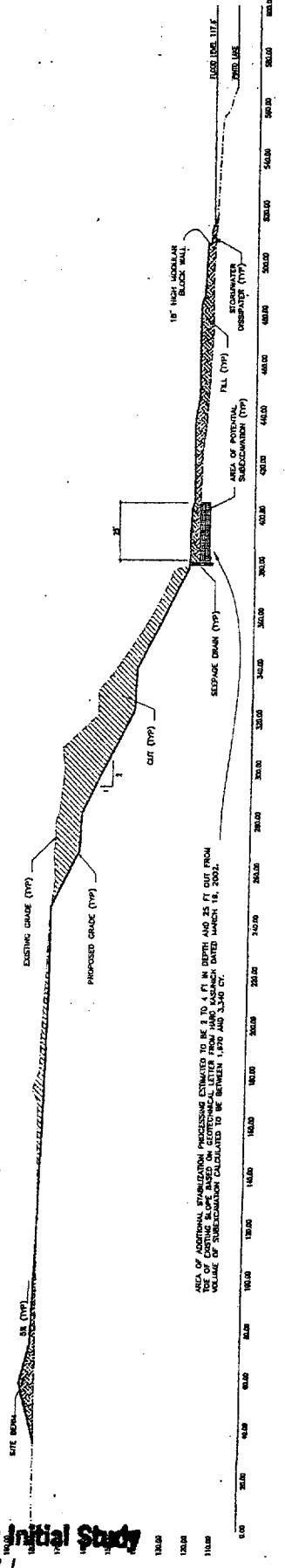
**PRELIMINARY GRADING PLAN
 MARMOS AT PINTO LAKE**
 SCALE: 1" = 40'

Environmental Review Initial Study
ATTACHMENT 10
 Application 02-0065

EXHIBIT D

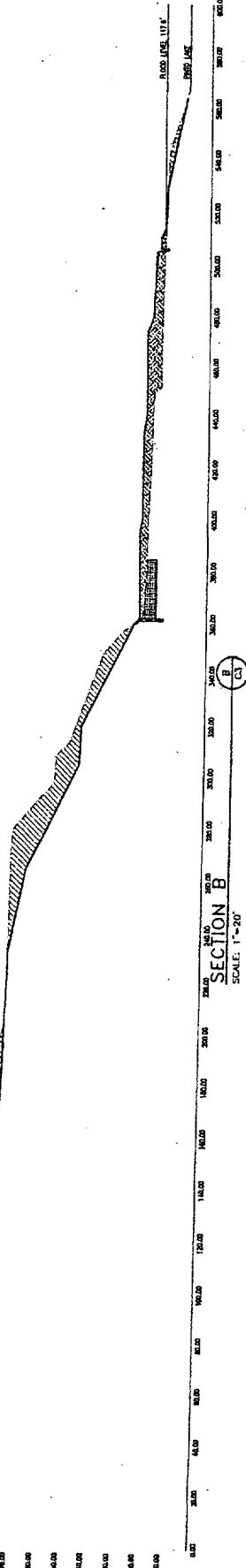
82

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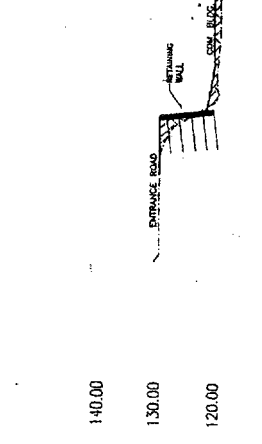
SECTION A
SCALE: 1"=20'

69



SECTION B
SCALE: 1"=20'

ATTACHMENT



SECTION C
SCALE: 1"=20'

GRAPHIC SCALE
1"=20'

SECTION D-RETAINING WALL
SCALE: 1"=10'

MARMON'S AT PINTO LAKE SITE IMPROVEMENTS PREPARED BY THE ENGINEER OF RECORD 7150 W. 100TH ST. WILSONVILLE, OR 97150	DATE: 02/15/02 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 02-0065	SHEET NO: 10113 TOTAL SHEETS: 10114
---	---	--

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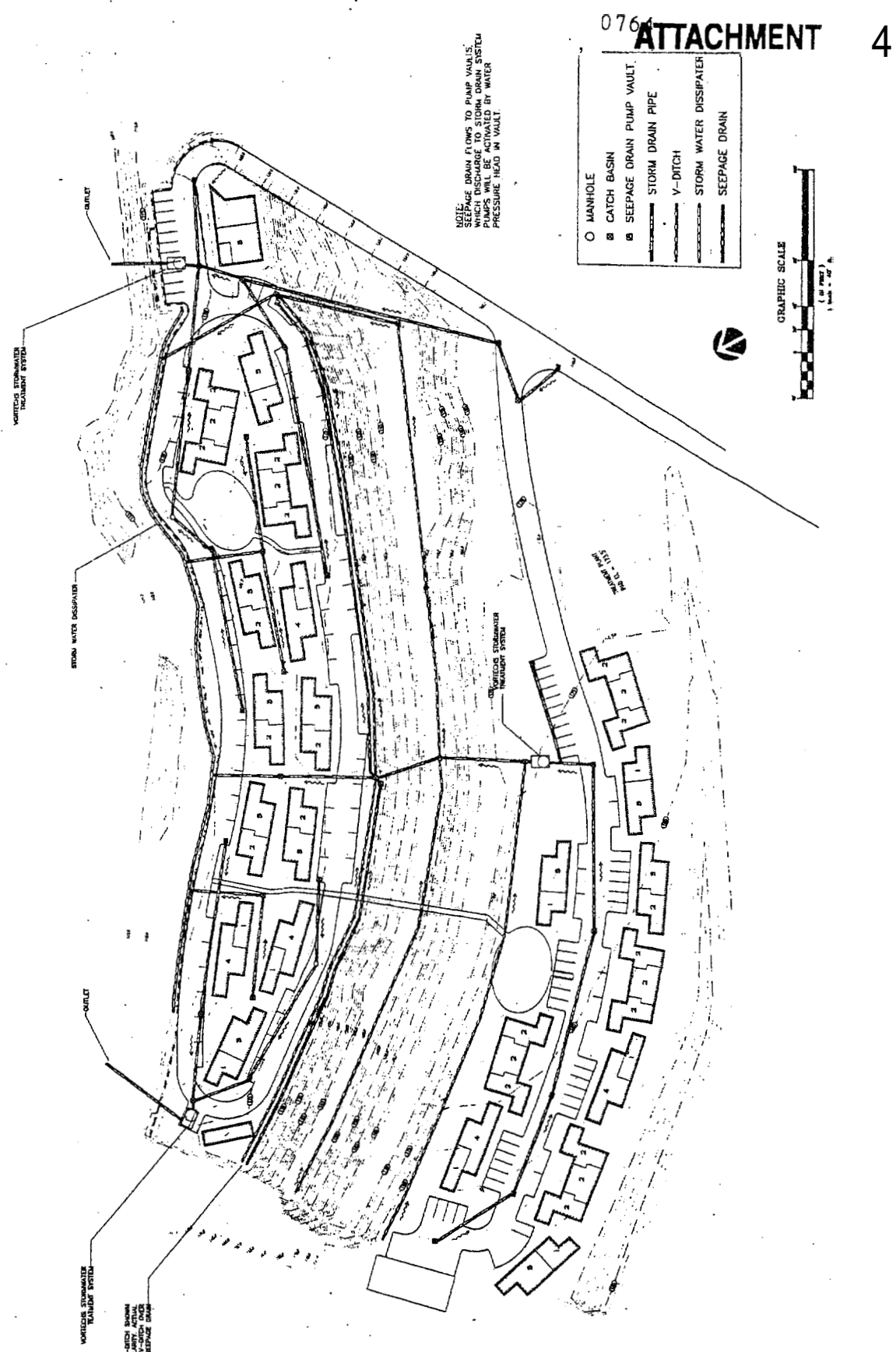
NO.	DATE	DESCRIPTION
01	04/19/02	ISSUED FOR PERMIT ONLY

MARMO'S AT PINTO LAKE SHEET IMPROVEMENTS

PROPOSED BY
WEST-MILLER ENGINEERING, INC.
12125 AVENUE A, SUITE 100
MANASSAS, VA 20108
PHONE (703) 790-8800

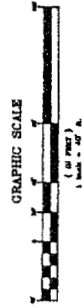
DRAINAGE PLAN

DATE PLOTTED: 08/15/02
JOB NUMBER: 02113
SHEET
C5



SEWAGE DRAIN FLOWS TO PUMP VAULTS WHICH DISCHARGE TO STORM DRAIN SYSTEM. PUMPS WILL BE ACTIVATED BY WATER PRESSURE HEAD IN VAULT.

- MANHOLE
- ⊞ CATCH BASIN
- ⊞ SEWAGE DRAIN PUMP VAULT
- ⊞ STORM DRAIN PIPE
- - - V-DITCH
- - - STORM WATER DISSIPATER
- - - SEWAGE DRAIN

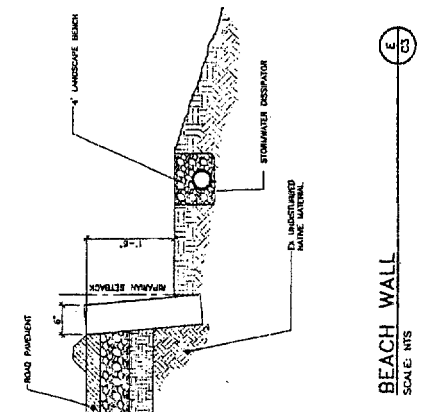
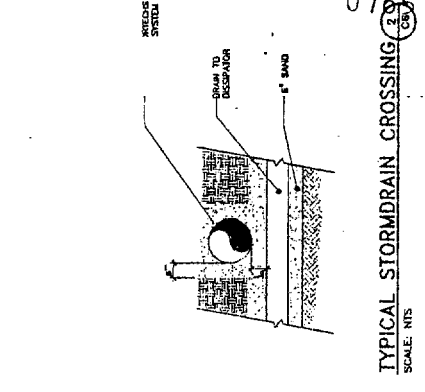
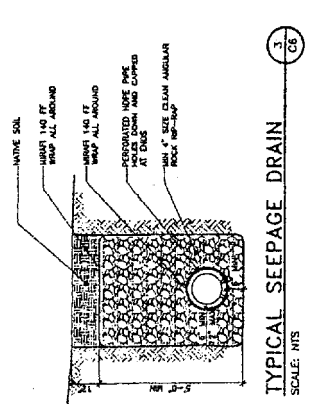
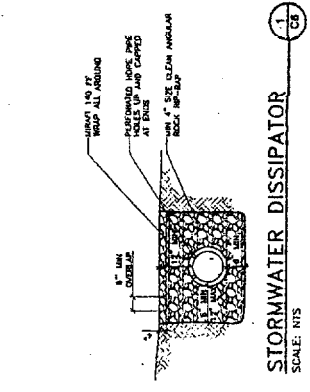


PRELIMINARY DRAINAGE PLAN
MARMO'S AT PINTO LAKE
SCALE: 1" = 40'

EXHIBIT D
EXHIBIT D

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DATE: 02/17/02 BY: JBT CHECKED BY: JBT	PROJECT: MARMO'S AT PINTO LAKE SHEET: C6 DRAWING NO.: 22-0065	PREPARED AT THE REQUEST OF M&M-JEPP ENGINEERING, INC. 77 WEST BAY BLVD. SUITE 102 WATSONVILLE, CA 95076	DRAINAGE DETAILS
--	---	--	------------------



ATTACHMENT 4

PRELIMINARY
 NOT FOR CONSTRUCTION

Environmental Review Initial Study
ATTACHMENT 13
Application 02-0065

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EXHIBIT D



- Engineering Geology
- Coastal Geology
- Hydrogeology

Nolan, Zinn, and Associates

GEOLOGIC INVESTIGATION

Proposed development
 Marmo's Pinto Lake RV Park
 Watsonville, California
 Santa Cruz County APN 050-191-01

*(Excerpts only attached,
 full report on file with
 County of Santa Cruz,
 Planning Dept. App. #02-0065)*

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Environmental Review Initial Study
 ATTACHMENT 14
 APPLICATION 02-0065

Job #01043-SC
 5 February 2002 72

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EXHIBIT D



Nolan, Zinn, and Associates

5 February 2002

Job No. 01043-SC

Mid-Peninsula Housing Coalition
 Attention: Ms. Desiree Espinoza
 77 Aspen Way, Suite 103
 Watsonville, California 95076

Re: Geologic investigation
 Proposed development
 Marmo's Pinto Lake RV Park
 Watsonville, California
 Santa Cruz County APN 050-191-01

Dear Ms. Espinoza:

Our geologic report on the property referenced above is attached. This report documents geologic conditions on the subject property and addresses potential hazards such as landsliding and seismic shaking. Based on the information gathered and analyzed, it is our opinion that the proposed development is geologically suitable, provided our recommendations are followed. Development on the property will be subject to "ordinary" risks, as defined in Appendix B. Appendix B should be reviewed in detail by the developer and property owner to determine whether an "ordinary" risk is acceptable. If this level of risk is unacceptable to the developer and property owner, then the geologic hazards in question should be mitigated to reduce the corresponding risks to an acceptable level.

Although we have not formally reviewed the final copy of a set of civil engineering site plans, we have reviewed a set of preliminary plans generated by Mesiti-Miller Engineering (dated 25 January 2002). It appears that the our initial concerns surrounding landslide hazards have been largely addressed. The dwelling units are well behind the landsliding setback lines we initially constructed, and the steep slope will be graded back to a smaller angle, to a more inherently stable configuration. "Laying" the steep slope back, in concert with the proposed mid-slope benches will also serve to lower the debris flow hazard posed to the proposed units along the Pinto Lake shoreline, provided that surface drainage is adequately engineered, constructed and maintained. We look forward to reviewing the final plans to ensure that they are in conformance with our conclusions and recommendations for this report.

The current project geotechnical engineer, Haro, Kasunich and Associates has indicated that liquefaction and associated ground settlement may impact the proposed development within the lifetime of the structures. They are also analyzing the potential for future landsliding to impact the proposed development, as it is currently portrayed upon the aforementioned preliminary civil engineering plans. We look forward to reviewing their final report to ensure that it is in conformance with our conclusions and recommendations for this report.

Environmental Review with Study

ATTACHMENT 14
 APPLICATION 02-0005

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Another geologic hazard likely to affect the subject property within the design life of the proposed development is intense seismic shaking due to an earthquake on one of the local fault systems, such as the Zayante or San Andreas faults. Your design consultants should carefully review our seismic shaking analysis and incorporate our recommendations where prudent. If the structures on the property are properly designed for the expected intensity and duration of seismic shaking, they will be subject to an "ordinary" risk due to this hazard (see Appendix B).

If you have any questions or comments regarding this report, please contact us at your earliest convenience.

Sincerely,
Nolan, Zinn And Associates, Inc.



Erik N. Zinn
Principal Geologist
C.E.G. No.2 139

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Environmental Review Initial Study
ATTACHMENT 14
APPLICATION 02-0065

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EXHIBIT D
Nolan, Zinn And Associates

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Nolan, *Zim* And Associates

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Marmo's Pinto Lake

Job #01043-SC

5 February 2002

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Environmental Review Initial Study

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Nolan, Zinn And Associates

INTRODUCTION

This report presents the results of our geologic investigation for the proposed improvements to the former Marmo's Pinto Lake RV Park, located in Watsonville, California abutting Pinto Lake and Amesti Road (Figure 1).

We have performed our analysis for the construction of multiple modular residential units. There are other proposed improvements for the property, including roads and parking areas, recreational areas, septic system, and a drainage system.

The purpose of this investigation was to evaluate potential geologic hazards relevant to the proposed siting of the residential units on the subject property.

We were provided with the following documents for this project:

An electronic copy of "Site Plan - APN 050-191-01 - Pinto Lake, Amesti Road, Watsonville, Ca. - prepared for: Mid-Penin. Housing Mngmt. Corp." by Base Line Land Surveyors, 1 sheet, dated 7 December 2000.

"Geotechnical Investigation - Marmo's Pinto Lake RV Park - 324 Amesti Road (APN 050-191-01) - Santa Cruz County, California," by Sampson Engineering Inc., Project No. 00221, dated 10 April 2001.

An electronic copy of "Marmo's at Pinto Lake - Master Plan" by SSA Landscape Architects, dated May 2001.

An electronic copy of "Marmo's at Pinto Lake Site Improvements," sheet C3.0, by Mesiti-Miller Engineering, Inc., dated 25 January 2002.

SCOPE OF INVESTIGATION

Work performed during this study included:

1. A review of geologic literature pertinent to the subject property,
2. Examination and interpretation of 11 sets of vertical stereo aerial photographs.
3. Geologic mapping of the property.
4. Review of small diameter boring data in the Sampson Engineering Inc. report. and a review of the field draft boring logs provided the current project geotechnical engineer, Haro, Kasunich and Associates.
5. Multiple meetings with the sundry project professionals and the client.

Environmental Review Initial Study

ATTACHMENT 14
 APPLICATION @ @

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EXHIBIT D
 Nolan, Zinn And Associate
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0772

- 6. Construction of a draft report, geologic map and cross section to assist the project design professionals with their analysis.
- 7. Final analysis and interpretation of the data and preparation of this report.

REGIONAL GEOLOGIC SETTING

The subject site lies in the Watsonville lowlands, at the western base of the Santa Cruz Mountains, in the central portion of the Coast Ranges physiographic province of California. This portion of the Coast Ranges is formed by a series of rugged, linear ridges and valleys following the pronounced northwest to southeast structural grain of central California geology. The Santa Cruz Mountains are mostly underlain by a large, elongate prism of granitic and metamorphic basement rocks, known collectively as the Salinian Block. These rocks are separated from contrasting basement rock types to the northeast and southwest by the San Andreas and San Gregorio-Nacimiento strike-slip fault systems, respectively. Overlying the granitic basement rocks is a sequence of dominantly marine sedimentary rocks of Paleocene to Pliocene age and non-marine sediments of Pliocene to Pleistocene age (Figure 2).

Throughout the Cenozoic Era, this portion of California has been dominated by tectonic forces associated with lateral or "transform" motion between the North American and Pacific lithospheric plates, producing long, northwest-trending faults such as the San Andreas and San Gregorio, with horizontal displacements measured in tens to hundreds of miles. Accompanying the northwest direction of the horizontal (strike-slip) movement of the plates have been episodes of compressive stress, reflected by repeated episodes of uplift, deformation, erosion and subsequent redeposition of sedimentary rocks. Near the crest of the Santa Cruz Mountains, this tectonic deformation is most evident in the sedimentary rocks older than the middle Miocene, and consists of steeply dipping folds, overturned bedding, faulting, jointing, and fracturing. Along the coast, the ongoing tectonic activity is most evident in the formation of a series of uplifted marine terraces. The Loma Prieta earthquake of 1989 is the most recent reminder of the geologic unrest in the region.

The Quaternary history of the Watsonville lowlands has been dominated by fluvial, marine and eolian deposition because the central Monterey Bay region has been relatively stable, while the northern Monterey Bay region has been tectonically uplifted. The earth materials in the vicinity of the subject property are mostly fluvial and alluvial fan sediments graded to one or more Sangamon highstands of sea level (Dupré; 1975a & b, 1984, 1990; Dupré and Tinsley, 1980).

REGIONAL SEISMIC SETTING

California's broad system of strike-slip faulting has had a long and complex history. Some of these faults present a seismic hazard to the subject property. The most important of these are the San Andreas, San Gregorio, Zayante(-Vergeles), and the Monterey Bay-Tularcitos faults (Figure 2). These faults are either considered potentially active (Buchanan-Banks et al., 1978;

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recommendation issued by Sampson Engineering Inc. to be geologically inadequate. We will issue further recommendations regarding this hazard in the upcoming recommendations section.

Sarnpson Engineering Inc. also recommended that "building foundations" be located 20 feet back from the top of the moderately steep slope. We were unable to ascertain whether they specifically evaluated the potential future impacts continued debris flows fi-om the moderately steep slope, particularly in the area of the existing debris flow scar. As noted in a prior section, it is our opinion that the near vertical headwall of the existing debris flow scar will likely "lay back" to a smaller angle through erosion and more debris flows, resulting in encroachment onto the gently sloping upper terrace area. This may result in undermining of structures located too closely to the top of the moderately steep slope. At this juncture, we consider the recommendation issued by Sampson Engineering Inc. regarding the setback from the top of the moderately steep slope to be geologically inadequate.

Haro, Kasunich and Associates

We have not, as of yet, formally reviewed any work products by the current project geotechnical engineer, Haro, Kasunich and Associates. We have worked closely with them to develop geologic parameters needed for their slope stability and liquefaction analysis.

Site Plans

We have reviewed an electronic copy of "Marmo's at Pinto Lake Site Improvements," sheet C3.0, by Mesiti-Miller Engineering, Inc., dated 25 January 2002. We have plotted our recommended geologic hazard setback lines upon a modified copy of that plan (see Plate 2). It appears that the slope behind the Pinto Lake shoreline will graded back to a lower slope gradient of about 2:1 (horizontal to vertical). This slope configuration will be more stable with respect to all forms of landsliding. If combined with adequate drainage controls, it may eliminate landsliding emanating from the hill slope as a geologic concern.

We have also noted that all of the dwelling units have been placed "behind" our "Setback from top of steep slope" line and "Earth flow/slump setback line" (see Plate 2), effectively lowering the potential for landsliding to impact the dwelling units within their lifetime to low.

CONCLUSIONS

Based on the information gathered and analyzed, it is our opinion that the proposed development is geologically suitable, provided our recommendations are followed. Development anywhere on the subject property will be subject to "ordinary risks" as defined in Appendix B, once the hazard of debris flows and landsliding are adequately mitigated. Please note that development need not be restricted to the areas prescribed by this report, provided that all the geologic hazards are adequately mitigated and we are accorded the privilege of reviewing any new geotechnical engineering reports, civil engineering plans, and sewage disposal plans. Appendix B should be reviewed in detail by the developer and all property owners to determine whether an "ordinary"

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risk as defined in the appendix is acceptable. If this level of risk is unacceptable to the developer and the property owners, then the geologic hazards in question should be mitigated to reduce the corresponding risks to an acceptable level.

The exploratory borings advanced by Sampson Engineering and Haro, Kasunich and Associates revealed soil behavior types and soils that are both fine and coarse grained and moderately consolidated. Most of the stratigraphy of the underlying native earth materials is interfingering and laterally discontinuous, similar to stratigraphy typically found in fluvial deposits. The earth materials revealed in the borings and soundings are the fluvial facies of the Watsonville Terrace Deposits, derived from upper levee and channel deposits in a Pleistocene estuarine environment. These deposits are at least 95 feet thick on the subject property. The cumulative thickness of Quaternary sedimentary deposits beneath the subject property is about 7.50 feet, as determined by Johnson et al. (1988). A veneer of colluvium several feet thick, mantles the moderately steep slope on the site. Existing fill slopes and fill berms are scattered across the property; it is currently unknown whether the fill was engineered. It is likely that some of the fill has been derived from the cuts scattered across the property, but that too is unknown.

Ultimately all natural surface drainage on the portions of the property considered for development ends up in Pinto Lake, primarily via overland sheet flow. Past surface drainage construction and poor maintenance by former owners may have contributed significantly to landsliding that occurred on the property in 1998. Groundwater across the property is slightly above the level of Pinto Lake (at the end of the summer of 2001). The groundwater table was as shallow as three feet below the ground surface in January 2001 (Sampson Engineering Inc., 2001) on the lower terrace area. Groundwater was at least several feet above the lower terrace surface at the toe of the moderately steep slope (the inboard edge of, as evidenced by the abundance of seeps along toe of the slope. It is likely that the level of Pinto Lake, seasonal rainfall and agricultural irrigation are controlling the gradient and direction of the flow for the water table on the property. The wide variations in elevation of water encountered in the exploratory borings (Sampson Engineering Inc.) on the lower terrace area may be explained by the geologic (and therefore hydrogeologic) complexity of the underlying earth materials.

Landsliding occurred in 1998 on the moderately steep slope between the upper and lower terraces. Two styles of landsliding occurred: a debris flow, and a number of earth flow/slumps (Plate 1). None of the aerial photographs analyzed, spanning the time period between 1935 and 1997, showed any evidence of past landsliding on the property. The landslides that moved in 1998 were apparently triggered by the series intense rainstorms that hit Santa Cruz County that winter. Other contributing factors to the triggering of the landslides were likely poor surface drainage construction and maintenance, and in the case of the earth flow/slumps, cut slopes that are too steep for the native earth materials. It is our opinion that if left unmitigated, it is possible that another debris flow of similar size may occur on this slope within the next 50 to 100 years. As such, the future potential debris flow hazard poses a greater than "ordinary risk" to the proposed development. Our recommendations should be followed to reduce the risk related to this hazard to ordinary. The earth flow/slumps will also pose a greater than "ordinary risk" to structures that

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are located too close to the toe of the moderately steep slope. In order to reduce the risk to ordinary, our recommendations related to this hazard should be followed.

The property is located in an area of high seismic activity and will be subject to strong seismic shaking in the future. Modified Mercalli Intensities of VIII are possible. The controlling seismogenic source for the subject property is the Zayante fault, about 0.1 kilometers to the northeast. The design earthquake on this fault should be a M_w 6.8. Expected duration of strong shaking for this event is about 13 seconds. Although it yields slightly lower seismic shaking values, the expected duration of strong shaking for a M_w 7.9 earthquake on the San Andreas fault is about 38 seconds. Deterministic analysis for the site yields a mean peak ground acceleration of 0.58 g and a mean peak ground acceleration plus one dispersion of 0.89 g. The mean peak horizontal ground acceleration of 0.58 g would generate an effective peak analysis (EPA) of approximately 0.44 g, and the mean plus one dispersion peak ground acceleration of 0.89g would generate an EPA of approximately 0.67 g. The subject property is located in the 1998 California Building Code seismic zone 4. The following values for the subject property were derived or taken from the 1998 CBC:

Seismic Zone Factor	$z = 0.4$
Near Source Factor N_a	$N_a = 1.3$
Seismic coefficient C_a	$C_a = 0.57$
Near Source Factor N_v	$N_v = 1.6$
Seismic coefficient C_v	$C_v = 1.02$

The above values reflect a UBC soil profile type of S_D (average for the top 100 feet) as assigned by the project geotechnical engineer (Sampson Engineering Inc., 2001) and analysis of the San Andreas and Zayante faults, with the highest values being assigned to the Zayante fault. The most recent slip rate and earthquake magnitude data were taken from the 1996 Working Group on Northern California Earthquake Potential (WGONCEP, 1996) and Petersen et al. (1996).

Haro, Kasunich and Associates, the current project geotechnical engineer, has preliminarily concluded that liquefaction and related ground settlement may impact the subject property within the lifetime of the proposed developments. Additionally, it is our opinion that the potential is low for lateral spreading to impact the proposed developments in their lifetime, based upon the lithology and geometry of the underlying sediments.

The nearest mapped active fault is the Zayante fault, located 0.1 kilometers to the northeast (Hall et al., 1974). During our field reconnaissance, no evidence for faulting was observed to pass through the proposed development area. We did not observe evidence of fault related tonal, color or textural features on aerial photographs that could indicate the possible presence of a fault in the portions of the property proposed for development. Hence, it is our opinion that the potential

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for surface ground rupture due to faulting within the proposed development areas on the subject property is low for the next 50 to 100 years.

RECOMMENDATIONS

Debris Flow Mitigation

Lower Terrace Area

Debris flows are usually triggered by rapid infiltration of water into an already saturated slope. Therefore, the best way to prevent a debris flow from occurring is to prevent rapid infiltration of water. At a minimum, drainage control measures should be constructed as part of the proposed development. They should be designed to prevent infiltration by capturing the water on the upper terrace area and conveying it to a safe discharge point below the moderately steep slope, or to a retention pond set back far away from the outboard edge of the moderately steep slope. As much as possible, water should be prevented from flowing onto the moderately steep slope. Diligent maintenance of any drainage control measures will be absolutely necessary. The failure of earlier efforts by the former property owner attests to the difficulty of constructing and maintaining such facilities.

If only the drainage control measures are implemented, we recommend that all habitable structures be located lakeward (northeast) of our debris flow setback line shown on Plates 1 and 2. The debris flow setback line is located up to 55 feet away from the toe of the moderately steep slope, and reflects the runout distance of the 1998 debris flow mapped by our firm.

If development landward (southwest) of the debris flow setback line is desired, other debris flow hazard mitigation measures may be pursued to reduce the setback due to debris flows. Such measures include, but are not limited to:

Debris fences - the purpose of a debris fence is to retard the rate at which a debris flow moves downslope, and to break up the flowing mass. Such a fence should be constructed of continuous wire mesh and should be attached to posts anchored in ground. It is important that posts are embedded well below the depth of any material that could potentially be mobilized. A common "cyclone" type fence could be adapted to serve as debris fence. A series of fences should be constructed laterally across the slope at different elevations to intercept the debris flows before a high velocity is attained. It is anticipated that a debris flow may destroy the fences, but if the flow is slowed enough so that it does not reach the residences, then the design objective will have been realized. A new fence should then be built.

Impact wall - This type of wall needs to be designed to resist the impact of rapidly moving soil. It is positioned to receive the impact "head-on", and therefore it must stop the material right there at the wall. Studies in southern California (Hollingsworth and Kovacs, 1981) demonstrated that poured concrete walls perform far better than concrete

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block walls. Wall design could employ timbers, earth berms or other materials conventionally used in the Santa Cruz Mountains.

If the abovementioned measures are adequately designed and constructed in conjunction with an adequate drainage system on the upper terrace surface than we will no longer recommend that the habitable structures be set back behind our debris flow setback line.

The project geotechnical engineer and civil engineer should be consulted in order to design and construct all the mitigation measures listed above.

Upper Terrace Area

We have constructed a line reflecting a 25 foot setback from the top of the moderately steep slope labeled "Setback from top of steep slope" on Plates 1 and 2, We recommend that all structures be located southwest (towards Amesti Road) of our "Setback from top of steep slope" line if no mitigation of the undermining hazard is pursued.

If structures are located closer than 25 feet to the top of the moderately steep slope, we recommend that the project geotechnical engineer evaluate the stability of the slope for drained and undrained conditions. At a minimum we recommend that the project geotechnical engineer evaluate the over steepened slopes in the head of the existing debris flow scar and issue mitigation recommendations to prevent future erosion and debris flow from that area.

Earth flow/Slump Hazard Mitigation

At a minimum, we recommend that all structures be located lakeward (northeast) of the "Earth flow/slump setback line" shown on Plates 1 and 2 if no other mitigation for this hazard are pursued.

If the existing cut slope and earth flow/slump deposits are adequately stabilized (retained, buttressed, or graded) then we will no longer recommend that all structures be located lakeward (northeast) of the "Earth flow/slump setback line." If this type of mitigation is pursued, the project geotechnical engineer and civil engineers should be consulted to assist in the design and construction the mitigation measures.

Seismic Shaking Hazards Mitigation

The subject property is located in the 1998 California Building Code seismic zone 4. At a minimum, the following seismic values should be used for design on the subject property:

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Seismic Zone Factor	$z = 0.4$
Near Source Factor N_a	$N_a = 1.3$
Seismic coefficient C_a	$C_a = 0.57$
Near Source Factor N_v	$N_v = 1.6$
Seismic coefficient C_v	$C_v = 1.02$

The project engineers may also want to consider our deterministic analysis for the site yielding an effective peak acceleration of 0.44 g, a mean peak ground acceleration of 0.58 g and a mean peak ground acceleration plus one dispersion of 0.89 g. We recommend that the project engineers should use the data generated by the method that is most appropriate for the intended design.

Other Drainage Mitigation Recommendations

We recommend that all drainage from improved surfaces such as walkways, patios, roofs and driveways be collected in impermeable gutters or pipes and carried to a drainage system or natural drainage course. At no time should any concentrated discharge be allowed to spill directly onto the ground adjacent to the proposed developments. Any water landing on paved areas should not be allowed to flow toward the proposed developments. The control of runoff is essential for erosion control and prevention of ponding water against the foundation.

Reviews

We request the privilege of reviewing any additional geotechnical reports on the site and all new civil engineering and architectural plans pertaining to the proposed development.

INVESTIGATION LIMITATIONS

1. The conclusions and recommendations noted in this report are based on probability and in no way imply the site will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The report does suggest that building structures at the subject site, in compliance with the recommendations noted in this report, is an "ordinary" **risk** as defined in Appendix B.

2. This report is issued with the understanding that it is the **duty** and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

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*Marmo's Pinto Lake
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5 February 2002
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APPENDIX B

SCALE OF ACCEPTABLE RISKS FROM GEOLOGIC HAZARDS

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SCALE OF ACCEPTABLE RISKS FROM SEISMIC GEOLOGIC HAZARDS		
Risk Level	Structure Types	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
Extremely low ¹	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	No set percentage (whatever is required for maximum attainable safety).
Slightly higher than under "Extremely low" level.	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	5 to 25 percent of project cost. ²
Lowest possible risk to occupants of the structure. ³	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	5 to 15 percent of project cost. ⁴
An "ordinary" level of risk to occupants of the structure. ⁵	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases)!
<p>1 Failure of a single structure may affect substantial populations.</p> <p>2 These additional percentages are based on the assumptions that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable risk category are to embody sufficient safety to remain functional following an earthquake.</p> <p>3 Failure of a single structure would affect primarily only the occupants.</p> <p>4 These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.</p> <p>5 "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to repairable damage, (Structural Engineers Association of California)</p> <p>Source: <i>Meeting the Earthquake</i>, Joint Committee on Seismic Safety of the California Legislature, Jan. 1974, p.9.</p>		

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SCALE OF ACCEPTABLE RISKS FROM NON-SEISMIC GEOLOGIC HAZARDS ⁶		
Risk Level	Structure Type	Risk Characteristics
Extremely low risk	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intake systems, plants manufacturing or storing explosives or toxic materials.	1. Failure affects substantial populations, risk nearly equals nearly zero.
Very low risk	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police and emergency communication facilities; fire station; and critical transportation elements such as bridges and overpasses; also dams.	1. Failure affects substantial populations. Risk slightly higher than 1 above.
Low risk	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or non-critical bridges and overpasses.	1. Failure of a single structure would affect primarily only the occupants.
"Ordinary" risk	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	<ol style="list-style-type: none"> 1. Failure only affects owners /occupants of a structure rather than a substantial population. 2. No significant potential for loss of life or serious physical injury. 3. Risk level is similar or comparable to other ordinary risks (including seismic risks) to citizens of coastal California. 4. No collapse of structures; structural damage limited to repairable damage in most cases. This degree of damage is unlikely as a result of storms with a repeat time of 50 years or less.
Moderate risk	Fences, driveways, non-habitable structures, detached retaining walls, sanitary landfills, recreation areas and open space.	<ol style="list-style-type: none"> 1. Structure is not occupied or occupied infrequently. 2. Low probability of physical injury. 3. Moderate probability of collapse.

⁶ Non-seismic geologic hazards include flooding, landslides, erosion, wave runoff and sinkhole collapse

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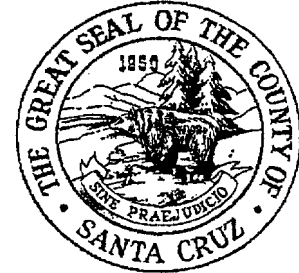
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COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

0782



DATE: Wednesday, March 20, 2002

TO: Ms. Paia Levine

FROM: Joe Hanna

SUBJECT: Review of Engineering Geology and Geotechnical Reports –for Marmo’s
By Nolan, Zinn and Associates and Haro Kasunich and Associates
Including Addendum by Haro, Kasunich and Associates March 19, 2002

These reports were reviewed for conformance with County Guidelines 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.
2. An engineered foundation plan is required and special grading techniques. This plan must be reviewed and approved in writing by the geotechnical engineer and engineering geologist.
3. Final plans shall show the drainage system as approved by the County Public Works Department including outlet locations and appropriate energy dissipation devices. This plan must be reviewed and approved by the geotechnical engineer.
4. Final plans shall reference the approved soils engineering report and geology report and state that all development shall conform to the report recommendations.
5. The soil engineer must inspect all grading and foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.
6. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding 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 August 1997 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.
7. No drainage from the two slope benches shall be allowed to flow over a graded slope but rather must be contained in concrete ditches or other gutter and conducted down the slopes in appropriate conduits.
8. All seep exposed during the grading must be controlled and contained as required by the

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County and the geotechnical engineer.

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ATTACHMENT 4

9. At the end of the grading the engineering geologist, geotechnical engineer and civil engineer shall submit a written statement that, to the best of their knowledge, within their areas of responsibilities, in accordance to the approved reports and plans. Further, they **shall** render a finding concerning the suitability of the project for it's intended use as a residential development.

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FINAL SOILS -GRADING REPORTS**ATTACHMENT 4**

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. Climate Conditions

Indicate the climate 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 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.

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FROM : WAMSHER CONSTRUCTION

PHONE NO. :

Mar. 18 2002 03:36PM P1

WAMSHER CONSTRUCTION CO.

203 MISSION STREET SANTA CRUZ, CA. 95060
PHONE (831) 454-0194 FAX (831) 454-0185

March 18, 2002

Memo

TO: Joan Van Der Hoeven

RE: Stability of Manufactured Housing

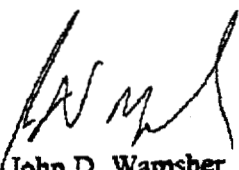
Dear Joan;

Mid - Peninsula Housing requested that I convey to you the following information regarding the placement of Manufactured Housing in an area such as ours that is classified as a seismic zone. All manufactured homes constructed since June 15, 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code." This code is administered by the U.S. Department of Housing and Urban Development. The HUD Code mandates that each factory provide a system for testing and inspecting each home constructed.

Although the HUD Code is more performance-based while the model codes, such as CABO One-and Two Family Dwelling Code and the Uniform Building Code tend to be more prescriptive, independent analyses and comparisons of the HUD Code and the CABO and ICBO Codes generally come to the conclusion that they are comparable in nature. What this means is the design criteria used to analyzing for earthquakes are acceptable engineering practices. Additionally after hurricane Andrew in 1992, HUD endorsed additional wind safety provisions to the HUD Code. The structural flexibility necessary for survival of highway transport usually makes manufactured housing more resistant than site-built homes to earthquake damage. Provided the foundation system is an approved-engineered system and is installed as required by the manufacturer the homes should not perform differently than traditional site built homes.

Each Manufactured Home is shipped with an insignia attached that specifies the seismic zone designed

[it is] [for.]



John D. Wamsher
President
Environmental Review Initial Stud.

Also, as opposed to site-built home construction, manufactured home units are independently designed and tested for strength and stability. Per phone call w/ Dave @ Wamsher Construction on 3/20/02. m.k. Allen

If on engineered foundation = superior to site-built home. call to John.

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GEOTECHNICAL INVESTIGATION REPORT
 for
 MARMO'S AT PINTO LAKE
 Arnesti Road
 Santa Cruz County, California

*(Excerpts only attached,
 full report on file with
 County of Santa Cruz,
 Planning Dept., Appl. #02-0065)*

Prepared For
 MID PENINSULA HOUSING COALITION
 Watsonville, California

Prepared By
 HARO, KASUNICH AND ASSOCIATES, INC.
 Geotechnical & Coastal Engineers
 Project No. SC7696
 February, 2002

Project No. SC7696
8 February 2002

MS. DESIREE ESPINOZA
% Mid-Peninsula Housing Coalition
77 Aspen Way, Suite 103
Watsonville, California 95076

Subject: **GEOTECHNICAL INVESTIGATION REPORT - DESIGN PHASE**
Multi-Unit Housing Community
Marmo's At Pinto Lake
Amesti Road
Watsonville, Santa Cruz County, California

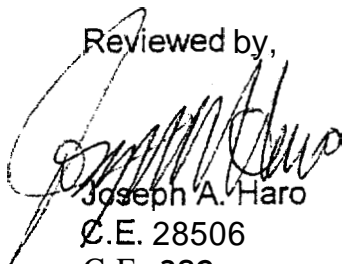
Dear Ms. Espinoza;

In accordance with your request, we have performed a geotechnical investigation for the proposed multi-unit development at Marmo's Pinto take, north of the community of Watsonville in Santa Cruz County.


The accompanying report presents our conclusions, recommendations, and the results of the geotechnical investigation on which they are based. The site conditions are discussed, and recommendations covering the geotechnical engineering aspects of design for the proposed construction are presented herein. The conclusions and recommendations contained herein this report are based upon applicable standards of our profession at the time this report was prepared.

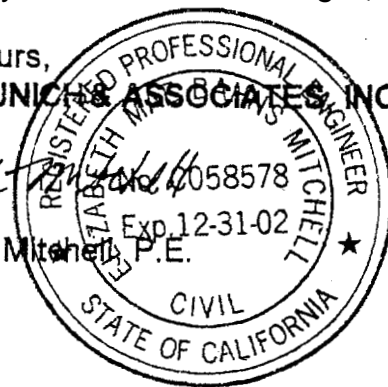
We refer you to the text of the report for detailed recommendations. If you have any questions concerning the data or conclusions presented in this report, please call our office. We appreciate the opportunity to be of service to you on this interesting and challenging project.

Reviewed by,


Joseph A. Haro
C.E. 28506
G.E. 382

Very truly yours,
HARO, KASUNICH & ASSOCIATES, INC


Elizabeth M. Mitchell, P.E.
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EMM/JAH/

Copies: 6 to Addressee
1 to Mr. Erik Zinn, Nolan Zinn & Associates
1 to Mr. Mark Mesiti-Miller, Mesiti-Miller Engineering

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GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our geotechnical investigation for the proposed multi-unit housing development in Watsonville, California. Our professional services were performed in accordance with our proposal to Mid-Peninsula Housing Coalition, dated 7 September 2001 and revised 7 December 2001.

We were provided with the following documents for this project:

- [Preliminary] Rough Grading and Drainage Plan for Marmo's at Pinto Lake prepared by Mesiti-Miller Engineering and SSA Landscape Architects, dated 25 January 2002.
- "Geotechnical Investigation - Marmo's Pinto Lake RV Park - 324 Arnesti Road (APN 050-191-01) - Santa Cruz County, California" by Sampson Engineering, Inc., Project No. 00221, dated 10 April 2001.
- "Geologic Investigation - Proposed Development Marmo's Pinto Lake RV Park - Watsonville, California, Santa Cruz County A.P.N. 050-191-01, by Nolan, Zinn and Associates, Job No. 01043-SC, dated 5 February 2002.

To understand the process of evaluating the earth materials, it is important to understand the general geology of the area and historical and current geologic processes, especially

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with in regard to geologic hazards and the influence on site conditions caused by seismic activity. A geologic investigation performed by Nolan, Zinn and Associates (referenced above) describes the geologic conditions of the project property, historical land processes, and addresses potential hazards.

The purpose of this investigation was to explore and evaluate surface and subsurface soil conditions in the vicinity of the proposed housing units, in order to provide geotechnical design criteria and to discuss general construction considerations for the proposed development.

At the time of this report, building and grading plans had not yet been finalized. Therefore, some of the recommendations presented in this report are general in nature. Our firm should be provided the opportunity for a geotechnical review of the project plans prior to construction, so that our recommendations may be properly interpreted and implemented, and to determine if this preliminary report is adequate and complete for the final planned grading and construction. It is not intended that the geotechnical engineer approve or disapprove the plans, but to provide an opportunity to update the preliminary report and include additions or qualifications as necessary

This investigation was performed to evaluate subsurface soil conditions and to provide geotechnical engineering information to be used in the design and construction of the

proposed affordable housing community. As data presented in this report was developed from the design standpoint, it may not contain sufficient detail, to address specific construction issues or other needs required by the contractor. Therefore, it is recommended prospective bidders obtain additional subsurface information as they deem necessary.

Background

Marmos RV Park is located north of the City of Watsonville, off Amesti Road and along the south shore of Pinto Lake (see Vicinity Map, Figure No. 1). The project site, an existing RV facility, is to be converted into a permanent occupancy residential facility. Fifty-one pre-manufactured units are proposed. These units are to be founded upon permanent foundations.

The existing topography includes three, rough-graded benches that were cut into a moderately steep hillside. The residential units are planned for the area adjacent to Pinto Lake (lower most bench) and the upper, undeveloped bench at the top of the slope.

Geologic conditions mapped by Nolan, Zinn and Associates indicate existing earth flow/slumps and one identified debris flow that are readily apparent on the hillside. Other potential geologic hazards include strong seismic shaking and liquefaction at the lower

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bench area as a consequence of seismic shaking. **Haro, Kasunich & Associates** was commissioned to perform quantitative slope stability and liquefaction potential analyses. Our study included available data developed by other investigators, in conjunction with the augmented data collected in this investigation.

Nolan, Zinn & Associates mapped several small, shallow, earth flow/slump landslides along the toe of the hillside that separates the proposed upper bench development area from the lower bench development. It is stated the mapped slipouts initiated in the winter of 1998. From a historical perspective they did not find evidence of prior landsliding on the property based on aerial photo analysis up to 1997.

Our initial slope stability analysis included evaluation of existing slope conditions, based on critical cross sections and seismic criteria developed by Nolan, Zinn and Associates. Our initial analysis confirmed the potential for slump/debris type instability at the project site under both static and pseudostatic conditions and indicated that the existing condition of the hillside would have to be improved in order to support the new development.

Preliminary soil boring data by our firm suggested a moderate to high potential for liquefaction and as a consequence subsequent settlements primarily within the lower bench area. Further analysis was performed using cone penetration (CPT) soundings at

six locations within the lower bench which confirms our preliminary findings. The results of our liquefaction study are discussed herein.

Eased on the results of our initial study and subsequent meetings with the design team, our study turned toward developing recommendations for stabilization of the hillside through grading to a more stable configuration and mitigation of potentially seismically-induced settlements as a result of liquefaction at the lower bench.

Scope of Services

The specific scope of our services was as follows:

- A. Site reconnaissance and review of the documents provided by the Mid-Peninsula Housing Coalition (referenced above).
- B. Working meetings with the Client and design team members to discuss findings and develop a strategy for additional study.
- C. Field exploration program consisting of cone penetrometer testing (CPT) of soils encountered in six probes 50 feet in depth at the lower bench area, and three (3) continuous flight augered borings drilled to depths of 35 to 51 1/2 feet.

- D. Field and laboratory testing and classification of select samples obtained. The soils were classified based on gradation analyses and visual field observations. Moisture content and dry density tests of selected samples were performed to evaluate the consistency of the in-situ **soils**. Field in-situ and laboratory shear tests were performed on selected samples to evaluate the shear strength properties of the subsurface soils. Atterberg Limits testing was performed to evaluate potential expansion properties of the native clays.

- E. Engineering analysis and evaluation of the resulting field and laboratory test data.

- F. Quantitative slope stability analysis under static and pseudostatic loading conditions, incorporating the recommended stabilization measures as discussed above and based on data from: a) field studies, b) seismic criteria and cross section information developed by Nolan Zinn & Associates, and c) the planned slope topography as a result of the proposed grading plan.

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- G. Submittal of a geotechnical investigation report, presenting the results of the investigation, recommendations and our comments..

Those issues beyond our scope of work include parts of the project being located the 100-year flood line and the Zayante Fault Zone as well as surface and subs hydrology due to the planned wastewater treatment system. Analysis of these issues been performed by consultants other than **Haro, Kasunich, and Associates, Inc.**

Scope - Limitations

1. This investigation has addressed the specific **soils** and foundation conditions deemed relevant to the proposed development.
2. The analysis and recommendations contained in this report are based, in part, upon the boring data provided by Sampson Engineering and the data obtained from the current field investigation.
3. The nature and extent of variations between the borings may not become evident until construction. If variations then appear, it may be necessary to re-evaluate the recommendations of this report. The contractor should be aware that variable subsoil conditions are likely.

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CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our investigation the proposed project appears generally feasible, from the geotechnical standpoint, provided our recommendations and those of the project geologist are closely followed during the design and construction phases of the project.

As discussed previously and in the Nolan, Zinn report, there are geologic constraints requiring mitigation in order to develop the project as currently intended. It is feasible to lower (but never eliminate) the risks to those of "ordinary" level of risk as defined in the Scale of Acceptable Risks included in Appendix B of the Nolan, Zinn report by taking into consideration the risks and implementing mitigating measures. The Scale of Acceptable Risks should be carefully reviewed by the developer and/or owner. If an "ordinary" risk is unacceptable, the constraints in question should be further mitigated to the level of risk the developer is willing to bear.

Primary concerns at the site include strong seismic shaking, slope instability, seismically-induced settlements due to liquefaction and firm and uniform bearing capacity for foundations.

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The project site is located within a seismically active area and strong seismic shaking is expected to occur over the lifetime of the project. Structures should be designed and constructed in accordance with the most current UBC and the recommendations of this report to minimize reaction to seismic shaking.

The existing hillside has been graded to an unstable configuration and is subject to earth flows and slumping. The existing cut slopes at the toe of the hillside are oversteep and subject to failure. Uncontrolled fill has been placed on the slope face. As identified by the geologist, the surficial soils on the slope are colluvium materials deposited by slow downward creep. This process, although not considered a failure, can eventually lead to failure as the creep zone earth materials lose strength and/or as affected by other factors.

The referenced grading plan proposes grading the entire slope to a gradient ratio of at least 2 to 1 (horizontal to vertical). This will remove most, if not all, of the ex-manmade fills and a significant amount of colluvium materials, eliminate the existing at the toe and apply a more stable gradient to the hillside than presently exists. In opinion, the proposed grading will reduce the risk associated with slope instability to acceptable levels, provided the geotechnical and geologic recommendations are followed. Structural setbacks of 28 feet or more should be maintained, measured from the top of the major break-in-slope. Debris fences should be placed at the center bench and at the base

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of the slope to catch debris and should be routinely maintained (yearly). The slope should be planted with drought-resistant vegetation by as soon as practicable.

If a major earthquake occurs near the site, random densification of the sand layers underlying the site should be anticipated. Based upon the results of our analysis, as well as our judgement and interpretation of subsurface data, we estimate seismically induced ground settlements due to liquefaction could be on the order of 1 to 10 inches, depending on earthquake intensity and duration.

In general, a structure can tolerate large settlements if the settlement is generally uniform. Differential settlements are of greater concern and very difficult to predict in this case. Significant differential settlements within the existing building should there, anticipated during seismic activity where there are wide variations in loading conditions. We understand the lower bench units are modular-type construction units that can tolerate considerable differential movement with minimal distress of structural elements.

To reduce the influence of differential movement under both static and seismic conditions, loads should be spread over as wide an area as possible. Compacted fill beneath all footing elements is also recommended. These processes will not eliminate settlement entirely, but may reduce it to more tolerable limits. The structural engineer is advised,

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however, to take into consideration differential movement in his design of the structural elements.

As discussed above, the existing, in-place fill materials possess poor engineering qualities and should be subexcavated down to firm, competent soil and replaced as engineered fill if they are to be used for support of footings, concrete slabs-on-grade, pavements or exterior improvements. Structures placed upon engineered fill or firm native soil may be supported by conventional spread footings, provided they are designed and constructed in accordance with the recommendations provided herein.

An engineered drainage plan to handle surface and subsurface runoff should be developed for this site. Surface and subsurface site drainage should be adequately controlled during and after construction. Surface drainage should never be allowed to flow onto natural or graded slopes. Subdrains may be required as part of the hillside and upper bench earthwork requirements during initial construction and over the life of the project.

The following recommendations should be used as guidelines for preparing project plans and specifications, and assume that **Haro, Kasunich & Associates** will be commissioned to review project grading and foundation plans before construction and to observe, test and advise during earthwork and foundation construction. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during

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construction with those inferred from this investigation. Unusual or unforeseen soil conditions may require supplemental evaluation by the geotechnical engineer.

General Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days prior to any grading or foundation excavating** so the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-91.

3. Areas to be graded or to receive proposed improvements should be cleared of all obstructions, including existing debris, trees not designated to remain and other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill. Any surface or subsurface obstructions, or questionable material encountered during grading, should be brought immediately to our attention for proper

exposure, removal and processing as directed. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth *is* anticipated to be from 2 to 4 inches, although actual stripping depths should **be** determined in the field **by** the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

4. Following clearing and stripping, all unsuitable **fill** should **be** removed from areas to receive structural improvements. **We** anticipate that **fill** removal could reach depths of 2 to 4 feet on the lower bench. Actual depth of **fill** removal should be determined in the field by the geotechnical engineer. Existing **fill** soils may **be** stockpiled on-site for reprocessing and placement as engineered **fill**.

5. After removal of manmade **fills**, the exposed subgrade in building envelopes should be subexcavated to a minimum depth of 24 inches below bottom of footing elevation, except where proposed **fills** will be greater than 24 inches. Below exterior slabs or pavements, the subexcavation depth may be reduced to 18 inches below proposed soil subgrade. Subexcavation areas should extend a minimum of 5 feet beyond the proposed structures, and 3 feet beyond pavements or exterior slabs.

6. Following clearing, stripping, subexcavation and subgrade processing, the site may be raised to the design grades with engineered **fill**. Engineered **fill** should be placed in thin lifts not exceeding 8 inches in loose thickness, water conditioned to a moisture content

within 2 to 4 percent above optimum, and compacted to at least 90 percent relative compaction. The upper 8 inches of pavement subgrades should be compacted to at least 95 percent relative compaction. Aggregate base below pavements should likewise be compacted to at least 95 percent relative compaction.

7. We estimate shrinkage factors of about 20 percent for the on-site materials when used in engineered fills.

8. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty with the wet soils. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to use imported fill and/or stabilize the bottom of the excavation with stabilization fabric. The need for ground stabilization measures to complete grading effectively should be determined in the field at the time of grading, based on exposed soil conditions.

9. In general, the on-site sandy soils appear suitable for use as engineered fill, provided they can be sufficiently cleared of organics. Soils containing fat clay should not be used beneath building envelopes. Materials used for engineered fill which must be imported should be free of organic and deleterious material, contain no rocks or clods over 4 inches in dimension, and should contain no more than 15 percent by weight of rocks larger than 2% inches. Imported fill should also be granular, have a Plasticity Index of less

than 15, and should have sufficient binder to allow excavations to stand without caving. Prior to delivery to the **site**, a representative sample of proposed import should be sent to our laboratory for evaluation.

Cut and Fill Slopes

10. Excavations should be properly shored and braced during construction to prevent sloughing and caving at sidewalls. The contractor should be aware of all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

11. Permanent cut slopes should be inclined no steeper than a ratio of 2:1 (horizontal to vertical) and a maximum of vertical height of 25 feet. Where vertical heights exceed 25 feet, intermediate benches must be placed. Benches should be at least 15 feet wide and sloped toward V-gutters that extend the entire length of the bench. The top of all cut slopes should be rounded off to reduce soil sloughing. If seepage is observed, the geotechnical engineer should be alerted so that they can provide additional recommendations. Cut slopes with these recommended gradients may require periodic maintenance to remove minor soil sloughing.

12. Compacted fill slopes should be constructed at a **slope** inclination not steeper than a ratio of 2:1 (horizontal to vertical). All fills must be adequately benched into competent material, and keys for stability will be required at the toe of the fill embankment. The toe

key should be at least 8 feet wide and should extend at least 2 feet into competent soil or bedrock.

13. There should be a minimum of 25 feet horizontal separation between the bottom of all footing elements and the top of the graded slope. Structures on the lower bench should be setback a minimum of 15 feet from the base of the proposed cut slope. Public improvements may be constructed within these setback zones, provided a minimum setback of 10 feet from the top of the graded slope and 5 feet from the toe of the cut slope is maintained.

14. In order to maintain stable slopes at the recommended gradients, it is important that seepage forces and accompanying hydrostatic pressure be relieved by adequate drainage. Adequate backdrains in keyways and benches should be provided. The locations of backdrains and outlets are subject to site conditions at time of field operations and on this basis will be recommended by the geotechnical engineer.

15. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

16. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

UBC Design Criteria

17. Provided the project proceeds as presently intended and our recommendations are implemented into the design and construction phases, the site soils may be classified as Soil Type S_D as defined in Table 16-J of the 1997 UBC and the seismic coefficients as outlined in the geologic report may be used. However, any changes to proposed structure locations, dimensions or building types should be reviewed by this office to determine if a more specific site response analysis is necessary.

Building Foundations

18. To reduce the influence of differential movement under seismic conditions, loads should be spread over as wide an area as possible. Compacted fill beneath all footing elements and/or slabs is also recommended. These processes will not eliminate settlement entirely, but may reduce it to more tolerable limits. The structural engineer is advised, however, to take into consideration differential movement in his design of the structural elements.

19. The proposed residential units may be supported on a reinforced concrete mat or post-tensioned slab, supported on redensified on-site materials or engineered fill. The foundation should be designed by an engineer experienced in structural mat foundation systems.

20. The slab should be a minimum of 8 inches in thickness. The slab may contain thickened edges around the perimeter to reduce the-potential for moisture migration beneath the slab. The thickened edges should extend 12 inches below the bottom of the slab and should be at least 12 inches in width.

21. Slab reinforcing should be provided in accordance with the anticipated performance and loading of the slab.

22. Utility trenches should be orientated in a direction perpendicular to the perimeter of the slab, and/or situated a minimum distance of 5 feet from the slab edge.

23. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 1,000psf for dead plus live loads. This value may be increased by one-third (1/3) to include short-term seismic and wind loads.

24. If desired, precast grout channels may be incorporated into the slab design. This would allow the slab to be easily re-leveled by pressure grouting should the design seismic event produce significant soil deformation beneath the structure.

25. Moisture migration through the slab foundation should be minimized by providing a moisture retarder between the subgrade soils and the bottom of the slab. We recommend a high quality impermeable membrane at least 10 mil thick. Place 2 inches of lightly moistened sand over the membrane to help protect it.

26. The prepared subgrade beneath the structural slab should be observed by the geotechnical engineer prior to placing forms and steel, to see that the subsurface soil conditions are consistent with the anticipated soil conditions and the subgrade has been prepared in accordance with our recommendations.

27. Provided our recommendations are incorporated into the design and construction of the project, post-construction total and differential settlement of foundations due to static loading is expected to be within tolerable limits. Seismically-induced settlement as a result of earthquakes could be quite higher as previously discussed, depending on earthquake intensity and duration. The structural engineer is advised to take into consideration differential movement in his design of the foundation and structural elements.

Retaining Wall Lateral Pressures

28. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. For design of retaining walls up to 8 feet high, the following design criteria may be used:

- A. Active earth pressure on fully drained walls allowed to yield is that exerted by an equivalent fluid weighing 45 pcf for a level backslope gradient; and 55 pcf for a slope ratio of 2:1 (horizontal to vertical) backslope gradient. **This assumes a fully drained condition.**
- B. Use a coefficient of friction between base of foundation and native soil of 0.30
- C. In addition, the walls should be designed for any adjacent live or dead loads which will exert a force on the wall (i.e., auto traffic, etc.).
- D. Retaining walls used as interior living space walls should be thoroughly waterproofed.

29. For seismic design of interior retaining walls a dynamic surcharge load equal to 15H psf, where H is the height of the wall, should be added to the above active lateral earth pressures. This force is to be assumed to act at a height of 0.6H above the toe of the wall.

30. Fully drained walls should be backfilled with drainage materials consisting of Class 1, Type **A** permeable material complying with Section 68 of Caltrans Standard Specifications, latest **edition**.

31. The drainage material should be at **least** 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. **A** perforated pipe should be placed (holes down) about **4** inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be capped at the surface with clayey material to prevent infiltration of surface runoff into the backdrains. **A** layer of filter fabric (Mirafi 140N or equivalent) should separate the subdrain material from the overlying soil cap.

Concrete Slabs-on-Grade

32. Concrete slabs-on-grade (including building *floor* slabs and exterior slabs) should be constructed on properly water conditioned and compacted soil subgrades. Soil subgrades should be prepared and compacted as recommended in the section entitled "General Site Grading".

33. Slab reinforcing for exterior **slabs** should be provided in accordance with the anticipated use and loading of the slab, however we recommend a minimum reinforcement of #3 bars spaced 16 inches on-center in **both** directions. The steel reinforcement should

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be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies. Slab reinforcing for building foundations should be developed by the project structural designer, based on applicable loading conditions.

34. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor barrier should be a high quality membrane at least 10 mil thick. A layer of sand about 2 inches thick should be placed between the vapor barrier and the floor slab to protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

35. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground as delineated above. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Surface and Subsurface Drainage

36. An engineered drainage plan to handle surface and subsurface runoff should be developed for this site. Surface and subsurface site drainage should be adequately controlled both during and after construction.

37. Given the potential for perched groundwater conditions to develop at this site, and the extent of planned grading, subdrains may be required. The need for subdrains should be evaluated by the geotechnical engineer once the structure locations, pad grades and foundation plans have been finalized.

38. The site should be graded to promote positive runoff towards an approved discharge point and away from any slopes.

39. All exposed soil should be landscaped and permanently protected against erosion as soon as possible after grading.

40. We recommend that full gutters be used along all roof down eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point away from all structural improvements.

41. Surface runoff should **not** be allowed to flow onto graded or natural slopes. Consideration should be given to catch basins, berms, concrete v-ditches, or drainage swales at the top of all slopes to intercept runoff and direct it to a suitable discharge point.

42. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and on pavements. Surface drainage should be directed away from the building foundations, on a minimum gradient of 2 percent for a distance of at least 3 feet to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

43. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.

44. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

45. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

Pavement Recommendations

46. The design of pavement sections was beyond our scope of services, however to have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

- a. Scarify and moisture condition the top eight inches (8") of subgrade and compact to a minimum relative compaction of 95 percent, at a moisture content which is about 4 percent above laboratory optimum value.
- b. Provide sufficient gradient to prevent ponding of water.
- c. Use only quality materials of the type and thickness (minimum) specified. All baserock (R=78 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Base (Section 26). All subbase (R=50 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase, (Section 25).
- d. Compact the baserock and subbase uniformly to a minimum relative compaction of 95 percent.

- e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- f. Maintenance should be undertaken on a routine basis.

Plan Review, Construction Observation and Testing

47. Our firm should be provided the opportunity for a general review of the project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. The purpose is to determine if this preliminary report is adequate and complete for the final planned grading and construction. It is not intended that the geotechnical engineer approve or disapprove the plans, but to provide an opportunity to update the preliminary report and include additions or qualifications as necessary. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations.

48. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

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LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. if any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

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Project No. SC7696.1
19 March 2002

MS. DESIREE ESPINOZA
% Mid-Peninsula Housing Coalition
77 Aspen Way, Suite 103
Watsonville, California 95076

Subject: **ADDENDUM TO GEOTECHNICAL INVESTIGATION REPORT - DESIGN PHASE**
Multi-Unit Housing Community
Marmo's At Pinto Lake
Amesti Road
Watsonville, Santa Cruz County, California

Dear Ms. Espinoza;

Pursuant to recent discussions with Mid-Peninsula Housing Coalition and the County of Santa Cruz, we offer the following response to comments following the most recent project review:

Stability Issues At Far Western Building Area

Existing areas near the western property boundary where the proposed grading blends with the existing slope will undoubtedly be subject to the same conditions as presently exist. Therefore those areas of the slope that are presently unstable will most likely remain so; however, they are beyond the limits of the proposed improvements and are not expected to adversely affect them.

The transition area between new grading and existing slope conditions should be properly constructed in accordance with the grading plan specifications. In our recommendations, we indicated cut slopes should not exceed 2:1 gradient and should be rounded off to minimize sloughing. Catch basins and extended storm drain lines should be provided at the base of the cuts for the two middle terrace benches, to collect and disperse seepage to vee-gutters or proposed storm drain lines as appropriate.

Deep Fill and Unsuitable/Collapsible Earth Material Removal (Lower Bench Area)

We anticipate that additional processing may be required to stabilize the area within about 25 feet (laterally) from the toe of the graded slope at the lower bench. We also expect that some isolated areas of unstable soils will be encountered at the lower bench during grading and will need to be stabilized prior to placement of engineered fill. The following recommendations would apply to either case.

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In our opinion **groundwater levels** at the lower bench are affected by subsurface and/or surface seepage from **the adjacent hillside**, as well as being influenced by the lake level. While the influence of the lake on the areal groundwater levels of the lower bench cannot be controlled, the effects of hillside seepage can be reduced (or possibly even eliminated) by constructing a subdrain along **the toe** of the (proposed) graded slope. The subdrain should be constructed as early as possible in the grading process, to begin dewatering operations and improve stabilization efforts prior to mass grading.

The subdrain should extend a minimum depth of 5 feet below existing grades and should extend to within 12 inches from finished grade elevation. The entire drain may be constructed in one phase, with temporary forms keeping the permeable material in place until placement of the engineered fill is completed, or in two phases by placing permeable material to the existing ground surface, covering with filter fabric and constructing the remaining portion after the engineered fill has been placed.

Preliminary review of existing topographic elevations suggest that subdrain depths can be minimized by locating the high point of the drain at the toe near the center portion of the bench, sloping downward on a minimum gradient of 1 1/2 percent to the west and the east. Since the drain will carry only subsurface flow that most likely becomes filtered during migration through the hillside, we anticipate that the outflow may be discharged directly to Pinto take.

Following installation of the subdrain, surface soils within about 25 feet from the toe of the existing slope as well as a few isolated areas within the lower bench may require additional processing and/or stabilization efforts prior to placement of the proposed engineered fill. These areas may be mitigated as follows: It is possible that some combination of these measures may be required to complete grading effectively.

- Subexcavate the unsuitable soils until firm, competent soil is encountered. Subexcavation depths on the order of 2 to 4 feet can be expected.
- Subexcavate the upper 24 inches and stabilize the area with stabilization fabric, coarse gravel, or a combination of the two as dictated by exposed soil conditions during grading.

Once the areas are effectively stabilized, compacted engineered fill may then be placed to the design grades in accordance with the grading specifications.

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The proposed grading operations are **planned** for the upcoming summer months, when **lake levels** are expected to be **relatively** low. The recommended **subdrain** will provide additional **dewatering benefits** to the **lower** bench. We therefore *expect* that **groundwater levels** at **the** lower bench may fall below the anticipated **subexcavation** and **recompaction depths**, improving stabilization efforts. **However, if ground water is** encountered additional subdrains or **sump pits** may **be** required to **effectively dewater** some of the **isolated** areas in order to **provide stability** for placement of **fills**.

Organically contaminated **soils** have **been** noted **near** the lakeshore **during** previous investigations **as well as** in our Boring No. 3. The **data suggests** that **these soils** are not a classical 'peatbog', but rather **organically** contaminated **sand** and **clay soil** deposits. Removal of these materials **is likely to be** uneconomical; furthermore they should not **pose** a serious concern to infrastructure **beyond extended** maintenance. However, the potential for long term differential settlement beneath residential structures **could** exceed those estimated under seismic conditions. The lateral **extent of these materials is** not known **but are expected to be** confined to the near **lakeshore area**. *This* may **be** confirmed through **additional soil** borings once the three western-most lakefront units have been **physically** located in **the** field and the existing units and facilities have been cleared, if the thick, compressible peat layers are found to **extend** beneath the **proposed residential building** sites, **deep** foundations, likely consisting of **drilled piers** or screw anchors, **may be** recommended.

Chemical stabilization (such as **lime** treatment) could **be** an effective stabilization measure, however the long and/or short term *effects on* the lake environment is uncertain. The **cost** for such treatment, in conjunction with strict construction controls to minimize affects to the **lake, would be** much higher than **conventional** stabilization methods with **little** added benefit. Therefore, **we** are recommending against **chemical stabilization** methods at this time. **In** our opinion the aforementioned mitigation measures **should be** sufficient **to** allow **grading to be** completed **effectively** in accordance with **the grading** specifications.

DPW Comments

From a geotechnical standpoint, **surface** runoff within the **upper** development **should be** collected into a **dosed** conduit system that will carry the flow to a **suitable outlet** at the **lower** bench. Allowing runoff to **drain** into **soil** or **vegetated** areas at the upper bench increases the potential for **excessive** seepage at the **slope** and is therefore **not** recommended. From the geotechnical **standpoint**, roof runoff at the **lower** bench **residences** may **be** allowed to outlet to **vegetated beds** or **lawn areas** as **suggested** in the DPW review.

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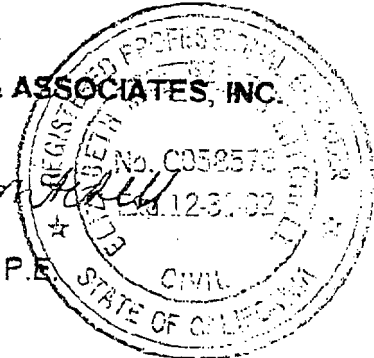
We appreciate the opportunity to be of service. If you have any questions, please call our office at (831) 722-4175, Ext. 211.

Reviewed by,

Very truly yours,
HARO, KASUNICH & ASSOCIATES, INC.

Joseph A. Haro
C.E. 28506
G.E.382

Elizabeth M. Mitchell, P.E.
C.E. 58578



EMM/JAH/emmm

Copies; 3 to Addressee
1 to Mr. Mark Mesiti-Miller, Mesiti-Miller Engineering

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ATTACHMENT 4**Melissa Allen**

From: Robert A. Smith, R.E.H.S. [Robert.Smith@co.santa-cruz.ca.us]
Sent: Wednesday, March 20, 2002 7:04 PM 0821
To: Joan VanDerHoeven (E-mail); Paia Levine (E-mail); Melissa Allen (E-mail)
Cc: Craig Drizin (E-mail); Desiree Espinosa (E-mail); Rich Wilson (E-mail); Jim Safranek (E-mail); Tom Pohle (E-mail); Carolyn Watanabe (E-mail)
Subject: Marmos Septic System

Hello Melissa, Joan & Paia

On Monday I received an application and preliminary plans for a septic system upgrade to serve the 52 units proposed for that site. The plan is acceptable in concept. Today Mid-Pen. acknowledged that part of the second leach field will be on the area currently proposed for Ag. use and they are OK with that.

The system will consist of collection lines from each structure leading to 2 large underground holding/pump tanks (this element is not shown on the current plans). From these tanks the sewage will be pumped to a 20,000 gallon (minimum) underground tank in the 200 foot Ag. Setback area. From there it will be fed into the underground Smith & Loveless FAST K1208T sewage treatment plant for processing. This system pumps air through the waste water as part of treatment process. Note the pumps are loud and the plan has them in an equipment building. A backup generator for this plant is also required. From here the treated waste water will gravity flow into an underground pump tank for pumping to the two drainfields. The treatment plant area (tanks and pump/electrical building) needs to be securely fenced to keep children and others out.

The first leachfield will be entirely in the Ag. setback. It measures 144' by 240' and will employ 18" deep chambered leaching devices - the tops of which will meet existing grade - covered by 12" of soil spoils from the slope stabilization project. The second leachfield uses drip technology which will be installed on the existing surface (to meet ground water setbacks) and also will be covered by 12" of soil spoils. The second leachfield is larger - 210' by 380' and 40+' by 350' of it extends into the Ag. area. Both leach fields must be fenced to keep vehicle traffic out, but the fields could be used for play areas/sports fields.

Please feel free to contact me if you need further information.

Bob

Robert A. Smith, R.E.H.S.
 Environmental Health Program Manager
 Santa Cruz County Environmental Health Service
 701 Ocean Street
 Santa Cruz, California 95060
 (831) 454-2022
 Robert.Smith@co.santa-cruz.ca.us

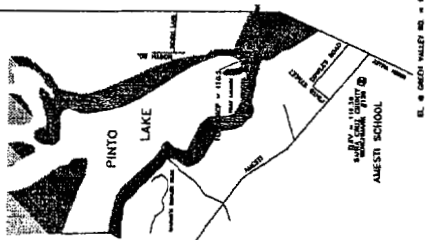
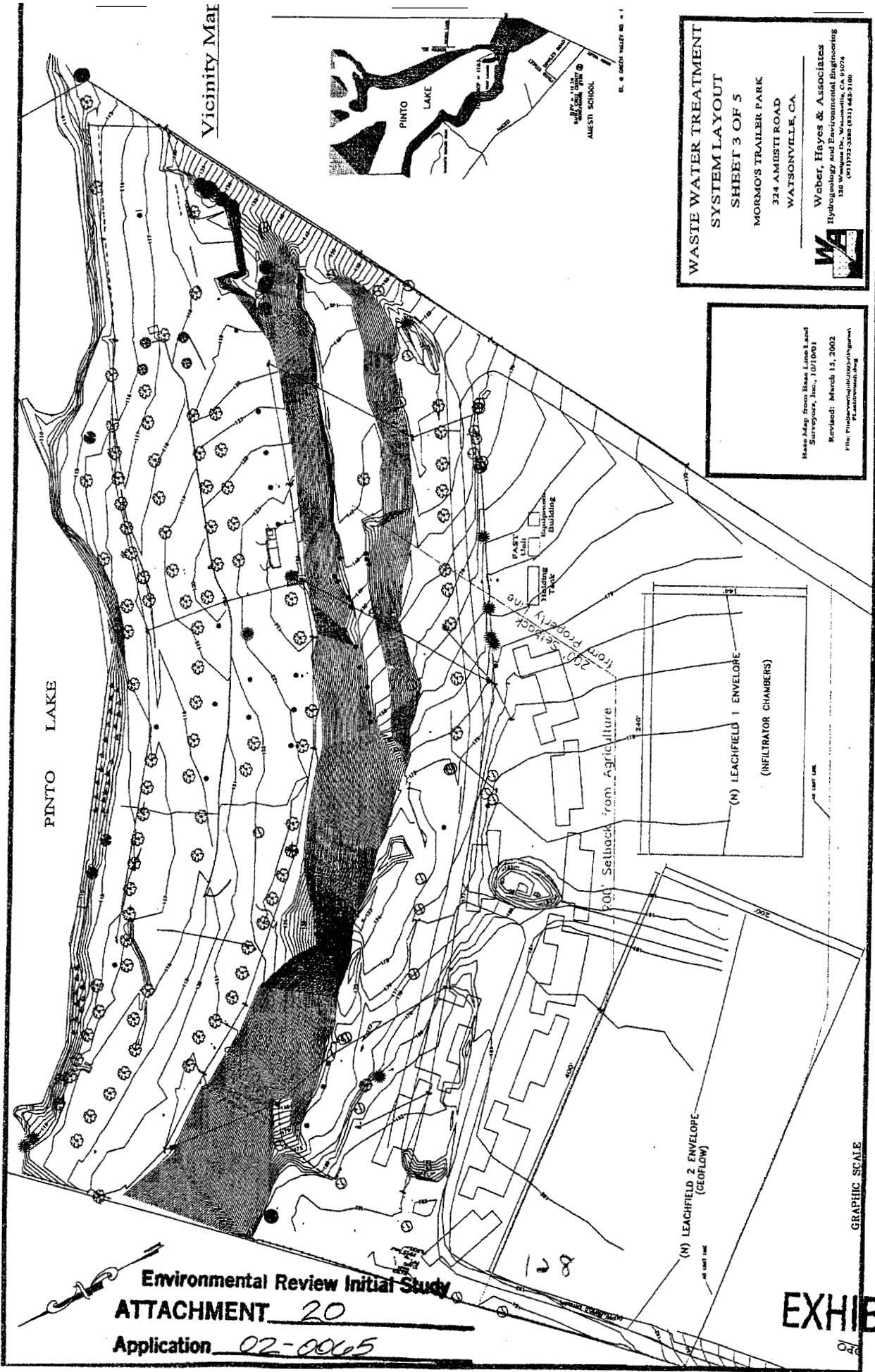
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WASTE WATER TREATMENT SYSTEM LAYOUT
SHEET 3 OF 5
 MORMO'S TRAILER PARK
 324 AMESTI ROAD
 WATSONVILLE, CA

Weber, Hayes & Associates
 Hydrology and Environmental Engineering
 128 W. Wayne Dr., Watsonville, CA 95076
 (408) 753-2388 (408) 753-1166

Base Map from Base Line Land Surveyors, Inc., 1/11/01
 Revised: March 13, 2002
 File: P:\Projects\Waste Water Treatment\WWT.Plan\WWT.dwg
 P:\Projects\Waste Water Treatment\WWT.Plan\WWT.dwg

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 ATTACHMENT 20
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GRAPHIC SCALE



Mid Coast Engineers

Civil Engineers and Land Surveyors.

70 Penny Lane, Suite A - Watsonville, CA 95076

Phone: (831) 724-2580

Fax: (831) 724-8025

e-mail: midcoast@mce1.com

Richard A. Wadsworth
Civil Engineer

Stanley O. Nielsen
Land Surveyor

Lee D. Vaage
Land Surveyor

Jeff S. Nielsen
Land Surveyor

0823

ATTACHMENT 4

June 28, 2001

Attn: Desiree Espinoza
Mid-Peninsula Housing Coalition
77 Aspen Way, Suite 103
Watsonville, CA 95076

Re: Pinto Lake Flood Study

Dear Desiree,

Transmitted herewith are background calculations and topographic surveying to supplement our letter dated February 7, 2001. We determined that the 100 year flow would cross Green Valley Road at Section A-A at or below elevation 115.9. Working toward Pinto Lake, calculations show a hydraulic grade of 0.17% would handle the 100 year flow through Sections B-B and C-C (within Pinto Lake City Park). The ground slopes toward Pinto Lake beyond Section C-C, which is therefore assumed to control Pinto Lake's flood level. The calculated flood elevation at Section C-C is 117.4, as previously reported. The recommended flood elevation is 117.6 to allow for uncertainties in our method, as stated in our February 7th letter.

Since FEMA did not establish a base flood elevation for Pinto Lake, there is no methodology to compare ours to. More information about how Zone A flood areas were established is limited to that provided in the Flood Insurance Study by FEMA dated April 15, 1986, which simply states "Approximate study methods were used....."

As stated in our February 7th letter, Pinto Lake is ineffective in reducing downstream flooding as it is already overflowing prior to flooding. In other words, there is no detention effect. For this reason, it is our opinion that the small amount of fill your project may require will have no adverse effect on adjacent upstream or downstream flooding.

Please call if you have any questions.

Yours truly,

Richard Wadsworth
Civil Engineer



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EXHIBIT D

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



COPY

Administration Building
215 Union Street
Second Floor
Fax (831) 761-0736
Fax (831) 728-9358

September 17, 2001

Mayor & City Council
215 Union Street
(831) 728-6006
City Manager
728-6011
City Attorney
728-6013
City Clerk
728-6005
Personnel
725-6012

Ms. Desiree Espinoza
Mid-Peninsula **Housing** Coalition
Monterey Bay Office
77 Aspen Way, Suite 103
Watsonville, **CA** 95076

Subject: Water Service at **324** Amesti Road

City Hall Offices
250 Main Street
Community Development
725-6018
Fax 728-6173
Finance
728-6031
Fax 763-4066
Public Works & Utilities
728-6049
Fax 763-4065
Purchasing
728-6029
Fax 763-4066

Dear Ms. Espinoza:

The affordable housing site at **324** Amesti Road, as described in your letter dated August 22, 2001, meets the requirements of Policy 1.2. Therefore, the City of Watsonville will be able to provide expanded water service to the site,

Please be advised that in order to obtain water service from the City the project must continue to meet the requirements of Policy 1.2. Additionally, a water service application must be submitted and the appropriate fees must be paid.

Please contact me at (831) 728-6127 if you have any questions.

Yours truly,

Joy Bader, Senior Engineering Aide
Community Development Department

Airport
100 Aviation Way
728-6075
Fax 763-4058

Fire
115 Second Street
728-6060
Fax (831) 763-4054

Housing & Economic Development
250 Main Street
728-6014
Fax 763-4114

Library
310 Union Street
728-6040
Fax 763-4015

Parks & Recreation
30 Maple Street
728-6081
Fax 763-4078

Environmental Review Initial Study
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**County of Santa Cruz
PLANNING DEPARTMENT**

ATTACHMENT 4

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073
(831) 454-2580 FAX: (831) 464-2131 TDD: (831) 454-2123

0825

ALVIN D. JAMES, DIRECTOR

PROJECT COMMENT SHEET

DATE: February 12, 2002

IN BUILDING:

Supervisor Ellen Pirie

TO BE MAILED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> City of <u>Watsonville</u> | <input type="checkbox"/> Gal Trans |
| <input checked="" type="checkbox"/> <u>Watsonville Water Department</u> | <input type="checkbox"/> Transit District |
| <input type="checkbox"/> School District | <input checked="" type="checkbox"/> Department of Fish and Game |
| <input type="checkbox"/> Other | <input type="checkbox"/> Pacific Bell |
| <input type="checkbox"/> Other | <input type="checkbox"/> Pacific Gas & Electric |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other |

FROM: DEVELOPMENT REVIEW DIVISION

PROJECT PLANNER: Joan Van der Hoeven 454-5174

SUBJECT APN: 050-421-01

APPLICATION NUMBER: 02-0065

SEE ATTACHED FOR PROJECT DESCRIPTION

THE ATTACHED APPLICATION FOR A DEVELOPMENT PERMIT, LAND DIVISION PERMIT, GENERAL PLAN AMENDMENT HAS BEEN RECEIVED BY THE PLANNING DEPARTMENT.

If you have any comments, please contact the planner or submit written comments below:

City of Watsonville will provide water in accordance
with attached water availability letter dated Sept.
17, 2001

Environmental Review Initial Study
ATTACHMENT 22
APPLICATION 02-0065

Reviewer's name (not initials): Joy Bader

Return to Project Planner by this date: February 25, 2002

**BIOLOGICAL ASSESSMENT OF
MARMO'S PINTO LAKE RV PARK
IN WATSONVILLE, CA**

Prepared by

**Ecosystems West Consulting Group
819% Pacific Avenue, Suite 4
Santa Cruz, CA 95060**

Prepared for

**Mid-Peninsula Housing Coalition
77 Aspen Way, Suite 103
Watsonville, CA 95076**

September 2001

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INTRODUCTION

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Mid-Peninsula Housing Coalition (MPHC) contracted Ecosystems West Consulting Group (Ecosystems West) to conduct a Biological Assessment of Marmo's Pinto Lake Recreational Vehicle (RV) Park in preparation for a proposed development that would convert a temporary-stay RV park to a permanent manufactured rental housing development.

The objectives of this Biological Assessment for the proposed project include the following:

- characterize and map the habitat types present within the project area;
- identify and map special-status habitats, plants and wildlife;
- identify potential impacts to special-status habitats, plants and wildlife; and
- recommend avoidance and mitigation measures to minimize these impacts,

History

The Marmo family established the Pinto Lake RV Park in approximately 1927. Over the years the park grew from a recreational camping ground, to a year round permanent dwelling area, which was in direct violation of its permitted use of a 30-day temporary occupancy. The park had up to 85 occupied spaces living there year round, leading to many health and safety violations. As a result the County sued the previous RV park owners. The most serious violations were a failing septic system and an inadequate electrical system.

MPHC purchased the property in June of 2000 with the intent of maintaining the properties as affordable, but more importantly, to improve the living conditions for the people at the park and other future residents. A special County ordinance was written to allow for the conversion from a temporary stay RV park to permanent manufactured rental housing.

In June, the park had 25 spaces rented, and has now been further reduced by 4 more spaces. Through information collected from a resident household information survey MPHC found that the residents are mostly very low-income residents. The average household income is about 30% of the County area median income (AMI). Of the 25 dwelling units, families of five or more members occupy almost half.

MPHC has hired an environmental engineer consultant to design a new wastewater system and in addition has had to make some major repairs over the last few months. Other health and safety concerns include the present electrical system, the roads, maintenance of the public restrooms, and the general public loitering. Mid-Peninsula has been working to fix many of these issues as quickly as possible.

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Project Description and Project Need

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Marmo's Pinto Lake is a unique parcel located in the unincorporated area of Watsonville contiguous to Pinto Lake (Figure 1). Mid-Peninsula acquired this project to be able to provide safe and affordable housing to the existing residents at Marmo's and other future residents. MPHC plans to provide all 52 replacement units authorized by the special County ordinance that applies to this park, despite the physical challenges of the site. This 28-acres parcel currently contains approximately 10 acres of land that has been farmed over the years, and 4-acres used for a travel trailer park. (The remaining acreage includes the hillsides and property within the lake itself.)

MPHC plans to place new manufactured housing at this site, which will have all the amenities of conventional "stick-built" homes they have developed. The proposed permanent manufactured rental housing development and supporting facilities include 51 homes, a 2,400 square foot (sq. ft.) community building and laundry facility, an 1,800 sq. ft. playground area, 10,000 sq. ft. available for outdoor recreation, 40,000 sq. ft. of restoration areas, 96 parking spaces, as well as new streets for access (Figure 1). The planned unit mix will be single-story manufactured units, made up of approximately 30% three and four-bedroom units, 43% two-bedroom units, and about 21% one-bedroom units. This will be 11 one-bedroom units, 24 two-bedroom units, 12 three-bedroom units, and 5 four-bedroom units. Of the 12 three-bedroom units, one will be a three-bedroom manager's unit above the "stick-built" community center.

In addition to providing the various service programs at the community center, MPHC will also be utilizing approximately 8 acres of farmland to begin an employment-training program for residents living at Marmo's. They plan to have a nursery where Mid-Peninsula residents can grow and maintain their own property landscaping plants. Residents who participate in the program will be trained on how to run their own agricultural business. This training will be facilitated by their Services Corporation and will include training on how to plant, grow and sell products from the garden. It will also include some training on utilizing computer software programs to help manage their products.

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The Homes

51 Units Total
16 duplexes
6 triplexes
1 single unit

LOWER AREA - 15 units

7-1 Bedroom Units
17-2 Bedroom Units
8-3 Bedroom Units
3-4 Bedroom Units

UPPER AREA - 7 units

4-1 Bedroom Units
7-2 Bedroom Units
3-3 Bedroom Units
2-4 Bedroom Units

Site Areas

Total Site: 28 acres
Agricultural: 8 acres
Proposed Development: 4 acres

Streets and Parking

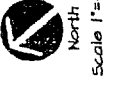
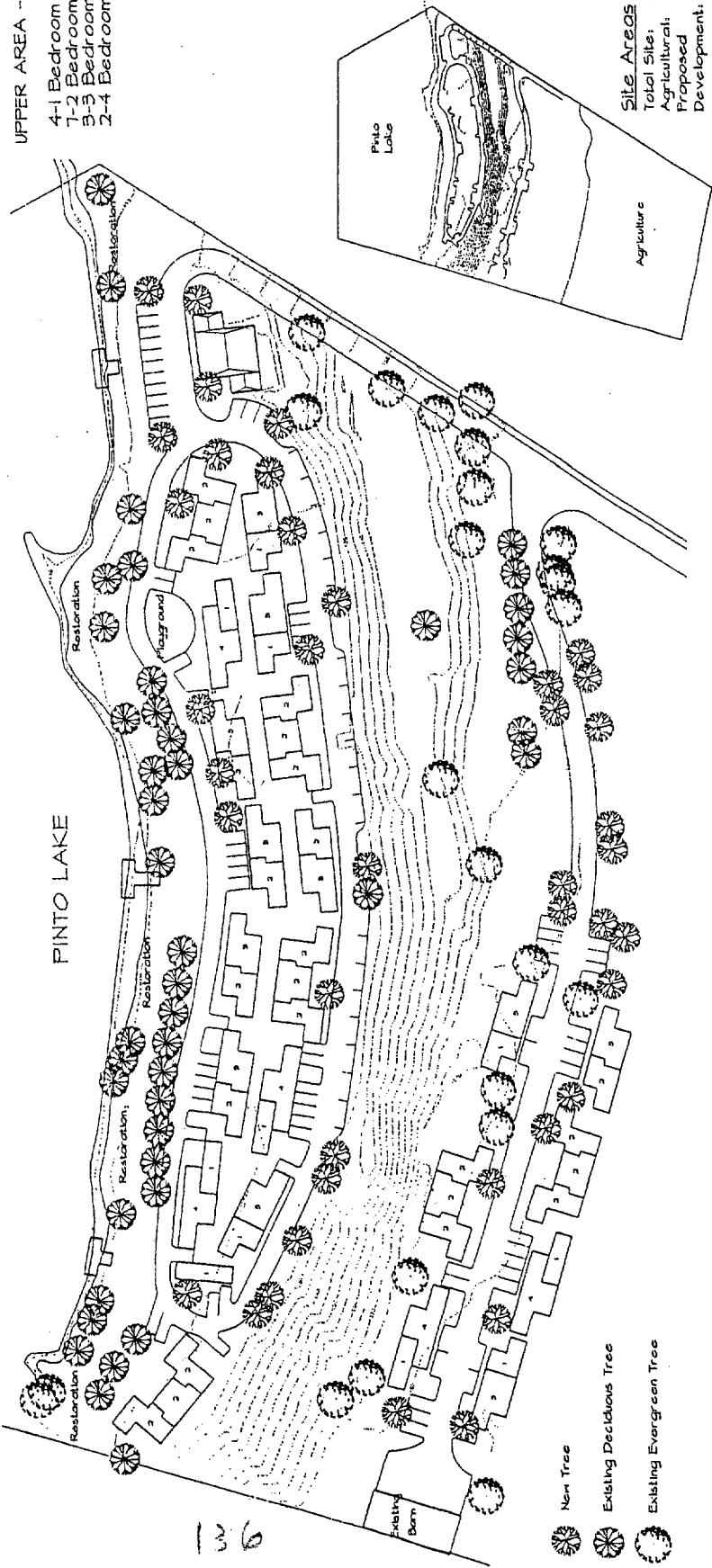
46 Parking Spaces
About 1.9 spaces per unit
One-way streets are 15' wide. New 2-way streets are 20' wide

Environmental Sensitivity

Restoration areas cover an area of about 40,000 SF.
A 60' setback has been provided between the high water line and the road except at the Community Building parking area. This area allows a 30' lake setback.
All buildings are located at least 15' from slopes steeper than 30%. The slope will not be altered from existing condition.
This plan shows 66 existing trees to be retained. 20 of these are Native Oak trees and 41 are London Plane trees.

Community Areas

The use of the community building shown is about 2,400 SF. It will include laundry facilities, restrooms, a meeting room and an office.
The playground area is approximately 1,000 SF. The upper area has potential for about 10,000 SF. of recreation



May, 2001

Marmo's at Pinto Lake Master Plan

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Botany

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Review of Literature and Data Sources

Ecosystems West botanists conducted a focused survey of literature and special-status species data bases in order to identify special-status plant species and sensitive habitat types with potential to occur in the study area. Sources reviewed include California Natural Diversity Data Base (CNDDDB) occurrence records for the Watsonville East and Watsonville West USGS 7.5' quadrangle; County occurrence records and USGS quadrangle occurrence records in the California Native Plant Society's (**CNPS**) *Inventary of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994; CNPS 1999, 2001) for the Watsonville West quadrangle and the four quadrangles surrounding it; and local and regional floras (Thomas 1960; Munz and Keck 1973; Hickman 1993).

Sources consulted for up-to-date agency status information include US Fish and Wildlife Service (USFWS) (1999a, 1999b) for federally listed species (including Proposed and Candidate species) and California Department of Fish and Game (CDFG) (2001) for State of California listed species. Special-status species also include those on List 1A (Plants Presumed Extinct in California), List 1B (Plants Rare, Threatened, or Endangered in California and Elsewhere), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS *Inventary* (Skinner and Pavlik 1994; CNPS 1999, 2001). These species fall under state regulatory authority under the provisions of the California Environmental Quality Act (CEQA) Guidelines.

Also considered special-status species are those included on List 3 (Plants About Which We Need More Information -- A Review List) or List 4 (Plants of Limited Distribution -- A Watch List) of the CNPS *Inventary*. These species are considered to be of lower sensitivity, and generally do not fall under specific state or federal regulatory authority. Specific mitigation considerations are not generally required for species in these categories.

Based on information from the above sources, Ecosystems West developed a target list of special-status plants with potential to occur in the vicinity of the Marmo's Trailer Park Project (Table 1).

Sensitive Habitats

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species and CDFG Species of Special Concern, areas of high biological diversity, areas providing important wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDDB working list of "high priority" habitats for inventory (i.e., those habitats that are rare or endangered within the borders of California) (Holland 1986; CDFG 2000). Ecosystems West botanists reviewed the CNDDDB list of "high priority" habitats.

Table 1. Status, distribution, and habitat of special-status plant species with potential to occur in the vicinity of the Marmo's Trailer Park Proposed Project Area, Santa Cruz County, California.

Scientific Name/ Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat ⁵	Distribution by County ⁶	Flowering Period ⁶
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i> Hooker's manzanita	None	None	2-2-3 List 1B	Closed-cone coniferous forest, maritime chaparral, cismontane woodland	MNT, SCR,	February-June
<i>Centromadia</i> [<i>Hemizonia</i>] <i>parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	Special Concern	None	3-3-3 List 1B	Alkaline soil in valley and foothill grassland	ALA*, CCA*, MNT, SCL (*?), SCR*, SLO, SOL*	June-November
<i>Chorizanthe pungens</i> var. <i>pungens</i> Monterey spineflower	Threatened	None	2-2-3 List 1B	Sandy soil in maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland	MNT, SCR, SLO*	April-June
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	Endangered	None	3-3-3 List 1B	Sandy or gravelly soils, coastal dunes, coastal scrub cismontane woodland (openings)	ALA*, MNT, SCL*, SCR, SMT*	April-September
<i>Holocarpha macradenia</i> Santa Cruz tarplant	Threatened	Endangered	3-3-3 List 1B	Coastal prairie, coastal scrub, valley and foothill grassland on clay soil	ALA*, CCA*, MNT, MRN, SCR	June-October

¹Nomenclature follows Hickman (1993) and Skinner and Pavlik (1994).

²U.S. Fish and Wildlife Service (1999a, b). Federal Special Concern Species

³Section 1904, California Fish and Game Code (California Department of Fish and Game 2001a).

⁴Skinner and Pavlik (1994).

Top line: CNPS R-E-D (Rarity-Endangerment-Distribution) code. Rare: 1=Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time; 2=Occurrence confined to several populations or to one extended population; 3=Occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported. Endangerment: 1=Not endangered; 2=Endangered in a portion of its range; 3=Endangered throughout its range. Distribution: 1=More or less widespread outside California; 2=Rare outside California; 3=Endemic to California. Bottom Line: CNPS List. List 1A: Presumed Extinct in California. List 1B: Rare, Threatened, or Endangered in California and elsewhere. List 3: Plants About Which More Information is Needed. List 4: Plants of limited distribution a watch list.

⁵Munz and Keck (1973); Hickman (1993); Skinner and Pavlik (1994); unpublished information.

⁶Skinner and Pavlik (1994) and unpublished information; counties abbreviated by a three-letter code (below); occurrence in other areas as indicated.

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- ALA: Alameda
- AMA: Amador
- BUT: Butte
- DNT: Del Norte
- CCA: Contra Costa
- COL: Colusa
- FRE: Fresno
- GLE: Glenn
- HUM: Humboldt
- IMP: Imperial
- KRN: Kern
- LAK: Lake
- LAX: Los Angeles
- MEN: Mendocino
- MER: Merced
- MNT: Monterey
- MOD: Modoc
- MPA: Mariposa
- MRN: Marin
- NAP: Napa
- ORA: Orange
- PLA: Placer
- RIV: Riverside
- SAC: Sacramento
- SBA: Santa Barbara
- SBD: San Bernardino
- SBT: San Benito
- SCL: Santa Clara
- SCM: San Clemente Island (LAX Co.)
- SCT: Santa Catalina Island (LAX Co.)
- SCR: Santa Cruz
- SCZ: Santa Cruz Island (SBA Co.)
- SDG: San Diego
- SFO: San Francisco
- SIS: Siskiyou
- SJQ: San Joaquin
- SLO: San Luis Obispo
- SMT: San Mateo
- SOL: Solano
- SON: Sonoma
- STA: Stanislaus
- TRI: Trinity
- TUL: Tulare
- TUO: Tuolumne
- YOL: Yolo
- VEN: Ventura
- YUB: Yuba

* Presumed extinct in these counties.

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Botanical Field Surveys

Ecosystems West botanists conducted botanical surveys of the proposed Marmo's Project site on 7 August and 16 August. During these site visits, we characterized all habitat types occurring on the site, and recorded data on physiognomy, dominant and characteristic species, topographic position, slope, aspect, substrate conditions, hydrologic regime, and evident disturbance for each habitat type. In classifying the habitat types on the site, we consulted the generalized plant community classification schemes of Holland (1986) and Sawyer and Keeler-Wolf (1995). Our final classification and characterization of the habitat types of the study area was based on field observations. Most of the special-status species listed in Table 1 would have been identifiable at the time of our surveys.

WildlifeBackground Review of Literature and Data Sources

Ecosystems West wildlife biologists searched special-status species databases and reviewed literature in order to find any occurrence records of sensitive species within the vicinity of the proposed project area. Database sources include the 2001 CNDDDB occurrence records for the Watsonville West and Watsonville East USGS 7.5' quadrangles. Sources reviewed for current agency status include the USFWS Federal Register (1999b, 1999c) for Threatened and Endangered species as well as for Proposed and Candidate species for listing under the federal Endangered Species Act, and the CDFG for species listed as Threatened or Endangered by the State of California under CEQA, and for those listed as "Species of Special Concern" (CDFG 2001b, c).

Additional sources reviewed for sensitive species include the CDFG draft Mammal Species of Special Concern (1998) and the Western Bat Working Group's (WBWG) list of species considered 'High Priority' (1998). According to the CDFG Special Animals List, species designated as 'High Priority' are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats" (CDFG 2001c). These species fall under state regulatory authority under the provisions of the CEQA Guidelines.

The following individuals were consulted regarding occurrences or previous habitat assessments of California red-legged frogs and western pond turtles: Patricia Anderson, CDFG Wildlife Biologist; Amelia Orton-Palmer, USFWS Ventura Field Office, Wildlife Biologist; Michael Casey, Harding Lawson Associates Wildlife Biologist; David Laabs and Mark Allaback, BioSearch Wildlife Biologists.

Based on information from the above sources, we developed a target list of special-status wildlife species that may occur in the vicinity of Marmo's Trailer Park and these species' habitat requirements (Table 2). Table 2 lists wildlife species that meet the criteria for consideration as threatened or endangered. Under Section 15380 of CEQA, a species not included on any list recognized by the state, "shall nevertheless be considered rare or endangered if the species can be shown to meet the criteria" for listing. Thus, State wildlife species of special concern (Remsen 1978, Williams 1986, and Jennings and Hayes 1994) and bats recognized as 'High Priority' by the WBWG (WBWG 1998) meet the current CEQA criteria.

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Table 2. Status and habitat requirements of special-status wildlife species that may occur in the vicinity of the Marmo's Trailer Park Proposal Project Area, Santa Cruz County, California.

Common Name (Scientific Name)	Federal/State/Other Status	Habitat Requirements	Potential Presence in the Project Vicinity
Amphibians			
California red-legged frog (<i>Rana aurora draytonii</i>)	C/SC/-	In the coast range, requires ephemeral or permanent water ponds, reservoirs, or creeks (with slow moving pools during the winter/spring) with water that lasts at minimum until the end of June for reproduction (Reis 1999). During the late summer or fall, adult frogs are known to utilize a variety of upland habitat types with either leaf litter or mammal burrows. Adult frogs are known to travel as much as 3 miles overland in non-riparian habitats to an aquatic site (Scott pers. com 1997).	Potential Unlikely use of upland (non-aquatic) habitat.
California tiger salamander (<i>Ambystoma californiensis</i>)	C/SC/--	Adult tiger salamander is a semi-permanent resident of annual grasslands and valley and foothill woodlands, and is occasionally found along streams. Adults spend most of the year underground in mammal burrows, logs or rocks. The first heavy rains of winter initiate the migration of adults to permanent and temporary ponds (Stebbins 1985). Larvae require ponds, lakes or vernal pools usually in grasslands.	Unlikely
Foothill yellow-legged frog (<i>Rana boylei</i>)	-/SC/--	Associated with rocky or cobble creeks and river beds with sun. They need some slow moving or backwater areas during reproduction so that eggs are not scoured away.	No potential
Santa Cruz long-toed salamander (<i>Ambystoma macrodactylum croceum</i>)	E/E/--	Prefer north and/or east facing oak woodland with a well-developed understory, with burrows and woody debris for upland habitat. They may also utilize riparian woodland or coastal scrub. During the rainy winter months, Santa Cruz long-toed salamanders migrate to seasonal ponds for breeding. Preferred migration corridors are natural drainages with vegetative cover.	No potential

Table 2 (continued)

Common Name (Scientific Name)	Federal/State/Other Status	Habitat Requirements	Potential Presence in the Project Vicinity
Reptiles			
Western pond turtle (<i>Clemmys marmorata</i>)	--/SC/--	Found in ponds, marshes, rivers, streams, and irrigation ditches containing aquatic vegetation. They are usually seen sunning on logs, banks, or rocks near banks. Individuals move up to three or four miles within a creek system, especially during "walk-about" before a female lays eggs. Nest in burrows that can be up to several hundred feet away from river or pond banks in woodlands, grasslands, and open forest.	Potential
Legless lizard (<i>Anniella pulchra</i>)	--/SC/--	Associated with moist, sandy loose soils for burrowing. Forages for invertebrates under leaf litter of plants. Found in coastal sand dunes, washes, woodlands, chaparral and riparian areas.	No potential
Birds			
American white pelican (<i>Pelecanus erythrorhynchos</i>)	--/SC/-- (Note: protection refers to nesting sites)	Nests on islands in inland rivers and bays, free of mammalian predation.	Does not nest in project area but observed in Pinto Lake.
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	--/SC/--	Large trees near or bordering coastal lagoons, estuaries, rivers, and large ponds. (Note: protection refers to rookery sites)	Does not nest in project area but observed in Pinto Lake.
Great egret (<i>Ardea alba</i>)	--/S/-- (Note: protection refers to rookery sites)	Breeds in marshes, swamps, irrigation ditches, tidal estuaries, and fresh and brackish water margins. Usually in colonies of ten to thousands. Forages alone or in groups in shallow waters (Ehrlich <i>et al.</i> 1988).	Does not nest in project area, potential to use Pinto Lake.

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Table 2 (continued)

Common Name (scientific Name)	Federal/State/Other Status	Habitat Requirements	Potential Presence in the Project Vicinity
Great blue heron (<i>ardea herodias</i>)	--/S/-- (Note: protection refers to rookery sites)	Rock cliffs or in tall trees near water.	Does not nest in project area, potential to use Pinto Lake.
California least tern (<i>terna atillarum towni</i>) Pacific coast populations	E/S/-	Sandy or gravelly areas free from mammalian predators.	Does not breed in Project Area; present on Pinto Lake.
California black rail (<i>aterallus jamaicensis cturniculus</i>)	--/I/--	Dense vegetation in fresh and brackish water marshes or ponds with tulles, and cattails, or riparian areas with a well-developed understory.	Unlikely
Hipple martin (<i>rogne subis</i>)	--/S/--	Cavity nesters in riparian areas or on the edges of woodlands. They often use old woodpecker holes (Scott <i>et al.</i> 1987), cavities used by tree swallows or vertical holes under highway bridges. Require open areas for foraging.	Low potential
Yellow warbler (<i>tendroica ptechia bewsteri</i>)	--/S/--	Breed in a variety of habitats (Zeiner <i>et al.</i> 1990), but primarily in deciduous riparian woodlands and shrub habitats with open riparian canopy along streams and lakes, especially where substantial areas of riparian habitat remain along major creeks and rivers. Forage in areas with dense undergrowth among a variety of riparian tree types.	No potential

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Table 2 (continued)

Common Name (Scientific Name)	Federal/State/Other Status	Habitat Requirements	Potential Presence in the Project Vicinity
Willow flycatcher (<i>Empidonax trillii</i>)	--/E/--	Willow flycatchers fly out from favored perched to feed on flying insects. Prefer to perch at low to medium height in willow trees and riparian shrubs. Favor willow riparian habitats during migration as well as during the breeding season.	No potential
Yellow-breasted Chat (<i>Icteria virens</i>)	--/SC/--	Associated with dense riparian habitats with a well-developed understory (Roberson 1985); forage at various heights by gleaning insects from leaves and bark, and feed on small fruits. Typically form nests in dense riparian vegetation 1-8 feet above the ground (Harrison 1978; Ehrlich <i>et al.</i> 1988).	No potential
Bank swallow (<i>Riparia riparia</i>)	--/T/-- (Note: protection refers to nesting sites)	Nest in colonies in earth burrows along vertical banks or cliffs near water.	No nesting potential, observed feeding.
Least Bell's Vireo (<i>Vireo bellii pusillus</i>)	E/E/--	Nest in dense low to mid canopy layers of riparian corridor in vegetation such as willow and wild rose (Thelander 1994).	No potential
California horned lark (<i>Eremophila alpestris actia</i>)	--/SC/--	Nest and forage in low growing grassland habitats such as native prairie or non-native grasses that have been grazed.	No potential
Loggerhead shrike (<i>Lanius ludovicianus</i>)	--/SC/--	Associated with grassland or shrub habitat with plentiful lizards and insects for foraging. Hang/store prey items on thorns or barked wire.	Unlikely

Table 2 (continued)

Common Name (Scientific Name)	Federal Status	Habitat Requirements	Potential Presence in the Project Vicinity
Tricolored blackbird (<i>Agelaius tricolor</i>)	/SC/- (Not protected refers to nest/eggs)	Nest in colonies in dense riparian vegetation, along rivers, lagoons, lakes and ponds. Forage for insects over grasslands or aquatic habitats.	No nesting potential
Burrowing owl (<i>Athene cunicularia</i>)	/SC/-	Open grassland habitats with low-growing vegetation. Use abandoned burrows, especially of ground squirrels, for roost and nest sites. Prefer areas interspersed with raised perches (bushes or fence posts). Forage on small mammals, lizards and insects.	Unlikely
Northern harrier hawk (<i>Circus cyaneus</i>)	-SC/-	Grasslands, prairie, savanna, sloughs, wet meadows, and marshes. Nest on the ground or in thick vegetation near the ground. Forage mainly on voles but will also take birds, carrion, snakes, frogs and insects.	No nesting potential
Sharp-shinned hawk (<i>Accipiter striatus</i>)	/SC/-	Nest in a variety of habitats, including deciduous riparian forest, but are commonly associated with dense stands of smaller conifers (Zeiner et al. 1990a). Often hunt in openings in forest or woodland, using adjacent woodland for cover.	No nesting potential
Cooper's hawk (<i>Accipiter cooperii</i>)	-SC/-	Nesting habitats include dense stands of forest or woodland with relatively high crown closure and open understory in deciduous riparian forest, live oak woodland, or second-growth conifers, usually near stream courses (Call 1978; Zeiner et al. 1990a).	No nesting potential
White-tailed kite (<i>Elanus aeruleus</i>)	FP/-	Nest in conifers near open habitats such as grasslands or margins of sloughs/wetlands with high abundance of small mammals (largely meadow voles) and lizards for foraging.	Unlikely
Golden eagle (<i>Aquila chrysaetos</i>)	-SC/-	Nest in woodlands or forest near open grassland areas for foraging.	No nesting potential

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Table 2 (continued)

Common Name (Scientific Name)	Federal/State/Other Status	Habitat Requirements	Potential Presence in the Project Vicinity
Bald eagle (<i>Haliaeetus leucocephalus</i>)	T/E/--	Nest within 3 miles of lakes, rivers or EF evoir with significant fish or waterfowl for prey.	No potential
Osprey <i>Pandion haliaeetus</i>	--/SC, S/-- (Note: protection refers to nesting sites)	Perennial nests become very large (Ehrlich <i>et al.</i> 1988). Nest near rivers, lakes and coastlines. Large nest is made primarily of sticks, in living trees or snags. High nest fidelity.	No nesting potential.
Long-eared owl (<i>Asio otus</i>)	--/SC/--	Utilize abandoned stick nest of other large birds or squirrel nests (Ehrlich <i>et al.</i> 1988). Utilize a variety of wooded habitats (including orchards) near both water and open habitats for foraging. Opportunistic feeders but forage mostly on rodents.	No potential
Short-eared owl (<i>Aiso flammeus</i>)	--/SC/--	Nest in low growing vegetation in prairie, savanna, marsh and meadow habitats (Ehrlich <i>et al.</i> 1988).	No potential
Mammals			
Pallid bat (<i>Antrozous pallidus</i>)	--/SC/HP	Maternity roost and day roost habitat occurs in bridge crevices and ledges, oak tree cavities (both mature or medium-aged coast live-oak woodland, and coast live-oak savanna) and in cavities and bark of the Monterey Pines.	Potential
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	SC/SC/HP	Potential maternity roost and day roost habitat occurs in bridges and buildings, in hollow redwoods or in <u>large</u> tree cavities, particularly oaks.	Potential
Fringed myotis (<i>Myotis thysanodes</i>)	SC/**/HP	Potential maternity roost habitat occurs in bridge crevices and ledges, oak tree cavities (both mature or medium-aged coast live-oak woodland and coast live-oak savanna) and in cavities and under exfoliating bark.	Potential

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Table 2 (continued)

Long-legged myotis (<i>Myotis volans</i>)	SC/SC, **/HP	Potential maternity roost and day roost habitat occurs in bridge crevices and ledges, and in the exfoliating bark on dead limbs and snags.	Potential
Yuma myotis (<i>Myotis yumaensis</i>)	SC/SC/--	Roost in a variety of habitats including buildings, trees, mines, caves, bridges and rock crevices.	Potential
Long-eared myotis (<i>Myotis evotis</i>)	SC/**/--	Roost in hollow trees, under exfoliating bark, rock crevices, stumps, under bridges and occasionally in mines and caves.	Potential
Western red bat (<i>Lasius blossevillii</i>)	--/**/HP	Roost in deciduous foliage of riparian habitat.	Potential
Monterey dusky-footed woodrat (<i>Neotoma fuscipes luciana</i>)	--/SC/--	Associated with riparian, oak woodland and redwood forest habitats. Build stick nests on ground, under or in buildings or in hollow trees.	Potential

Federal Status

- E = Endangered: Any species, which is in danger of extinction throughout all, or a significant portion of its range. (USFWS 1999c)
 T = Threatened: Any species, which is likely to become an endangered species within the foreseeable future throughout all, or a significant portion of its range. (USFWS 1999c)
 SC = Federal Special Concern species (CDFG 2001 c)

State Status

- E = Endangered: A native species or subspecies of animal which is in serious danger of becoming extinct throughout all, or a significant portion of its range, due to loss of habitat, change in habitat, over exploitation, predation, competition and/or disease. (CDFG 2001b)
 T = Threatened: A native species or subspecies that, although no presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts. (CDFG 2001b)
 SC = CDFG Species of Special Concern are taxa given special consideration because they are biologically rare, very restricted in distribution, declining throughout their range, or at a critical stage in their life cycle when residing in California or taxa that are closely associated with a habitat that is declining in California (e.g., wetlands) (CDFG 2001 c)
 ** = Included on CDFG 1998 draft list of Mammal Species of Special Concern (CDFG 2001 c)
 S = California Department of Forestry and Fire Protection: Sensitive (CDFG 2001c)

Other

- HP = Considered "High Priority" on the Western Bat Working Group's Western Bat Species Regional Priority Matrix. (WBWG 1998)

Wildlife Field Surveys

Ecosystems West Wildlife Biologists conducted both a reconnaissance level habitat assessment for special-status wildlife species as well as focused visual surveys for California red-legged frog (*Rana aurora draytonii*) and western pond turtle (*Clemmys marmorata*) on 8 and 16 August 2001. Walter Heady conducted the day portions of the USFWS protocol habitat assessment and field surveys for the California red-legged frog in the proposed project area and adjacent potential habitats on 8 and 16 August 2001. A canoe was used to survey the shoreline and aquatic habitat along and adjacent to the project site. Brian Mori conducted the night survey portion of the protocol for California red-legged frog (CRLF) on 7 and 13 August. The night surveys were conducted with one person walking along the bank and another either wading or using a float tube to survey the shoreline from the water. The habitat assessment included describing all known potential habitats within one mile of the project site and documenting all known occurrences within five miles of the project site, as recommended in the "U.S. Fish and Wildlife Service Guidance on Site Assessment and Field Surveys for California Red-legged Frogs" (USFWS 1997). The Ventura USFWS Field Office prefers and requires the 1997 Site Assessment Guidance (Ms. Noell pers. com. June 2000).

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RESULTS

Vegetation Characterization

The site is located at 324 Amesti Road along the southwest edge of Pinto Lake, Watsonville, California. The project area encompasses an upper flat that is mostly agricultural, a steep brushy slope, a lower terrace directly above the shoreline and the shoreline itself. A raspberry field and a ruderal field, with a road that separates the fields from the disturbed edge above the steep brushy slope, dominate the upper flat. The soil is compacted clay loam classified as Pinto loam, 2 to 9 percent slopes by the U.S.D.A., Soil Conservation Service (1980). Planted trees are scattered along the road's periphery and between the road and the slope edge. Species include: black walnut (*Juglans hindsii*), black locust (*Robinia pseudo-acacia*), Monterey pine (*Pinus radiata*), and Douglas-fir (*Pseudotsuga menziesii*). A few heritage coast live oak trees (*Quercus agrifolia*) are scattered on this upper flat as well. There are two abandoned buildings and a few more concrete platforms. Overall the upper flat is heavily disturbed and, with exception of the oaks, is comprised mostly of non-native annual grasses and herb species such as slender wild oat (*Avena barbata*), annual wild rye (*Lolium multiflorum*), California blackberry (*Rubus ursinus*), poison hemlock (*Conium maculatum*), green dock (*Rumex conglomerata*) and thistle (*Cirsium* spp.).

A steep north-facing slope overlooks Pinto Lake above the existing trailer park. The soil here is also compacted clay with most likely no history of agricultural disturbance. The soils on the slope are identified as Tierra-Watsonville complex, 15 to 30 percent slopes. The slope is densely vegetated with shrub species. The vegetation is dominated by California blackberry, with poison oak (*Toxicodendron diversilobum*) and coyote bush (*Baccharis pilularis*). Along the periphery non-native species such as poison hemlock and bull thistle (*Cirsium arvense*) are abundant. The slope has a few heritage coast live oaks. The slope is mainly dry scrub with a couple of natural springs. A small stand of cattails (*Typha latifolia*) (three to five cattails) is growing where one spring seeps out, at the bottom edge of the slope, close to the west end of the park.

The lower terrace, the current site of Marmo's trailer park, is heavily disturbed and highly impacted. This terrace consists mostly of highly compacted and swept dirt and highly compacted gravel or pavement. There is a general absence of vegetation. A cinder block retaining wall runs the length of the terrace down the middle, parallel to the shoreline. Rows of planted sycamore trees (*Platanus racemosa*) occur between the trailers and the shoreline. A few heritage size coast live oak trees occur on the lower terrace, mostly at each edge of the parcel and along the base of the slope. There is also a large, permanent building with what seem to be an old native sycamore tree growing up through the building. Above this permanent building there is a small flat area with acacia trees (*Acacia decurrens*). Non-native grasses, thistles and poison hemlock dominate this flat. Acacia trees and California blackberry are growing along the fence along the southern boundary of the property.

The shoreline supports a 15-foot maximum buffer of vegetation that is non-contiguous, broken by completely denuded areas of highly compacted soil. The shoreline supports healthier habitat on the western end than the eastern end of the project area. The vegetation along the shoreline consists of: bulrush (*Scirpus* sp.), water pepper (*Polygonum hydropiperoides*), swamp knotweed (*Polygonum amphibium* var. *emersum*), yellow waterweed (*Ludwigia peploides*), curly dock (*Rumex crispus*), California blackberry, blue elderberry (*Sambucus mexicana*), and occasional

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arroyo willow (*Salix lasiolepis*). Directly outside the project boundary in each direction is intact shoreline habitat with dense, overhanging willows and aquatic vegetation dominated by bulrush.

Special-Status Plant Species and Sensitive Habitats

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No special-status plant species were observed in the study area during our surveys. Due to the lack of suitable habitat and the highly disturbed nature of most of the study area, it is unlikely that any special-status plant species occur in the area.

One CNDDDB "high priority" habitat (Holland 1986; CDFG 2000) occurs within the study area. The shoreline vegetation would delineate as disturbed freshwater marsh/riparian vegetation, which is recognized as a sensitive habitat. The small stand of cattails growing where one of the spring seeps out at the bottom edge of the slope, close to the west end of the park is too small to fall under the jurisdiction of the Army Corps of Engineers (Corps), although it meets wetland criteria.

Special-Status Wildlife

Amphibians

Ecosystems West biologists did not observe any California red-legged frogs during the day or night surveys. The only amphibians we observed were bullfrogs (*Rana catesbeiana*). During the night survey on 7 August 2001 we observed/heard roughly 20 bullfrogs (*Rana catesbeiana*) along the shoreline. A few bullfrogs were calling from nearby islands. Most bullfrogs measured about 2 – 3.5 inches snout vent length. One bullfrog, which was giggered by a local resident, was about 6.5 inches snout vent length (B. Davilla, pers. com.). During the night survey on 13 August 2001 we observed/heard 18 bullfrogs along the shoreline. A couple bullfrogs were also calling from nearby islands. Table 3 summarizes the survey findings, including dates, times, water and air temperatures.

Table 3. Results of two day and two night surveys for California red-legged frog, western pond turtle and other listed species at Marmo's Trailer Park in Watsonville, California.

Date	Day or night	Survey times	Air temperature	Water temperature	CRLF Or evidence	Western pond turtle or evidence	Any evidence of listed species
7 August	night	2045-2145hrs	64 °F	----	No	NO	NO
8 August	day	1300-1550hrs	72.86 °F	75.74 °F	No	NO	NO
13 August	night	2045-2145hrs	62 °F	----	No	NO	Yes (bats)
16 August	day	1350-1630hrs	78 °F	74 °F	No	No	No

Due to the presence of bass, bluegill, catfish, trout, carp, crappie and other predatory sport fish species (local resident pers. corn.), to the presence of bullfrog in Pinto Lake, and to the lack of shallow or isolated waters within the project site, it is highly unlikely that CRLF would use the Pinto Lake shoreline within the project area for reproduction.

Although unlikely, there is a potential for adult CRLF to travel within the project boundary. However, no CRLF were observed anywhere within *the* project boundaries *or* nearby during any of the day or night surveys at Marmo's Trailer Park. The portion of the shoreline with intact aquatic plant life and the heavily vegetated slope between the two benches are the only areas within the project boundary that may provide potential aestivation or refuge habitat for CRLF, although this potential is extremely low. These two areas are not slated for construction activities.

There are no recorded occurrences of CRLF within Pinto Lake or within one mile of the project site. There are a number of still water environments within one mile of the project site (Figure 2). Habitat suitability for CRLF in these nearby still water environments, as well as in the remainder of Pinto Lake is unknown. Ecosystems West is not aware of any focused surveys for CRLF that have verified either the potential use or non-use of nearby waters. College Lake is an annual lake without aquatic vegetation or adjacent cover and is surrounded by agricultural fields. The status of CRLF in College Lake is unknown. However, one adult CRLF has been reported to occur at the confluence of Casserly Creek and College Lake (Harding ESE 2001), approximately 2 miles from the project site. CRLF are also known to occur in ponds located off White Road, approximately 5 miles from the project site (CNDDDB 2001). In 1999 Dana Bland conducted protocol level surveys for CRLF at Kelley Lake, approximately 3 miles from the project site, but none were found. More than 10 adult CRLF were reported to occur in the east branch of Hanson Slough (CNDDDB 2001) approximately 3.5 miles from the project site. In 1999 Brian Mori observed one adult CRLF near Murphy's Crossing on the Monterey County side of the Pajaro River in an agricultural ditch (Harding ESE 2001). This location is approximately 6.5 miles from the Manno's Trailer Park project site. No CRLF have been reported to occur in the Pajaro River, however, protocol level surveys are lacking.

For the same reasons described above California tiger salamanders (CTS) (*Ambystoma californiense*) are unlikely to occur in the project area. In addition, the general trend of highly compacted soil, lack of vegetation and relative lack of pre-existing mammal burrows also make it unlikely that CTS would inhabit Manno's Trailer Park:

Reptiles

The results of our CNDDDB (2001) search revealed that David Suddjian observed 23 western pond turtles (*Clemmys mamorata*) in the northern portion of Pinto Lake (Occurrence No. 91). EcoSystems West biologists did not observe any western pond turtles within the project site during surveys. The shoreline along Pinto Lake at Marmo's Trailer Park supports a 15-foot maximum buffer of native aquatic habitat that is broken by expansive denuded areas with heavily compacted soil. Directly above the shoreline lies the trailer park, which is heavily disturbed, The ground is either heavily compacted dirt that is swept, compacted gravel, or pavement. A cinderblock retaining wall with a minimum height of three feet runs most of the length of the park, parallel to the shoreline. This wall poses a significant barrier to turtle movement into the



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Figure 2. Marmo's Pinto Lake RV Park Project Site and Surrounding Area. Environmental Review Initial Study

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upslope portions of the parcel. Other than the narrow shoreline, the slope between the two terraces is the only habitat that may be suitable. The slope is thickly vegetated by blackberry, poison oak, and coyote bush. This slope is not proposed for development. Above this slope the upper flat is mostly agricultural, disturbed by human activity, and offers little habitat value. There are expanses of intact riparian and lakeshore habitat with intact upland oak savannah, nearby and adjacent to the project site but not within the project site. Due to the intensely disturbed conditions existing at Marmo's Trailer Park, turtles would most likely utilize the nearby intact habitat rather than Marmo's Trailer Park.

Birds

Bank swallow (*Riparia riparia*) were observed feeding in the vicinity of Marmo's Trailer park, but no potential for nesting habitat was observed within the project area. Double-crested cormorant (*Phalacrocorax auritus*) and American white pelican (*Pelecanus erythrorhynchos*) were consistently observed on Pinto Lake and resting on islands offshore of Marmo's Trailer park. With exception to one pelican that is a resident (local resident, pers. corn.), American white pelicans use Pinto Lake as a stop off during migration. Juvenile double-crested cormorants were also observed on Pinto Lake. A California least tern (*Sterna antillarum browni*) was observed perched on a buoy in the middle of Pinto Lake. No potential nesting habitat for California least tern was observed within the project area.

Many of the birds listed as potential in Table 2 may utilize adjacent or nearby intact habitat for feeding as well as nesting. Therefore they may pass through, roost or perch in the heritage oak trees within Marmo's Trailer Park. Due to the already developed and highly disturbed nature of the trailer park it is unlikely that any special-status bird species nest in the project area,

Mammals

Bats were observed feeding in and around the project area during the night surveys but were not identified to species. All of the bat species listed in Table 2 have potential to occur within the project site at Marmo's Trailer Park. The most likely roosting habitats for bats on site are the heritage oak trees and the permanent buildings. Walter Heady searched the permanent building on the lower terrace for bats on 16 August. No bats were observed within the building at this time. No evidence of bats was observed either. However, there was a light on, that would discourage bats from using the building. In addition, the floor had been recently swept, removing any evidence of guano. Further, we did not observe all areas of the building. Adequate access does exist for bats to enter the building. Therefore there is definite potential for bats to utilize the building.

Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*) were not observed within the project area. The steep vegetated slope is the only portion of the project area that provides potential habitat for the woodrat. This area is not slated for development.

Summary of Special-Status Wildlife

In summary, Marmo's Trailer Park is already heavily disturbed and altered. With exception to bats, of potential special-status species listed in Table 2, none were observed within the project

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PROJECT IMPACTS, AVOIDANCE AND MITIGATION MEASURES

Significance Criteria

The California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations Title 14, Section 15000 et. seq.) state that a project would generally be considered to have a significant adverse impact on the environment if it would:

1. substantially reduce the number, threaten to eliminate a community, affect the habitat, or restrict the range of a rare, endangered, or threatened plant or animal, or a candidate species for listing as rare, endangered, or threatened;
2. substantially interfere with established native resident or migratory wildlife corridors;
3. substantially diminishes habitat for wildlife or plants;
4. cause a fish or wildlife population to drop below self-sustaining levels;
5. have significant adverse impacts on special-status habitats, such as significant riparian lands, wetlands, or marshes; or
6. eliminate important examples of the major periods of California history or prehistory. (Section 15065(a) and Appendix G of the CEQA Guidelines)

This report concludes that there is no likelihood that the construction of the proposed project will adversely affect special-status plant and wildlife species, including the state and federally listed species identified in Tables 1 and 2. While impacts on wildlife are expected to be less-than-significant under CEQA, given what is known about habitat conditions and species requirements, it should be noted that in the unlikely event that a special-status species is encountered during project construction activities, the project will be required to comply with all applicable provisions of the state and federal Endangered Species Acts. If a federally listed species is encountered, a USFWS Section 7 consultation or a Section 10(a) permit will be required to authorize an "incidental take" of that species during the construction phase of the project. In addition, a Memorandum of Understanding (MOU) with CDFG will be required to "take" any state-listed Endangered, Threatened or any sensitive species (e.g. species of Special Concern).

The following measures are recommended to minimize or avoid all impacts on biological resources.

Botany

No special-status plant species occur within the project area; therefore it is unlikely there would be any direct or indirect significant impacts to special-status plant species as a result of project actions.

The following measures are recommended to mitigate the potential impacts of project actions to botanical resources:

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Environmental Review Initial Study

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area or are expected to use the project area for breeding or nesting. Some special-status birds were observed either on Pinto Lake or in nearby intact habitat.

All of the special-status species in Table 2, listed as having potential to occur, would most likely occur either in nearby intact habitat, or in portions of the Marmo's property that will not be greatly altered by the development. The steep heavily vegetated slope, the heritage oak trees, and the shoreline within the project area do have potential to provide permanent habitat for special-status birds and bats as well as a resting area for special-status birds, bats, western pond turtle and CRLF that may be passing through. Due to the already existing heavily impacted nature of Marmo's Trailer Park, it is not likely that any listed species will occur in the areas proposed for construction activities.

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PROJECT IMPACTS, AVOIDANCE AND MITIGATION MEASURES

Significance Criteria

The California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations Title 14, Section 15000 *et. seq.*) state that a project would generally be considered to have a significant adverse impact on the environment if it would:

1. substantially reduce the number, threaten to eliminate a community, affect the habitat, or restrict the range of a rare, endangered, or threatened plant or animal, or a candidate species for listing as rare, endangered, or threatened;
2. substantially interfere with established native resident or migratory wildlife corridors;
3. substantially diminishes habitat for wildlife or plants;
4. cause a fish or wildlife population to drop below self-sustaining levels;
5. have significant adverse impacts on special-status habitats, such as significant riparian lands, wetlands, or marshes; or
6. eliminate important examples of the major periods of California history or prehistory. (Section 15065(a) and Appendix G of the CEQA Guidelines)

This report concludes that there is no likelihood that the construction of the proposed project will adversely affect special-status plant and wildlife species, including the state and federally listed species identified in Tables 1 and 2. While impacts on wildlife are expected to be less-than-significant under CEQA, given what is known about habitat conditions and species requirements, it should be noted that in the unlikely event that a special-status species is encountered during project construction activities, the project will be required to comply with all applicable provisions of the state and federal Endangered Species Acts. If a federally listed species is encountered, a USFWS Section 7 consultation or a Section 10(a) permit will be required to authorize an "incidental take" of that species during the construction phase of the project. In addition, a Memorandum of Understanding (MOU) with CDFG will be required to "take" any state-listed Endangered, Threatened or any sensitive species (e.g. species of Special Concern).

The following measures are recommended to minimize or avoid all impacts on biological resources.

Botany

No special-status plant species occur within the project area; therefore it is unlikely there would be any direct or indirect significant impacts to special-status plant species as a result of project actions.

The following measures are recommended to mitigate the potential impacts of project actions to botanical resources:

- Once the existing buildings and temporary RVs are removed, all concrete and other debris should be cleared from the site.
- The site should be revegetated using propagules from native species present in the adjacent riparian habitat, in consultation with a qualified revegetation specialist. Plantings of woody species should be derived from cuttings from nearby individuals, or should otherwise be derived from local stock in order to ensure their genetic compatibility with local populations.

Several heritage coast live oaks occur within the project area. These oaks represent intact native vegetation as well as providing usable habitat for wildlife. If at all possible final project design should avoid removal of coast live oaks. If these oaks are not removed, they could sustain damage as a result of construction activity under the dripline of the trees, including damage to branches or trunks as a result of the operation of construction vehicles as well as damage to the root system from trenching, other excavation or soil compaction. This damage could weaken or kill these trees.

- Project design should avoid removal of mature trees to the maximum extent feasible.
- Wherever feasible (i.e., where trees are to be retained and are located far enough from building footprints or other built features), prohibit encroachment of construction activities within the drip-line of mature trees. Construction fencing should be erected just outside the drip-line of these trees in order to prevent encroachment..

Wildlife

It is unlikely that any of the special-status species in Table 2 occur in the study area due to the already existing heavily impacted nature of Marmo's Trailer **Park**. Therefore is unlikely that any of the special-status species will be significantly impacted by the proposed development. There is no breeding habitat for California red-legged frogs, California tiger salamanders or western pond turtles within the project site. The only potential upland habitat for these species occurs in the steep heavily vegetated slope between the upper flat and lower terrace but it is unlikely that they would use this habitat because of the degraded quality of the immediately surrounding habitat and the barrier that the cinder block wall poses, as well as because of the availability of preferable habitat outside of the project site. Moreover, it is unlikely that these species would occur on the project sites as transients. Although there is an unlikely chance for occurrence, we propose the following Best Management Practices to ensure that no impacts occur to these special-status species.

- Protective fencing should be erected so as to keep construction vehicles and personnel from impacting vegetation adjacent to the project site.
- Initial construction activities (including grading and vegetation removal) should not occur when it is raining.
- The contractor should contract a wildlife biologist permitted with the appropriate agencies' to move special-status species in the event that a special-status species is found on site during construction.

- A biological monitor should be on site during initial grading and vegetation removal activities to monitor for special-status wildlife. The biological monitor will meet with the construction crew at the onset of construction to educate the construction crew on the following: (1) the need for the biological monitor's to examine the ground before and during debris and vegetation removal and during initial grading activities; (2) to agree upon a method which will insure the safety of the monitor during such activities; (3) the proper procedures if a special-status animal or any other animal is encountered within the construction impact area.

Construction activities can result in loss of riparian vegetation, coast live oaks and general wildlife habitat.

- Removal of trees, encroachment of construction activities under the drip line of trees, grading and concomitant removal of vegetation should be confined to the minimum amount necessary. Protective fencing should be erected if necessary to ensure minimization of construction impacts to less disturbed habitats throughout the project area.

It is unlikely that any special-status birds nest in the project area. If construction is scheduled to occur during the nesting season (spring or summer), there is a potential to impact special-status nesting birds within 100 feet of the construction activities.

- Pre-construction surveys should occur during the spring or summer for nesting birds, including raptors and owls to confirm that no special-status birds are nesting in the project area or within 100 feet of construction activities.

Several special-status bird species were observed on islands offshore from Marmo's RV Park: American white pelican, double-crested cormorant, great egret, great blue heron, and California least tern, a state and federal endangered species.

Construction activities and development could affect aquatic wildlife, including birds and western pond turtles, by impacting water quality in the area. This could include influx of construction materials, concrete, petroleum products, and hazardous materials, as well as increased influx of sediments due to erosion of the shoreline. We recommend the following the Best Management Practices for maintaining water quality in the lake:

- No fueling or maintenance of equipment should take place along the shoreline or in the lake. Mechanical equipment should be serviced in designated staging areas located away from the lake and associated habitat. Water from equipment washing or concrete wash down should be prevented from entering the lake.
- All removed and excess material should be disposed of off-site and away from the flood plain, outside areas subject to Corps jurisdiction.
- Erosion control and bank Stabilization measures should be implemented to assure that disturbed banks do not erode. In addition, when possible, alternative bank protection methods such as restoration of native vegetation, root wads, or other bioengineering methods of stabilization should be used.

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Environmental Review Initial Study

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APPLICATION 02-0065

- Disturbance or removal of vegetation should not exceed the minimum necessary to complete operations. Construction fencing or flagging should be installed to projected vegetative and riparian set back areas. Vegetation removed or impacted during construction, should be revegetated with local stock.
- Re-grading and revegetation should occur as soon after completion of construction activities as possible.
- Storm water pollution prevention plan in final project design may require agency consultation.

The above special-status bird species may also be impacted by land use changes resulting from the proposed development. Increased resident population in the area as well as improved access to the lake may increase disturbance to bird species roosting, foraging, and nesting in shoreline vegetation and on offshore islands. We recommend the following Best Management Practices to protect the special-status bird resources off shore:

- Final project design for restoration of shoreline should include clearly delineated access routes to the lake and viewing platforms that otherwise discourage foot traffic in other areas of the shoreline vegetation.
- A resident education program about the special-status bird resources offshore should be developed and should occur periodically. This program should include explanations about natural history and special-status species in the area, and should encourage residents to keep to the designated paths and lake accesses, and to enjoy bird viewing from a distance. Signs posted along the shoreline should outline these same topics.
- The final project design should include measures to reduce night-lighting pollution into the riparian zones and trees of roosting or nesting birds (e.g. light set backs, or use of low-to the ground-foot lighting instead of tall street lamps).

Potential roosting habitat for the pallid bat, Townsend's big-eared bat, fringed myotis, long-legged myotis, Yuma myotis, long-eared myotis and Western red bat occurs in the existing permanent buildings and in mature trees, particularly heritage coast live oaks trees, while suitable foraging habitat occurs along the lake shoreline. There is the potential for a short-term impact to maternity or foraging roosts.

- A survey for bats should occur prior to the destruction of any buildings.
- Pre-construction surveys for roosting or nesting bats should occur 30 days prior to construction activities, and if possible, prior to 1 May, when bats typically begin to establish nest sites. The surveys should determine if the bats discussed above are actively using the area and if trees slated for removal have characteristics that make them suitable roosting habitat (eg., hollows, broken limbs, etc.)
- The contractor should hire a bat biologist permitted with the appropriate agencies to handle and move bats if present. Alternate habitat may need to be provided if bats are to be excluded

from maternity roost. If this is the case, a roost with comparable spatial and thermal characteristics should be constructed in the same structure. CDFG should be consulted regarding specific designs.

.Wetlands

The shoreline vegetation (disturbed freshwater marsh/riparian vegetation) represents a sensitive habitat and provides wildlife habitat, especially on the west end of the project area. Encroaching construction activities could destroy vegetation, compact soil, and further degrade the area. Any construction activities along the shoreline should be avoided. We recommend the following the Best Management Practices for protecting the wetland habitat along the shoreline:

- The proposed 60 ft setback from the high water line to the road (except at the Community Building parking area which allows a 30 ft setback) should be maintained throughout construction. Protective fencing should be erected to ensure minimization of construction impacts.
- Any riparian areas cleared for construction access should be monitored one year after construction. If riparian vegetation **are** not regenerating vigorously, these areas should be revegetated with locally derived native species in consultation with a qualified revegetation specialist, as described above.

Construction activities and development could also impact water quality in the area. This could include influx of construction materials, concrete, petroleum products, and hazardous materials, as well as increased influx of sediments due to erosion of the shoreline. We recommend the following Best Management Practices for maintaining water quality in the lake:

- Storm water pollution prevention **plan** in final project design may require agency consultation.
- No fueling or maintenance of equipment should take place along the shoreline or in the lake. Mechanical equipment should be serviced in designated staging areas located away from the lake and associated habitat. Water from equipment washing or concrete wash down should be prevented from entering the lake.
- All removed and excess material should be disposed of off-site and away from the flood plain, outside areas subject to Corps jurisdiction.
- Erosion control and bank stabilization measures should be implemented to assure that disturbed banks do not erode. In addition, when possible, alternative bank protection methods such as restoration of native vegetation, root wads, or other bioengineering methods of stabilization should **be** used.
- Disturbance or removal of vegetation should not exceed the minimum necessary to complete operations. Vegetation removed or severely trampled during construction should be revegetated with local stock.

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- Re-grading and revegetation should occur as soon after completion of construction activities as possible.

The conversion from temporary RV sites to permanent manufactured rental housing may result in the removal of a seep supporting a stand of cattails, at the bottom edge of the slope, toward the west end of the **park**. This wetland is not large enough to fall under Corps jurisdiction. However, if feasible, this seep and the other seeps should be avoided during construction activities.

- Wherever feasible, project design should avoid grading and vegetation removal around seeps. Construction fencing should be erected around seep sites.
- Wherever feasible, landscaping design should incorporate preservation of seeps into final plans.

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PERSONAL COMMUNICATION

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 ATTACHMENT 23
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APPENDIX 1:

SPECIES LIST FROM FOUR SURVEYS AT MARMO'S RV PARK

Amphibians

Bullfrog	<i>Rana catesbeiana</i>
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Birds

Pied-billed grebe	<i>Podilymbus podiceps</i>
American white pelican	<i>Pelecanus erythrorhynchos</i>
Double-crested cormorant	<i>Phalacrocorax auritus</i>
Black-crowned night-heron	<i>Nycticorax nycticorax</i>
Green heron	<i>Butorides virescens</i>
Canada goose	<i>Branta Canadensis</i>
Mallard	<i>Anas platyrhynchos</i>
Chinese goose	<i>Anser cygnoides</i>
Domestic goose	<i>Anser domesticus</i>
Red-tailed hawk	<i>Buteojamaicensis</i>
American coot	<i>Fulica americana</i>
Killdeer	<i>Charadrius vociferous</i>
Ring-billed gull	<i>Larus delawarensis</i>
Caspian tern	<i>Sterna caspia</i>
Least tern	<i>Sterna antillarum</i>
Anna's hummingbird	<i>Calypte anna</i>
Western scrub jay	<i>Aphelocoma californica</i>
Bank swallow	<i>Riparia riparia</i>
Northern rough-winged swallow	<i>Stelgidopteryx serripennis</i>

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Chesnut-backed chickadee	<i>Poecile rufescens</i>
Bewick's Wren	<i>Thryomanes bewickii</i>
American robin	<i>Turdus migratorius</i>
California towhee	<i>Pipilo crissalis</i>
Song sparrow	<i>Melospiza melodia</i>
Red-winged blackbird	<i>Agelaius phoeniceus</i>
Brewer's blackbird	<i>Euphagus cyanocephalus</i>
American goldfinch	<i>Carduelis tristis</i>

0860

Mammals

Unidentified bat species

Domestic cat *Felis silvestris*

Striped skunk *Mephitis mephitis*

Rat *Rattus rattus*



0861
COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

Desiree Espinoza
77 Aspen Way, Suite 103
Watsonville, CA 95076

November 1, 2001

**SUBJECT: Archaeological Reconnaissance Survey for
Application 01-0432 APN 050-421-01**

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel named above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development. Please contact me at (831) 454-3134 if you have any questions regarding this review.

Sincerely,

Chris Sciacca
Planning Technician

Enclosure: 1

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EXHIBIT D

EXHIBIT B

0862

SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 050-421-01

SCAS Project #: SE - ~~99~~ ⁰¹ - 885

Planning Permit #: 01-0432

Parcel Size: about 5000 sq. ft.

Applicant: Desire Espinoza

Nearest Recorded Prehistoric Site: CA-SCR-178 and CA-SCA-113

On 10-12-01 (2) members of the ~~Santa~~ Santa Cruz Archaeological Society spent a total of (1/2) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The Preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified..

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program: Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

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ATTACHMENT

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03/22/02 DS9
09:24:51

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSDR385

APPL NO: 02-0065
SENT TO PLNR: 3/13/02
ROUTING NO: 1

REVIEW AGENCY: CAL DEPT OF FORESTRY/COUNTY FIRE
REVIEWER: JAR
VERSION NO: 2

0863

COMMENTS:

building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

FIRE FLOW requirements for the subject property are "to be determined" GPM.

Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE

FIRE FLOW information can be obtained from the water company.

SHOW on the plans a fire hydrant, meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. (paint yellow).

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RTNG
PF19=PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY
PA2=EXIT

**Environmental Review Initial Study **

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02-0065

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EXHIBIT D

03/22/02 DS9
09:24:53

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALS DR385

APPL.NO: 02-0065 REVIEW AGENCY: **CAL DEPT OF FORESTRY/COUNTY FIRE** 0864
SENT TO PLNR: 3/13/02 REVIEWER: JAR
ROUTING NO: **1** VERSION NO: 2

COMMENTS:
Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an **UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must** be prepared by the designer/installer. The plans shall comply with the **UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.**

Building numbers shall be provided on each dwelling unit. Numbers shall be 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

72 hour minimum notice is required prior to any inspection and/or test.
Note: As a condition of submittal of these plans, the submitter, designer

.....
PF7/8=~~PREV/NXT~~ AGCY 10/11=~~PAGE COMM THIS~~ RING 12/13=~~OTHER RTNGS-THIS~~ AGCY
PF19=~~PREVIOUS SCREEN~~ PA2=~~EXIT~~

.....
Environmental Review Initial Study
ATTACHMENT 25
Application 02-0065

03/22/02 DS9
09:24:55

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSADR385

APPL. NO: 02-0065
SENT TO PLNR: 3/13/02
ROUTING NO 1

REVIEW AGENCY: CAL DEPT OF FORESTRY/COUNTY FIRE
REVIEWER: JAR
VERSION NO 2

0865

COMMENTS:.....

and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Note: The items above should be listed in a section called "Fire Notes". As per a meeting on 3-1-02 with Jennifer Hutchinson, hydrant spacing around the complex should be spaced at a maximum of 500 feet with a hydrant near the "barn". The need for a 13R system was discussed in the R-1 occupancies. The need for a 20 foot main access road was discussed. There will be separate

~~PF7/8=PREV/NXT AGCY~~

~~10/11=PAGE COMM THIS RTNG~~
~~PF19=PREVIOUS SCREEN~~

~~12/13=OTHER RTNGS-THIS AGCY~~
~~PA2=EXIT~~

Environmental Review Initial Study
ATTACHMENT 25
Application 02-0065

171

82

EXHIBIT D

03/22/02 DS9
09:24:57

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

ALPDR385
ALSDR385

APPL NO: 02-0065
SENT TO PLNR: 3/13/02
ROUTING NO: 1

REVIEW AGENCY: CAL DEPT OF FORESTRY/COUNTY FIRE
REVIEWER: JAR
VERSION NO: 2

0866

COMMENTS:

.....
sprinkler and underground plumbing permits required. These are
obtained through this office at Felton. If there are questions
contact Bryan Weber @ 831-335-6748.

===== UPDATED ON MARCH 1, 2002 BY BRYAN WEBER =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====

MISCELLANEOUS COMMENT:

===== REVIEW ON MARCH 1, 2002 BY BRYAN WEBER =====
===== UPDATED ON MARCH 1, 2002 BY BRYAN WEBER =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RTNG
PF19- PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY
PA2-EXIT

Environmental Review Initial Study
ATTACHMENT 25
Application 02-0065

172

03/22/02 DS9
09:24:36

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSDR385

APPL.NO: 02-0065 REVIEW AGENCY: DPW ROAD ENGINEERING
SENT TO PLNR: 3/19/02 REVIEWER: JRS
ROUTING NO: 1 VERSION NO: 1

0867

COMMENTS:

COMPLETENESS COMMENT:

===== REVIEW ON MARCH 19, 2002 BY JACK R SOHRIAKOFF =====

The project plans need to be revised to include appropriate dimensions of the parking and circulation areas. All parking and circulation parameters are recommended to meet current County design criteria standards. The traffic impacts associated with the proposed project are considered to be negligible. The existing recreational vehicle park trip rate is estimated to be approximately 0.48 trips per occupied site for the evening peak hour. The proposed use is expected to generate approximately 0.54 trips per unit during the evening peak hour. The project is proposed to add one more unit than what was previously approved

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY
PF19-PREVIOUS SCREEN PA2-EXIT

Environmental Review Initial Study
ATTACHMENT 26
Application 02-0065

173

82
EXHIBIT D

03/22/02 DS9
09:24:40

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALS DR385

APPL. NO: 02-0065
SENT TO PLNR: 3/19/02
ROUTING NO: 1

REVIEW AGENCY: DPW ROAD ENGINEERING
REVIEWER: JRS
VERSION NO: 1

0868

COMMENTS:
for the recreational park. Therefore, the net increase in the evening peak hour is estimated at less than one new trip. The project is not expected to be required to provide a traffic impact study for the proposed use. The trip rates noted above are from the 6th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. These trip rates will be sent to you for your reference.

MISCELLANEOUS COMMENT:

===== REVIEW ON MARCH 19, 2002 BY JACK R SOHRIAKOFF =====
The Board approved a waiver of all Transportation Improvement Area fees for the conversion of the recreational vehicle park. Therefore, TIA fees are not required.

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM MISC RING
PF19=PREVIOUS SCREEN

12/13=OTHER RINGS - THIS AGCY
PA2=EXIT

Environmental Review Initial Study

ATTACHMENT 26

Application 02-0065

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EXHIBIT D



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

0869

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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: DESIREE ESPINOZA FOR MID PENINSULA HOUSING COALITION

APPLICATION NO: 02-0065

APN: 050-421-01

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

Negative Declaration
 (Your project will not have a significant impact on the environment.)

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. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: MAY 1, 2002

MELISSA ALLEN

Staff Planner

Phone: (831) 454-3181

Date: March 28, 2002

175

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 EXHIBIT D

NAME: Mid- Peninsula New Communities Association
APPLICATION: 02-0065
A.P.N.: 50-421-01

ATTACHMENT

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0870

NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that the mitigation measures B through H are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting at the site. The following parties shall attend: grading contractor supervisor, Mid Peninsula project manager, project geotechnical engineer, project civil engineer, project biologist, County Geologist and Environmental Planning staff. The permit conditions and grading schedule shall be reaffirmed by all parties, tree protection fencing will be inspected, results of the pre-construction surveys for special status bats, wood rats and nesting birds will be collected, Storm Water Pollution Program Permit (SWPPP) will be reviewed, and the destination for any excess fill shall be identified at that time.
- B. In order to minimize the potential for damage to the project from landsliding and liquefaction, and for slope instability to occur off site:
1. The development shall comply with all recommendations of the geologic report (Nolan, Zinn and Associates, "Geologic Investigation of Marmo's Pinto Lake RV Park, 5 February, 2002), the geotechnical report and addendum letter (Haro, Kasunich and Associates, February 2002 and 19 March, 2002), and the acceptance letter of the technical reports (Joe Hanna, County Geologist, Memo to P. Levine, March 20, 2002).
Prior to approval of grading and/or building permits the applicant shall submit review letters from both the project geologist and geotechnical engineer indicating that all recommendations, including earthwork, drainage control, setbacks from slopes, debris fence location and specifications, and foundation design have been met and are reflected on the grading and building plans;
 2. Prior to the issuance of any permits, the applicant shall submit a final engineered drainage plan for review and approval by the Department of Public Works. The plan shall include:
 - I. specifications for the silt and grease traps that demonstrates they will function properly under conditions of elevated groundwater;
 - II. a system to drain the seeps and springs that will be exposed in the graded slope during excavation. The system shall be sized to accommodate infiltration due to irrigation and septic leachate;
 - III. the plan shall be accompanied by a plan check letter from the project geotechnical engineer and project geologist advising that the plan meets the recommendations of the geotechnical and geologic reports
 3. The project geotechnical engineer and the project geologist shall be on site to perform regular inspections during grading and construction. Prior to final inspection of the grading permit or any building permit, the applicant shall submit a final letter of approval from the project geotechnical engineer and project geologist for review and approval by the County Geologist:
 4. The final sewage treatment plan shall indicate the direction that the leachate will flow. If that flow will be directed off site the plan shall be accompanied by a letter from the project geotechnical engineer advising that either the leachate will not create slope instability, or proposing specific measures to mitigate any potential instability. The measures, if any are proposed, shall be integrated into the project plans.
- C. In order to prevent erosion on the property and to protect surface water quality by preventing turbid runoff from entering Pinto Lake:
1. The project civil engineer shall analyze whether the fill in front of the retaining wall at the lakefront may have an impact on wave patterns, and prescribe methods that will prevent erosion of that fill during high stands of Pinto Lake. Those methods shall be integrated into the project grading, erosion control, and revegetation plans;

- 0871
2. Prior to the pre-construction meeting, the applicant shall install a silt fence along the thirty foot and fifty foot riparian setback boundaries, to both filter runoff and prevent accidental incursion into the buffer zones. The fence shall remain in place during all operations and shall not be removed until final erosion control and revegetation is in place. The fence shall be inspected frequently and kept in good repair. Intercepted material shall be cleaned out after each major storm and before it causes failure of the fence;
 3. Prior to issuance of the Building Permit, the applicant shall submit a final erosion control plan for review and approval by the Planning staff, which correlates with the plan approved by the Regional Water Quality Control Board (RWQCB) as the basis for the SWPPP. The plan shall include the following elements: a clearing and grading schedule, clearly marked disturbance envelope, temporary driveway surfacing and construction entry stabilization, location of all filter and barrier elements, and specifications for revegetation of bare areas, both temporary cover during construction and permanent planting. Winter grading (October 15 through April 15) will not be approved for this project.
 4. In case that groundwater is encountered during excavation, the applicant shall promptly contact the RWQCB for direction and recommended methods to contain and/or filter water before it is discharged to Pinto Lake. Chemical stabilization of unsuitable earth material is not an approved technique due to the proximity of the lake;
- D. In order to prevent untreated runoff from paved areas from entering Pinto Lake, the applicant shall maintain the silt and grease traps according to the following monitoring and maintenance procedures:
1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
 2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October Inspection. The owner of the buildings shall submit the report to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- E. In order to reduce impacts on wildlife using the riparian area and the shoreline, the applicant shall:
1. Prior to public hearing, revise the fence plan such that wildlife movement parallel to the shoreline will not be interrupted by solid fencing. The project biologist shall review and approve the design of fence;
 2. Submit an exterior lighting plan to County Planning staff for review and approval. This plan, which shall be submitted as part of the construction drawings submitted for a building permit, shall show the minimum number of exterior lights necessary for security purposes, and shall demonstrate that the design of the outdoor lighting will not direct light toward the riparian area.
- F. In order to reduce impacts to other wildlife, prior to disturbance on the site, the applicant shall arrange for the project biologist to complete pre-construction surveys for the following:
1. Special status species of bats that may occupy the buildings and large trees that will be removed. To avoid the potential of disturbing maternal roosts, the survey shall be completed prior to April 15. If bats are identified, they shall be excluded from the roosts;
 2. Nesting, special status birds. This survey shall occur no more than 14 days before the start of disturbance. If occupied nests are identified, there shall be no disturbance within a certain buffer zone around the nest until the project biologist can verify that the young have been fledged. The project biologist shall specify the minimum buffer for the particular species. If disturbance cannot be phased to allow the full buffer to be respected, the California Department of Fish and Game biologist shall be contacted for specific alternative direction.
- G. In order to mitigate the loss of mature oak trees and to mitigate the loss of riparian vegetation, prior to issuance of any permits, the landscape and revegetation plan shall be revised as follows:
1. The plans shall show temporary chain link fence placed at the dripline of each tree shown as

2. The civil engineer shall work with the landscape architect to identify modifications that can be made to the grading plan to retain additional trees while still meeting the stability goals of the earthwork. Further, the engineers shall indicate the areas on the regraded slope where replacement trees are appropriate. Coast Live Oaks shall be added at those locations;
 3. The mix of tree species shall be revised such that wherever conditions are favorable for Coast Live Oak, that is the species that will be specified;
 4. Notes shall be added to indicate that any area where riparian vegetation is disturbed shall be monitored by the landscape architect or project biologist for one year. If the native vegetation is not returning in vigorous condition it will be replaced at a 3: 1 ratio with appropriate follow up care and monitoring. Riparian plantings shall consist of plant material propagated from local stock.
- H. In order to ensure that noise levels at the homes closest to the sewer treatment facility do not exceed the maximum of 60 dBl. that is specified in the General Plan, the applicant shall revise the plans to indicate that the blower system will be contained in an underground vault. Alternatively, the applicant may submit a letter from an acoustical engineer that evaluates the design of any above grade structure that is proposed to house the blower and verifies that the exterior noise will not exceed the threshold at the closest sensitive receptor.

Project Title: Mid-Peninsula New Communities at Pinto Lake ATTACHMENT

Lead Agency: County of Santa Cruz
Street Address: 701 Ocean Street
City: Santa Cruz Zip: CA

Contact Person: Paia Levine
Phone: (831) 454-3178
County: Santa Cruz

Project Location
County: Santa Cruz City/Nearest Community: Watsonville 0873
Cross Streets: Amesti Road, & Green Valley Rd. Total Acres: 27
Assessor's Parcel No. 50-421-01 Section: _____ Twp: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 1, 152 Waterways: Conalitos, Salsipuedes, Green Valley Creeks, Pajaro, Sycuan System, Pinto, College & Jeffrey Lakes.
Airports: Watsonville Muni. Railways: _____ Schools: Amesti, Conalitos Union, White, Hall, Watsonville H.S., Salsipuedes, Monte Vista.

Document Type
CEQA: NOP Supplement/Subsequent Early Cons EIR (Prior SCH No.) Neg Dec Draft EIR
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other _____

Local Action Type
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other Affordable Housing, 52 units

Development Type
 Residential: Units 52 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ Watts _____
 Waste Treatment Type _____
 Hazardous Waste: Type _____
 Other _____

Project Issues Discussed in Document
 Aesthetics/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other _____

Present Land Use/Zoning/General Plan Use
overnight trailer park / CA-PR / Agriculture - Open Spa

Project Description
The applicant proposes to convert a recreational vehicle park to a permanent occupancy, affordable, residential park to include 52 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. This proposal requires a Residential Development Permit, an Agricultural Buffer Reduction, Riparian Exception, Geologic Report Review, Soils Report Review, Biotic Assessment and Preliminary Grading approval to grade approximately 23,000 cubic yards. Primary access to the site will be from Amesti Road.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

KEY
ATTACHMENT
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

NOTE: County of Santa Cruz has not sent project documents to any of these agencies.

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing
- Aeronautics
- California Highway Patrol
- CALTRANS District # _____
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare
- Health Services _____
- State & Consumer Services
- General Services
- OLA (Schools)

- Environmental Affairs
- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (_____)
- Youth & Adult Corrections
- Corrections
- Independent Commissions & Offices
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

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Public Review Period (to be filled in by lead agency)

Starting Date 4/1/02

Ending Date 5/1/02

Signature [Signature]
Deputy Environmental Coordinator

Date 3/22/02

Agency (Complete if applicable):

Agency Name: _____

Address: _____

City/Zip: _____

State: _____

Phone: (____) _____

or Tom Pohle, Redevelopment Agency
 831-454-2224

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes: _____

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EXHIBIT D
 Revised October 1999



County of Santa Cruz

0875

ATTACHMENT 4

BRUCE DAU, Chairperson
DAVE MOELLER, Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES - March 21, 2002

MEMBERS PRESENT

Bruce Dau
Ken Kies
Sam Earnshaw
Lud McCrary

STAFF PRESENT

Joan Van Der Hoeven
Dave Moeller
Pat Tabula
Michelle Green

OTHERS PRESENT

Darlene Dinn
Fran Wagstaff
Desiree Espinoza
Dennis Kehoe
Andrew Delucchi

1. The meeting was called to order by Chairman Dau at 1:35 p.m.
2. a) Approval of February 21, 2002 APAC Minutes

Motion by Commissioner McCrary, seconded by Commissioner Kimes to approve February 21, 2002 minutes. Motion passed unanimously.
- b) Additions/corrections to Agenda - None
- 3, ~~Review of APAC's Correspondence: The Commission acknowledged receipt of the following:~~
 - a) ~~LAFCO Notice of Public Hearing & Environmental Determination - annexations to the City of Watsonville. Darlene Dinn, Farm Bureau, gave an update on LAFCO annexation.~~
4. Notice of Pending Action pursuant to County Code Section 16.50.095 (g)

Proposal to construct a one story addition and to remove an existing, one story single-family dwelling. Requires an Agricultural Buffer Determination. Project located on the east side of Lindero Drive approximately 1/4 mile south from Crest Drive.
Applicant: Daryl Woods Application #01-0569
APN: 046-241-47
Planner: Cathleen Carr

EXHIBIT E

Motion passed unanimously.

7. b) APN: 050-421-01 Applicant: Mid Peninsula Housing Coalition/Desiree Espinoza

Proposal to convert a recreational vehicle park to a permanent occupancy, affordable residential park to include 52 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. Requires an Agricultural Buffer Determination. Property located on the northeast side of Amesti Road (324 Amesti Road) at Pinto Lake, about 0.5 miles northwest from Green Valley Road in Watsonville. 0876

Joan Van Der Hoeven gave the staff report and recommended the commission approve the Agricultural Buffer Reduction from 200 feet to about 40 feet from the adjacent CA zoned property known as APN 050-421-02 proposed under Application #02-0065 based on findings and conditions enclosed in Agenda packet.

Several current residents spoke in support of this project.

APR 15 '00 12:50PM SANTA CRUZ AG COMM.

P.5/5

Desiree Espinoza, Applicant, gave a short presentation on how funding restrictions apply to farm worker housing, why they would like barrier conditions changed to chain link fencing vs. wood, and reasoning for placement of proposed community center.

Fran Wagstaff, Mid-Peninsula Housing Coalition, gave a brief presentation on other projects their organization has completed.

Motion by Commissioner Rimes, seconded by Commissioner McCrary to accept proposal with fence changed to 6 ft. cyclone fence with slats and vegetative barrier (non-edible plants) and requirement for tenants to sign statement of acknowledgment with lease.

Motion passed unanimously.

There being no further business, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,

David W. Moeller
Executive Secretary

DWM:pt

Application Number: 02-0065
APN: 050-421-01

ATTACHMENT 4

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: March 21, 2002 0877
Agenda Item: No. 8
Time: After 1:30 p.m.

**STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY
COMMISSION**

APPLICATION NO: 02-0065
APPLICANT: Desiree Espinoza
OWNER: Mid Peninsula Housing Coalition

PROJECT DESCRIPTION: Proposal to convert a recreational vehicle park to a permanent occupancy, affordable, rental, residential park, to include 52 residential units (including a manager's unit), a community center, two playgrounds, site parking and circulation, and three lake viewing docks. Requires an Agricultural Buffer Determination.

LOCATION: Property located on the northeast side of Amesti Road (324 Amesti Road), at Pinto Lake, about a half mile northwest from Green Valley Road in Watsonville.

FINAL ACTION DATE: 6/21/02 (per the Permit Streamlining Act)
PERMITS REQUIRED: Agricultural Buffer Reduction

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration pending
COASTAL ZONE: ___ yes no

PARCEL INFORMATION:
PARCEL SIZE: 27.167 acres
EXISTING LAND USE: PARCEL: Recreational vehicle park, agriculture
SURROUNDING: Agriculture, single-family residential
PROJECT ACCESS: Amesti Road
PLANNING AREA: Pajaro Valley
LAND USE DESIGNATION: Agriculture (A), Lakes, Reservoirs, Lagoons (PK-L)
ZONING DISTRICT: Commercial Agriculture (CA)
SUPERVISORIAL DISTRICT: Second

ENVIRONMENTAL INFORMATION:

Item	Comments
a. Geological Hazards	a. County Fault zone
b. Soils	b. 162, Pinto Loam, 2-9% slopes 174, Tierra Watsonville complex, 15-30% 177, Watsonville loam, 2-25% slopes
c. Grading	c. 23,098 cu yds cut, 18,808 cu yds fill
d. Tree removal	d. N/A
e. Biotic Resource	e. Assessment completed
f. Scenic	f. Not a mapped resource
g. Drainage	g. Adequate, Zone 7

- | | |
|---------------------------|---|
| h. Traffic | h. No significant increase |
| i. Archaeology | i. Mapped no resources found |
| j. Roads | j. Adequate |
| k. Agricultural Resources | k. Type 2C, Limited Agricultural land in utility assessment districts |

SERVICES INFORMATION:

Within Urban Services Line: ___ yes X no
Water supply: City of Watsonville
Sewage Disposal: Private septic system
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7

ANALYSIS & DISCUSSION:

Project Description:

This is a proposal to convert a recreational vehicle park to a permanent occupancy, affordable, rental, residential park to include 52 residential units (including a manager's unit), a community center, two playgrounds, site parking with 119 parking spaces and circulation, and three lake viewing docks, on a 27.167 acre parcel. The project is located on the northeast side of Amesti Road, approximately 0.5 miles northwest from Green Valley Road in Watsonville. The Commercial Agriculture (CA) zoned site is within 200 feet of Commercial Agricultural land to the east, Single-family Residential (R-1-9) land to the west, and immediately adjacent to Pinto Lake to the north. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to about 40 feet from APN 050-421-02 to the east.

Discussion & Analysis:

The project site is located within the Pajaro Valley planning area. The parcel is approximately 27.167 acres in area and is developed with the recreational vehicle park to the north, adjacent to Pinto Lake, and developed with less than 6.3 acres of bush bemes on the southern portion of the project site, adjacent to Amesti Road. A 200 foot buffer separates the on site agriculture from the on site residential use.

The property is known as the Marmo Trailer Park and was established in 1927. Over the years, the park changed from a recreational camping facility to a year-round permanent occupancy area. Mid Peninsula Housing Coalition purchased the property in June 2000 and has worked diligently with the County to correct health and safety code violations and to develop the required zoning ordinance, Section 13.10.685, to facilitate the conversion of the temporary occupancy trailer park to permanent manufactured housing rentals targeted for low income families.

The subject property is occupied by two gently sloping terraces separated by a moderately steep slope. The upper terrace adjacent to Amesti Road occupies the southwestern half of the property and is part of the regionally continuous terrace that is above both Pinto Lake and the flood plain for Corralitos Creek. The boundaries of

0879

the lower terrace are defined by the shoreline of Pinto Lake and the toe of the moderately steep slope. The Geologic Investigation prepared for the site indicates potential issues with earth flow/slumping and seismic shaking and liquefaction due to location in the proximity of the Zayante Fault, which shall require mitigation (Exhibit G). The Geotechnical Investigation prepared for the site recommends specific structural setbacks from the top of the major break-in-slope on site and debris fences at the base of the slope (Exhibit F). Engineered drainage plans with erosion control measures shall be required. The modular homes proposed are highly suited to withstand earthquakes and meet all Seismic Zone 4 Uniform Building Code requirements.

A Biological Assessment was prepared for the project site to map habitat types within the project area and to identify any special status habitats, plants and wildlife (Exhibit E). The upper portion of the project site is developed with raspberry fields with coast live oak trees, some walnut, black locust, firs and pines on the periphery. The steep north-facing slope overlooking Pinto Lake above the existing trailer park is vegetated with shrubs such as blackberry, poison oak and coyote bush. There is a general absence of vegetation, other than non-native grasses and thistles on the lower terrace, the current site of Marmo's trailer park. Vegetation on the shoreline of Pinto Lake consists of bulrush, water pepper, swamp knotweed, blackberry, elderberry and willow. No special status plant species were observed. The shoreline area is recognized as a sensitive habitat. No special status California red legged frog or western pond turtles were observed during surveys undertaken for this assessment. Bank swallows, double crested cormorants and American white pelicans have been observed passing through the area, but due to the already developed and highly disturbed nature of the trailer park, the biologists conclude that it is unlikely that any special status bird species nest in the project area. Bats were observed in the heritage oak trees on site. No removal of heritage oak trees is planned.

An Archaeological Reconnaissance survey was completed for the project on November 1, 2001. The research concluded that pre-historical cultural resources were not evident at the site (Exhibit I).

The project lies beyond the Urban Services Line and will be served by a private septic system (Exhibit D, Environmental Health approval), and has approval for connection to water service by the City of Watsonville (Exhibit H).

The parcel carries an Agriculture General Plan designation and the implementing zoning is Commercial Agriculture. The portion of the parcel proposed for conversion from temporary trailers to permanent modular housing has existed on the site since 1927, in conjunction with agricultural production on the Amesti Road frontage portion of the parcel. Commercial agricultural land is situated immediately adjacent to the property and within 200 feet from the project to the east at Assessor's Parcel Number 050-421-02 (Yonemura Nursery). The wholesale plant nursery is located approximately 40 feet distant from the closest habitable structure on the Marmo property, the Community Center and Managers residence building, and about 120 feet distant from the closest manufactured rental homes. A private road/driveway is located along the property boundary with the nursery. County Code Section 13.10.685 (e) 6 & 7, Conversion of transient occupancy recreational vehicle and travel trailer parks to permanent occupancy parks, indicates that "A six-foot high solid

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EXHIBIT E

wood fence or masonry wall shall be provided along the side and rear property lines of the park to insure security and separation from adjacent properties. Fences and/or gates in the front yard shall be allowed only if they are compatible with the character of the neighborhood, and shall not exceed three feet in height unless it can be demonstrated that it will not adversely affect sight distance, as determined by the Department of Public Works and the applicable fire district. A plan for the development and maintenance of landscaping for the park shall be submitted for review and approval by the Planning Department. Landscaping shall be installed to provide screening between adjacent development and the permanent units, and to enhance the open space areas, as appropriate.” These requirements are consistent with the Agricultural Buffer Setback requirements of County Code Section 16.50.095.

0880

A reduced agricultural buffer from the adjacent CA land to the east is recommended due to the fact that the development is proposed to replace existing temporary structures in the original location, which has existed there since 1927. The project will not reduce existing commercial agricultural operations on site along the Amesti Road frontage of the subject property.

A reduced setback of 40-feet from the adjacent IO-acre Yonemura wholesale nursery site (APN 050-421-02), would not compromise any agricultural activity on that parcel. Fencing, landscaping and the existing access driveway have separated the temporary travel trailer campground from adjacent farming operations over the years and are required to be maintained by ‘both the agricultural buffer setback policies of the General Plan Chapter 5.13 and County Code Section 16.50.095 and the trailer park conversion ordinances of County Code Section 13.10.685. Habitat protection considerations for protected species of western pond turtles and bats, and special status birds, and significant topographic differences, prevent expansion of agricultural activities into this area adjacent to Pinto Lake. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION: Staff recommends that your Commission approve the Agricultural Buffer Reduction from 200 feet to about 40 feet from the adjacent CA zoned property known as APN 050-421-02 proposed under Application #02-0065 based on the attached findings and recommended conditions.

EXHIBITS

- A. Project plans by SSA Landscape Architects dated February 2002
- B. Zoning and General Plan maps
- C. Assessor’s Parcel Map 050-42
- D. Discretionary Application comments
- E. Biotic Report by Ecosystems West dated September 2001
- F. Geotechnical Investigation, Haro/Kasunich dated February 2002
- G. Geologic Investigation, Nolan/Zinn dated 2/5/02
- H. City of Watsonville, Water will serve letter dated 9/14/01
- I. Archaeological Survey, Chris Sciacca dated 11/01/01
- J. Design Guidelines, dated 2/08/02

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Application Number: 02-0065
APN: 050-42 1-01

ATTACHMENT 4

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.

0881

Report prepared by: Joan Van der Hoeven
Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone Number: (831) 454-3140
Email: pln140@co.santa-cruz.ca.us

Report reviewed by: Cathy Graves
Cathy Graves
Principal Planner
Development Review
Santa Cruz County Planning Department

Appeals: Any property owner or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with Chapter 18.10 of the Santa Cruz County Code.

**REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION,
COUNTY CODE SECTION 16.50.095(b)**

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR

A six-foot high solid wood fence shall be provided along the east side property line adjacent to APN 050-421-02 (Yonemura wholesale nursery) to insure security and separation from the adjacent property. Landscaping shall be installed inside the fencing (on the Marmø side) to provide screening between the adjacent commercial agriculture property and the permanent units, and to enhance the open space areas, as appropriate. The landscaping plan shall be submitted for review and approval by the Planning Department.

3. A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR
4. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

**REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON
OR ADJACENT TO COMMERCIAL AGRICULTURAL LAND, COUNTY
CODE SECTION 16.50.095(e).**

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON OR ADJACENT TO TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND

WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

0883

The subject parcel is zoned Commercial Agriculture (CA) Type 2C, Limited Agricultural Land in Utility Assessment Districts, and Agriculture (A) General Plan designation. The 27.167 acre parcel is currently under agricultural production on the Amesti Road frontage with about 8 acres of raspberries. No reduction in existing agricultural acreage is proposed with this application. The parcel is within 200 feet of CA , Type 2C zoned land, APN 050-421-02. APN 050-421-02 is a 10 acre wholesale nursery. The applicant is proposing a 40 foot setback from this property line, to be buffered with solid wood fencing and a permanent evergreen, drought tolerant, native vegetative screen.

REQUIRED SPECIAL FINDINGS FOR ‘CA’ AND ‘AP’ USES

(County Code Section 13.10.314)

a) All Uses

1. THAT THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS OF THE AREA.

The 27.167-acre project site is immediately adjacent to Pinto Lake and has not been actively farmed in the area adjacent to the water body due to topography. About 8 acres of land immediately adjacent to Amesti Road is under bush berry production. This proposal will not negatively impact the existing agriculture on the project site, as the development will replace existing development in the same location. The permanent affordable rental housing will be buffered from existing agriculture on the project site by a 200-foot setback. The establishment of the permanent housing on the northern portion of the parcel will not reduce, restrict or adversely affect agricultural resources or agricultural operations of the area in that the structures have been located to minimize any impacts on adjacent agricultural production land since 1927. Sufficient topographical differences exist between the proposed development and existing agricultural operations on the site and the required fencing and landscaping adjacent to the commercial nursery will prevent any adverse effects to the adjacent agricultural parcel and commercial agricultural operations of the area.

2. THAT THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR THAT NO AGRICULTURAL USE IS FEASIBLE FOR THE PARCEL; OR

The proposed residential use of the northern portion of the subject parcel is ancillary to agricultural uses in the vicinity. The residential use has existed on the northern section of the parcel since 1927. Agricultural use will continue on the Amesti Road frontage of the project site. The location adjacent to Pinto Lake, a County park and wildlife habitat to the north would prohibit use of farm chemicals such as herbicides or pesticides. Small-scale organic farming could potentially be undertaken.

3884

3. THAT THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND
4. THAT SINGLE-FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The permanent residential use is sited towards the rear of the parcel, away from the agricultural production along Amesti Road, and is set back 200 feet to minimize conflicts. Other larger scale farming operations are buffered from the project site by existing roadways (*Amesti Road*). Topographical differences serve to buffer the project from commercial agriculture on the project frontage and the adjacent nursery at APN 050-421-02. A reduced agricultural setback to APN 050-421-02 will be buffered by a six-foot high solid wood fence and permanent evergreen landscaping.

5. THAT THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NONFARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

The conversion of the temporary trailer park to permanent modular rental housing for low income families would not limit the potential of the site for commercial farming operations as there is no reduction in existing agricultural operations proposed in that approximately 6.3 acres remain for crop production. The proposed residential development is sited towards the rear of the parcel, adjacent to Pinto Lake, thereby removing as little land as possible from production.

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**AGRICULTURAL BUFFER DETERMINATION
Conditions Of Approval**

Application Number: 02-0065
Assessor's Parcel Number 050-421-01

Exhibit A: Plans prepared by SSA Landscape Architects dated February 2002

1. This permit authorizes an Agricultural Buffer Setback reduction from 200 feet to 40 feet to APN 050-421-02. 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 required permits for the modular housing.
 - C) Submit a landscape and fencing plan for review and approval by the Planning Department.
2. Prior to issuance of the Development 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 Exhibit A on file with the Planning Department.
 - i) A development setback of a minimum of 40 feet from APN 050-421-02.
 - B) The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks. **All** tenants shall sign a statement of acknowledgement with their lease.
3. Prior to final site inspection, the applicant/owner must meet the following conditions:
 - A) The agricultural buffer setbacks shall be met as verified by the County Planning Department.
 - B) All inspections required by the Development Permit shall be completed to the satisfaction of the Planning Department.
4. Operational Conditions
 - A) All required Agricultural Buffer Setbacks should be maintained. All six-foot solid wood fencing and permanent landscaping adjacent to the fencing shall be maintained. Non-edible plants are to be used.

Application Number: 02-0065
APN: 050-421-01

ATTACHMENT #

B) In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

0886

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

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Joan Vanderhoeven

ATTACHMENT 4

From: Robert A. Smith, R.E.H.S. [Robert.Smith@co.santa-cruz.ca.us]
Sent: Wednesday, April 17, 2002 11:56 AM
To: Craig Drizin (E-mail); Melissa Allen; Joan Vanderhoeven; Paia Levine; Carolyn Watanabe; Tom Pohle
cc: Doug Pearson (E-mail); Rich Wilson (E-mail); John Ricker (E-mail); Rama Khalsa (E-mail); Jim Safranek (E-mail); Robert L. Kennedy (E-mail)
Subject: Septic System permit for Marmos

0887

Hello All,

The Repair/Upgrade permit was issued this morning & Desiree from Mid-Pen has it. Construction is scheduled to start around May 15. The designed system is good for up to 115 bedrooms. Desiree said Planning has reduced the number of units from 52 to 51 which does not affect this permit.

Robert A. Smith, R.E.H.S.
Environmental Health Program Manager
Santa Cruz County Environmental Health Service
701 Ocean Street
Santa Cruz, California 95060
(831) 454-2022
Robert.Smith@co.santa-cruz.ca.us

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EXHIBIT F



County of Santa Cruz

HEALTH SERVICES AGENCY

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073
(831) 454-2022 FAX: (831) 454-3128 TDD: (831) 454-4123

0888

ENVIRONMENTAL HEALTH

www.co.santa-cruz.ca.us/eh/ehhome.htm

April 17, 2002

Mid-Peninsula New Communities Association
77 Aspen Way, Suite 103
Watsonville, CA 95076

**Re: Sewage Disposal System Permit Application #02-097
Assessor's Parcel Number 050-421-01
Address 324 Amesti Road, Watsonville**

Dear Ms. Espinosa:

The Sewage Disposal Permit application submitted by you on March 18, 2002, has been reviewed by the Santa Cruz County Environmental Health Services staff. The application is approved conditional upon your written acceptance of the special operating conditions and possible restrictions associated with the type of sewage disposal system approved for your parcel.

The specific characteristics of your system and the requirements for use of that system are specified in the attached Acknowledgment of Requirements for Use of an Onsite Disposal System with Special Operating Characteristics. You should particularly be aware that a Notice of Onsite Sewage Disposal System with Alternative Technology and Special Operating Conditions be recorded in the official record of Santa Cruz County and your property tax bill will include an annual charge for inspections to ensure the system is functioning properly. The fee covers the cost of site visits, record review, and water quality testing, if required. For new alternative systems, the fee will be reduced after two years of satisfactory performance. For other types of systems, the amount of the fee may be reduced in the future if this type of technology becomes accepted as standard technology in Santa Cruz County, if the system serving this parcel perform satisfactorily, and there is a reasonable expectation that it will continue to perform well in the future.

As property owner, you must sign and return the enclosed "Acknowledgment of Requirements for Use of an Onsite Sewage Disposal System with Special Operating Characteristics" before the permit can be issued and work can proceed.

If you have any questions, please contact me between the hours at (831) 454-2022.

Sincerely,

Robert A. Smith, R.E.H.S.
Environmental Health Program Manager

RS:ls

Enclosures: Acknowledgment of Requirements for Use of an Onsite
Sewage Disposal System with Special Operating Characteristics

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ACKNOWLEDGMENT OF REQUIREMENTS FOR USE OF ONSITE SEWAGE DISPOSAL SYSTEM WITH SPECIAL OPERATING CHARACTERISTICS

0889

CONDITIONS OF SEWAGE DISPOSAL PERMIT NO. 02-097
OWNER: Mid-Peninsula New Communities Association

ATTACHMENT
APN: 050-421-01
SYSTEM NO. 1

4

An application has been submitted for installation and use of an onsite sewage disposal system with special operating conditions on the subject property. As property owner, I hereby acknowledge and agree to comply with the requirements for use of this sewage disposal system, as listed below. I acknowledge that these requirements are conditions of approval of the Sewage Disposal Permit and must be complied with as long as the system installed under that Permit is in use. This Permit and the required conditions specified herein run with the land and are binding on future property owners.

System Characteristics: I acknowledge that the system proposed to serve my property is not a standard onsite sewage disposal system, as specified in County Code Sections 7.38.095 through 7.38.180. Specifically, my system falls into the category indicated below:

- The system utilizes an alternative technology for improved sewage treatment and/or disposal:
- F.A.S.T. Enhanced Treatment System
- Shallow OSI Pressure Distribution
- Geoflow Drip Distribution

This system accommodates the following site conditions:

- Slow percolation soils
- High groundwater

Basic Requirements: I acknowledge and agree to comply with the following requirements to ensure that the system will not malfunction:

1. The County Health Officer shall record with the County Recorder's Office a Notice of Onsite Sewage Disposal System with Alternative Technology and Special Operating Conditions and Limitations. This Notice will describe the system characteristics, requirements of operation and any restrictions on property use.
2. Due to the use of enhanced technology or the possibility of system malfunction, the County Health Officer shall conduct regular inspections of system performance and verify compliance with all requirements which are conditions of the Sewage Disposal Permit, as specified in this Acknowledgment.
3. To pay the costs of these inspections, the property owner will be assessed an annual service charge on the property tax bill, as established by resolution of the Board of Supervisors, corresponding to the Fee Level of this system, as indicated below, In the future these fees may be reduced if this **type** of technology becomes more accepted as standard technology in Santa Cruz County, if the system serving this parcel performs satisfactorily, and if there is a reasonable expectation that it will continue to perform well in the future.
4. If an inspection by the Health Officer reveals that the system is not being operated in compliance with the required conditions of the Sewage Disposal Permit, as specified in this Acknowledgment, the property owner may be subject to a violation reinspection fee pursuant to Section 7.38.290 of the County Code
5. The property owner is responsible for ensuring that any tenants or other occupants of the property comply

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82 EXHIBIT F

ACKNOWLEDGMENT OF REQUIREMENTS FOR USE OF ONSITE SEWAGE DISPOSAL SYSTEM WITH SPECIAL OPERATING CHARACTERISTICS

ATTACHMENT 4
3890 APN: 050-421-01
SYSTEMNO. 1

CONDITIONS OF SEWAGE DISPOSAL PERMIT NO. 02-097
OWNER: Mid-Peninsula New Communities Association

with the required conditions of the Sewage Disposal Permit, as specified in this Acknowledgment.

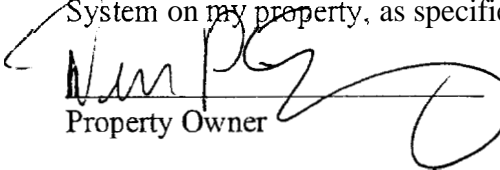
Specific Operating Requirements

- Property owner shall maintain the sewage disposal system at all times to prevent sewage from surfacing on the ground. Required measures shall include: ensuring that all sewage pipes are connected to the disposal systems, pumping the tank out and restricting water use, and seeking a pennit to upgrade the system if necessary.
- The system shall be maintained according to the designer's and manufacturer's requirements.
- The property owner shall maintain a service contract with a qualified operator to periodically inspect, monitor and maintain the system. Monitoring and maintenance reports shall be submitted to Santa Cruz County Environmental Health Service.
- A licensed grade 2 sewage treatment plant operator shall be under contract at all times to operate and maintain all treatment. collection and pumping systems including disposal fields.
- Sampling shall be conducted biweekly from the time of system startup until water quality standards are not in two consecutive samples at which time sampling must be done at least quarterly. Samples of effluent and influent shall include: ammonia, nitrate, organic nitrogen, and BOD.
- Sample results and reports on the operation shall be submitted by the operator to Environmental Health on a quarterly basis
- The system shall be maintained and operated according to the approved plans and specifications.

Restrictions on Property Use

1. The use and occupancy of this property shall be limited so that the maximum daily wastewater flow does not exceed the disposal system capacity, or no more than 19,320 gallons per day, unless the sewage disposal system is upgraded under permit.
2. No remodels will be allowed which increase the size of the structure by more than 500 square feet unless the sewage disposal system is upgraded under permit.
3. No remodels will be allowed which increase the total number of potential bedrooms to more than 115 unless the sewage disposal system is upgraded under permit.

I acknowledge and agree to comply with the requirements for installation and use of the Onsite Sewage Disposal System on my property, as specified above, and the general provisions of County Code Chapter 7.38.

 Date 4/17/02 DESIREE ESPINOZA Date: 4/17/02
 Property Owner Authorized Agent FOR M.P. NEW COMMUNITIES, ASSOC

The initial Fee Level is set at: (circle one) 1 2 3 4 5
which as of this date is \$633 per year

Set by: Debra Smith Approved by: [Signature] Date 4/17/02
 REHS Supervisor

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ENVIRONMENTAL HEALTH SERVICE
SEWAGE DISPOSAL PERMIT CHECKLIST AND DATA SUMMARY

0891

ATTACHMENT 4

ASSESSOR'S PARCEL NUMBER: 050.421.01 NEW **REPAIR/UPGRADE**
 PERMIT APPLICATION DATE: 3.18.02 PERMIT NO: 02-097 SYSTEM# 01
 SFD: BEDROOM TOTAL: _____ MULTIPLE DWELLING: NUMBER OF UNITS: 52 TOTAL BEDROOMS: 115
 COMMERCIAL/INSTITUTIONAL - PEAK GALS. PER DAY _____ USE: _____
 CAUSE: BUILDING MAINTENANCE INSPECTION COMPLAINT PUMPERREPORT SURVEY RECHECK **FAILING** E
 SYSTEM TYPE: STD. NC-EX NC **ALT.** HA OLD OTHER _____
 SYSTEM STATUS: _____ ADDITION ALLOWED NO ONE-TIME 250 SQ. FT. **YES**

IR = INFORMATION REQUIRED DNA = DOES NOT APPLY N.C. NON-CONFORMING WHEN STATUS CHANGES FROM "NO" TO "YES" MAKE CORRECTION
 (MARK IN "NO" COLUMN) (MARK IN "YES" COLUMN) (MARK IN "NO" COLUMN)

YES NO INFORMATION HAS BEEN CHECKED AND MEETS STANDARDS

CHECK FOR NEW DEVELOPMENT

OUTSIDE COASTAL ZONE (ALUS PP4)
 OUTSIDE FLOOD PLAIN (ALUS PP4)
 LOT SIZE ACCEPTABLE SEE ORDINANCE
 INSIDE SLV WATER DIST. DISTRICT NOTIFIED. DATE _____ (ALUS PP4)
 SUBDIVISION FINAL MAP CONDITION CHECKED

APN FILE HAS BEEN THOROUGHLY REVIEWED PRIOR TO PERMIT APPROVAL
 COMPUTER CHECKED FOR RED TAGS OR OTHER VIOLATIONS (ALUS IN3)
 LEACHFIELD IS AS SHALLOW AS POSSIBLE AND MEETS MAXIMUM DEPTH REQUIREMENTS
 LEACHFIELD MEETS SETBACKS TO STEEP SLOPES, BUILDINGS, R/W PROPERTY LINE, ETC.
 PLAN SHOWS RISERS FOR EACH TRENCH
 EXPANSION AREA SHOWN ON PLOT PLAN **GOOD/EQUAL** MARGINAL/PARTIAL NONE
 WATER SYSTEM OD TYPE: PUB. **SH. IND.** IWS# _____ WATER SYS. NAME Watson Bl
 INFORMATION INCOMPLETE NEEDED: _____
 CARD SENT: (DATE) _____
 APPLICATION COMPLETE
 NON STANDARD LETTER/A CKNOWLEDGMENT SENT DATE _____
 REQUIREMENTS: DB WC, PU, DV, OTHER _____
 LOAN PROGRAM APPLICATION FOR CERTIFICATE OF QUALIFICATION

STREAM TYPE (W/IN 250 FT): PER INT/SEAS. DRAINAGE STREAM NAME: _____
 LEACH. SETBACK TO STREAM: _____ FT. METHOD: M E R
 OUTSIDE RIPARIAN CORRIDOR
 IS A WELL WITHIN 250 FEET YES **NO** WELL/LF SETBACK: _____ FT. METHOD: M E R
 GW DEPTH MINIMUM: 1.5 FT. DATE: 1/2002 METH/IOD: **M** E R X W
 GW DEPTH MAXIMUM: _____ FT. DATE: _____ METHOD: **M** E R X W
 GW DEPTH FOR SYS. DESIGN: 1.5 FT. DATE: 1/2002 METHOD: **M** E R X W
 MAXIMUM DRY DEPTH: _____ FT. DATE: _____
 SLOPE AT LEACHFIELD: < 1 %
 EMBANKMENT HEIGHT: _____ FT. EMBANK./LF SETBACK: _____ FT. METHOD: M E R X
 DEPTH TO IMPERVIOUS LAYER _____ FT. METHOD: M E R X
 PERC CATEGORY: 0) <1, 1) 1-5, **2) 6-30**, 3) 31-60, 4) 61-120, 5) > 120 MPI 21.9 m/100
 PERC METHOD: **M** E R X PERC MAX MPI _____ PERC MIN. MPI _____
 SOIL TYPE(S) _____ LOG(S) ON BACK see file
 COMMENTS ON BACK

REHS: RAS DATE: 3/18/2002 SUPERVISOR: [Signature] DATE: 4/17/02 DATA ENTRY BY: _____ DATE: 82

ENVIRONMENTAL HEALTH SERVICE HEALTH SERVICES AGENCY - COUNTY OF SANTA CRUZ
701 OCEAN ST., ROOM 312, SANTA CRUZ, CA 95060 (831) 454-2022

APPLICATION FOR SEWAGE DISPOSAL PERMIT

010001787
P/E 4221

To Be Completed By Applicant:

0892

Owner's Name MID PENINSULA NEW COMMUNITIES ASSOC Assessor's Parcel Number 050-491-01
Mailing Address 77 ASPEN WAY, SUITE 103 City WATSONVILLE State CA Zip 95076
Job Address If Different Than Above 324 ANNESTI ROAD Owner's Phone: (H) _____ (W) 761-7216
Directions to Site _____
Mail Correspondence to: OWNER Applicant's Phone: _____

The Proposed Sewage Disposal System Will Serve:

Single Residence: Number of Bedrooms including dens, offices, guest houses, etc.):
Existing: _____ Proposed (or legalizing) _____ Total: 03/15/02
 Multiple Residences -- Total No. of Units (with kitchens): 52 Total No. of Bedrooms: 115
 Commercial/Institutional Facility -- Describe: _____
Peak daily wastewater flow: _____ GPD (Attach meter records and calculations)
List any other uses on the property: _____
(Must also be shown on plot plan)

Validation	
03/15/02	03/15/02
03/15/02	03/15/02
03/15/02	03/15/02

This Application Is For:

New sewage disposal system to serve new development -- Parcel Size: _____ Date Recorded: _____
 Repair/Replacement of system that serves existing development
 Upgrade of system that serves existing development for addition/remodel purposes
 Septic Tank Only Greywater Sump Only Curtain Drain Only Grease Trap Distribution Device
CONTRACTOR: J.C. RANDOLPH, INC SEWAGE DISPOSAL CONSULTANT: WEBER, HAYES AND ASSOC.

Contractor's License Law Certificate (Complete A or B)
 A. The applicant is licensed under the provisions of the Calif. Contractors License Law under license number 734253 which is in full force and effect.
 E. The applicant is exempt from the provisions of the Calif. Contractors License Law for the following reason: Owner/Builder Other _____
Date 3/15/02 Applicant Signature [Signature]

Worker's Compensation Certificate (Complete A or B)
 A. A currently effective certificate of Worker's Compensation Insurance coverage is on file with Santa Cruz County Environmental Health Service
 B. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any so as to become subject to the worker's comp. laws of Calif.
Date 3/15/02 Applicant Signature [Signature]

I understand that issuance of a permit by Santa Cruz Environmental Health Service implies no guarantee of septic system function. Any subsequent septic system failure will require the owner to have the septic tank pumped and make repairs as necessary to confine sewage below ground surface. I hereby acknowledge that I have read this application and the instructions on the reverse side and state that the formation on this page and the following page is correct, and agree to comply with all County Ordinances and State laws regulating construction of private sewage disposal systems.

Incomplete application for sewage disposal permits will become null and void if all required information is not submitted within one year of date of application. I understand that this permit shall expire: in 24 months after approval if a building permit is not applied for in that time period.

I agree to comply with additional conditions which may be imposed by Staff as listed on the following page to ensure that the system meets standards.

I agree to provide 24-hour notice directly to the Inspector during office hours the morning of the day before an inspection is requested.

I understand that County approval of the Sewage Disposal Permit does not constitute County approval of any illegal building or land use activities that may be present on this site.

I certify that the information contained in this application, particularly pertaining to bedrooms and uses on this site, is accurate.

Date: 3/15/02 Applicant Signature: [Signature] Owner Signature: [Signature]

PERMIT NUMBER: 02097 EHS USE ONLY

The design for the sewage disposal system presented herein meets the standards for: Not Applicable Standard System

* Special Operating System: Fee Level: 1 2 3 4 5 Type: _____

Application Approved by: [Signature] Date: 4/17/02 Supervisor: [Signature] Date: 4/17/02

PERMIT EXPIRES ON 4/17/2004 OR WILL BE VALID AS LONG AS THE BUILDING APPLICATION IS VALID.

APPLICATION FOR SEWAGE DISPOSAL PERMIT - PROPOSED DESIGN FOR SEWAGE DISPOSAL SYSTEM

Plan Revised Date 3/15/02 0893 Permit # 02097

The Following Is To Be Completed By The Applicant:

Assessor Parcel Number 050-494-01
System # (If multiple systems on property)

Water Supply: Public(Company Name): CITY OF WATSONVILLE Shared (Source APN) Individual

My Proposal Is For (check one):

- 1. A new septic system for new development (standard septic system requirements and water supply requirements).
- 2. A repair or upgrade of a system that serves existing development (must meet standard system requirements including expansion area). Future expansion trenches must be shown on plot plan.
- 3. A nonconforming system to serve existing development (cannot meet standard system requirements).
- 4. A haulaway system (parcel can only accommodate less than 50% of leachfield requirements).
- 5. A specific alternative system design: (attach diagram and specifications)

For system types 3, 4, 5, owner or agent must sign an Acknowledgment of Onsite Sewage Disposal System with Special Operating Conditions, and must comply with the requirements specified in the Acknowledgment, which is made a part of this permit). (EHS Staff: If necessary, change category above to match completed permit).

My Proposed System Design Is:

- Gravity Flow
- Pump Up
- Pressure-Distribution

Septic Tank

Septic Tank New Existing Size (gallons): 20,000 Material: FIBERGLASS Brand:
 Pump Chamber New Existing Size (gallons): 2,000 Material: CONCRETE Brand:

Design soil percolation rate range (minutes per inch) (circle choice): <1 1-5 6-30 31 - 60 61 - 120

- Conventional Leaching Device Specifications: Leachfield Greywater Sump
 Number lines Total linear feet width (ft) Effective Depth (ft) Proposed Area (sq.ft)
 Maximum Trench Depth: Existing functional leachfield that meets standards (sq.ft.)
 Distribution Device type ORCA / GEO FLOW Leachfield grand total 108,800
- Chamber Leaching: Brand / Model INFILTRATOR / SIDEWINDER No. Chambers 970 Linear Feet 280
570
- Seepage Pit(s): (allowed only for certain Repair/Upgrade)
 Number: Diameter: Flow depth: Total square feet:

Draw & attach two copies of a plot plan that clearly describes the design (turn page over for plot plan requirements).

EHS USE ONLY

Permit conditions to be satisfied: See file

(Note: Failure to comply with conditions may result in recordation of Notice of Violation.)

INSTALLER

INSPECTIONS:	INSPECTOR	DATE	INSPECTOR	DATE
TANK:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
LEACHING:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DIST. BOX:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
INSP. RISERS:	<u> </u>	<u>n/a</u>	<u> </u>	<u> </u>
ALT. SYSTEM	<u> </u>	<u> </u>	<u> </u>	<u> </u>
WATER CONSERVATION:	<u> </u>	<u>n/a</u>	<u> </u>	<u> </u>

NOTES:

SHOULD THIS SYSTEM BE RECHECKED? WHEN? DESCRIBE WHAT TO CHECK FOR:

COUNTY OF SANTA CRUZ

U S E

-PERMIT-

NUMBER 75-1365-U

ISSUED TO

NELLIE MARMO

187 Ferman Avenue

Watsonville, CA 95076

PARCEL NO.(S) 50-191-01

LOCATION OF USE On the north side of Amesti Road (324 Amesti Road), about one mile west of the intersection of Green Valley Road, Watsonville Area.

PERMITTED USE To reactivate the operation of a 50-space travel trailer park including the 'sale of beer, subject to the following fourteen (14) conditions:

1. This permit shall be for the operation of a 50-space (plus manager's trailer) tent camp and/or recreational travel trailer park, including the packaged sale of beer, utilizing and upgrading the existing facilities on the property and in accordance with the approved site plan, Exhibit "A".
2. No more than 45 non-seaf contained units shall be allowed in the park at any one time. All occupancy except the manager's shall be strictly of a transient nature with residency not to exceed a 30-day period.
3. In addition to the recreational facilities, the applicant may maintain the existing residence at its present site on the upper portion of the property and the commercial topsoil business at the existing level of use.
4. Prior to the issuance of an Annual Operating permit for the recreational travel trailer park, all inspections, tests, improvements, dedications, agreements, etc., as required by the County Building Inspector and Environmental Health Services or the conditions of this permit shall be completed.
5. All State and local requirements as administered by the County Building Inspector shall be met including the following conditions:
 - a. All vehicle parking and placement of tents; trailers, etc. shall be at least 100 feet from the edge of the lake.
 - b. No vacant travel trailers shall be stored on the site.
 - c. All spaces shall be clearly defined with lines and numbers, and shall be provided with at least one parking space in addition to the travel trailer.
 - d. No awnings or permanent structures shall be attached to the trailer units except for that of the manager.
 - e. The existing store shall be reconditioned to meet necessary Building Code requirements.

THIS PERMIT WILL EXPIRE ON MAY 19, 1979 IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

Nellie Marmo

BY *R. Pearson / J.W.*
RICHARD PEARSON, Chief
Development Processing

DATE May 19, 1977

82 SIGNATURE OF APPLICANT

EXHIBIT G

6. All requirements of the Environmental Health Service (EHS) shall be met including the following conditions:
 - a. All facilities in the park including the restrooms, store, and manager's quarters shall be connected to the main pump-up septic tank system.
 - b. The north restroom shall either be connected to the main septic tank system or demolished.
 - c. The sanitation system serving the park shall be fully insepcted, reevaluated and upgraded to meet EHS requirements. This shall include uncovering and inspection of tanks, lines, pump station, and leach fields.
 - d. A back-up pump shall be maintained on the site to be available for installation in case of failure of the pump-up station,
 - e. The septic tank system serving the existing residence on the upper protion of the site shall be insepcted and brought up to EHS standards.
 - f. The septic tanks shall be pumped and insepcted on a yearly basis with certification provided to the EHS and Planning Department.
 - g. A food establishment permit shall be obtained for the operation of the store.
 - h. Water-saving devices shall be installed on all plumbing fixtures.
7. The sign for this facility shall be lowered to a height not exceeding seven (7) feet above ground level.
8. The applicant shall meet the conditions of the present agreement with the City of Watsonville regarding the use of the lake. Boat launching from the property shall be confined to boats with motors not io exceed 74 horsepower.
9. Beer sales shall be confined to daylight hours only.
10. All domestic animals on the property shall be kept on leash.
11. No grading or dredging shall be allowed on the site, and the shoreline vegetation shall not be disturbed.
12. Trash recepticles shall be provided on the site as required to control litter. The site shall be kept in a neat and orderly manner, and every effort shall be made to prevent litter, debris or other pollutants from entering the lake,
13. This permit shall be subject to review and approved by the Board of Supervisors concurrent with the rezoning and shall not become effective until the effective date of the rezoning of the property to an appropriate zone district.
14. This permit whether exercised or not shall expire two (2) years from the date it becomes effective unless renewed by the Planning Commission.

REVISED CONDITIONS
75-1365-U
NELLIE MARMO

ATTACHMENT 4
0896

1. This permit shall be for the operation of a 50-space (plus manager's trailer) tent camping and/or recreational travel trailer park, including the packaged sale of beer, utilizing and upgrading the existing facilities on the property and in accordance with the approved site plan, Exhibit "A".
2. No more than 45 non-self contained units shall be allowed in the park at any one time. All occupancy except the manager's shall be strictly of a transient nature with residency not to exceed a 30-day period.
3. In addition to the recreational facilities, the applicant may maintain the existing residence at its present site on the upper portion of the property and the commercial topsoil business at the existing level of use.
4. Prior to the issuance of an ~~Annual~~ Operating permit for the recreational travel trailer park all inspections, tests, improvements, dedications, agreements, etc. as required by the County Building Inspector and Environmental Health Services or the conditions of this permit shall be completed.
5. All State and local requirements as administered by the County Building Inspector shall be met including the following conditions:
 - a) All vehicle parking and placement of tents, trailers, etc. shall be at least 100 feet ~~from~~ the edge of the lake.
 - b) No vacant travel trailers shall be stored on the site.
 - c) All spaces shall be clearly defined with lines and numbers, and shall be provided with at least one parking space in addition to the travel trailer.
 - d) No awnings or permanent structures shall be attached to the trailer units except for that of the ~~manager~~.
 - e) The existing ~~store~~ shall be reconditioned to meet necessary Building Code requirements.
6. All requirements of the Environmental Health Service (EHS) shall be met including the following conditions:
 - a) All facilities in the park including the restrooms, store, and manager's quarters shall be connected to the main pump-up septic tank system.
 - b) The north restroom shall either ~~be~~ connected to the main septic tank system or demolished.
 - c) The sanitation system serving the park shall be fully inspected, reevaluated and upgraded to meet EHS requirements. This shall include uncovering and inspection of tanks, lines, pump station, and leach fields.
 - d) A back-up pump shall be maintained on the site to be available for installation in case of failure of the pump-up station.
 - e) The septic tank system serving the existing residence on the upper portion of the site shall be inspected and brought up to EHS standards.
 - f) The septic tanks shall be pumped and inspected on a yearly basis with certification provided to the EHS and Planning Department.
 - g) A food establishment permit shall be obtained for the operation of the store.
 - h) Water-saving devices shall be installed on all plumbing fixtures.

82

202

FYWIDIT 2

5

7. Prior to the issuance of an operating permit, the applicant shall make an irrevocable offer of dedication of a 20-foot pedestrian easement from Amesti Road to Pinto Lake along the existing roadway, a pedestrian easement extending from the edge of the lake to 20 feet inland from the high water line, a public use easement for ~~the~~ surface of the lake, and associated access easements for public maintenance. These easements shall not become effective until such time as the development of a public trail system, including a program for maintenance, connecting ~~the~~ property to the public facilities at the south end of the lake.
8. Prior to issuance of an operating permit, the applicant shall enter into an agreement with the City of Watsonville and the County of Santa Cruz regarding the use of the lake. Boat launching from the property shall be confined to boats with motors of less than 7% horsepower.
9. Beer sales shall be confined to daylight hours only.
10. All domestic animals on the property shall be kept on leash.
11. No grading or dredging shall be allowed on the site, and the shoreline vegetation shall not be disturbed.
12. Trash receptacles shall be provided on the site as required to control litter. The site shall be kept in a neat and orderly manner, and every effort shall be made to prevent litter, debris or other pollutants from entering the lake.
13. This permit shall be subject ~~to~~ review and approved by the Board of Supervisors concurrent with the rezoning and shall not become effective until the effective date of the rezoning of the property to an appropriate zone district.
14. This permit whether exercised or not shall expire two (2) years from the date it becomes effective unless renewed by the Planning Commission.

JHW:hea
3/9/77

202

82
EXHIBIT 5

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

PLANNING COMMISSION MEETING
ZONING ADMINISTRATOR MEETING
STAFF REPORT/INITIAL STUDY

0899 **ATTACHMENT 4**
Date: 3/25/83
Time: After 8:30 a.m.
Agenda Item: Continued C
Staff Planner: J. Weaver

APPLICANT: NELLIE MARMO
OWNER: Same
Application No: 79-540-U

APN: 50-191-01
Supervisorial District: Fourth
Section: T S R
Pajaro Valley Area

Location: North side of Amesti Road (324 Amesti Road).

EXISTING SITE CONDITIONS

Parcel Size: Twenty acres of land 8 acres of water.
Land Use: 13 acres of agriculture, 3 acres of existing trailer park
Vegetation: Row crops, oak woodland, grass, ornamental
Slope: Varied 0-15% 15.5 16-30% _____ 31-50% 0.5 51% _____ acres/sq ft
Nearby Watercourse: Pinto Lake
Distance To: Adjacent
Agri. Class/Type: II - C
Rock/Soil Type: Pinto Loam

ENVIRONMENTAL CONCERNS

Within USL: No - outside
Road Access: Private R/W off Amesti
Groundwater Supply: Adequate/ adequate
Water Resource Protection: No
Timber and Mineral: No resource
Wildlife: Yes - Pinto Lake
Fire Hazard: Not critical
Archaeology: No
Erosion: Moderate
Landslide: Small slide
Liquefaction: Moderate to high
Seismic: Zayante fault zone
Floodplain: Yes - Pinto Lake
Riparian Corridor: Yes
Solar Access: NA
Solar Orientation: NA

SERVICES

Fire Protection: Freedom Fire Protection
School District: Pajaro Valley
Water Supply: Watsonville City
Sewage Disposal: Septic
Drainage: Natural to Amesti Road & Pinto Lake
New Roads Required:
Access:

PLANNING POLICIES

Zone District: UBS-20 Area: Pajaro Valley Adopted: 1973
General Plan: Existing Urban Area: Pajaro Valley Adopted: 1980
Coastal Zone: Outside jurisdiction

ENVIRONMENTAL COORDINATOR'S ACTION

EIR accepted 6/14/76 - this extension is exempt.

PROPOSAL

Application to amend Use Permit No. 75-~~1365~~-U (to operate a travel trailer park) by extending the ~~time~~ limitation.

JW: km

82
EXHIBIT G C

Findings:

Remarks: **ATTACHMENT 4**

(a) That the proposed location of the conditional use is in accordance with the objective of the Zoning Ordinance and the purposes of the district in which the site is located.

(a) The proposal is a conditional use allowed in the U-BS-20 Zone District. As conditioned the proposal will be consistent with the objectives of the Zoning Ordinance.

0900

(b) That the establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

(b) As conditioned to meet all Environmental Health and Fire Marshal requirements, there should be no detrimental health, safety, or general welfare concerns. Also, as conditioned, no environmental impacts are anticipated.

(c) That the proposed use is consistent with the general plan.

(c) The existing use is consistent with the criteria of the Urban designation of the General Plan.

RECOMMENDATION: Approval of 79-540-U according to the following conditions.

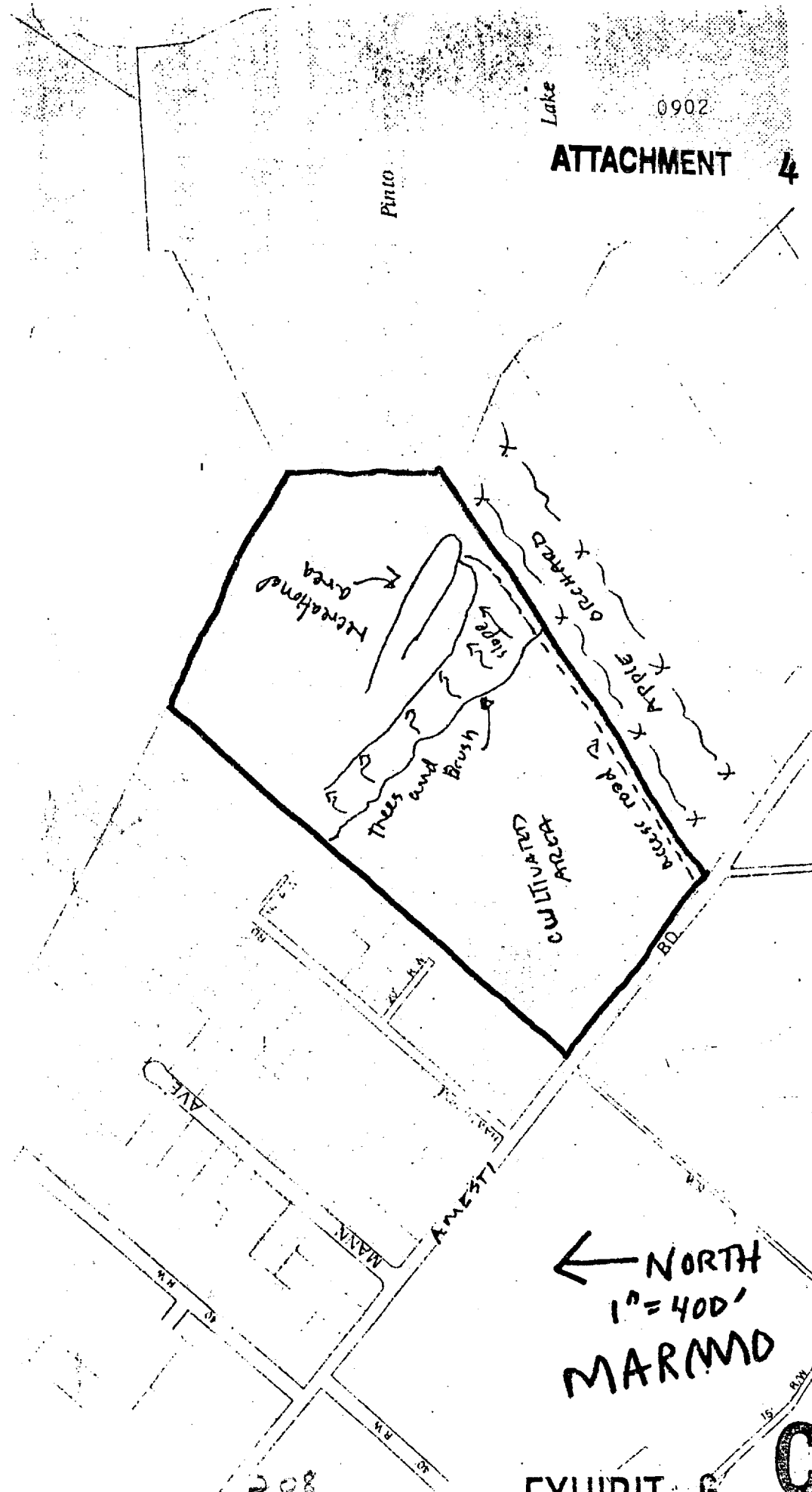
206

CONDITIONS

0901

1. This permit shall be for the operation of a 50-space (plus manager's trailer) tent camping and/or recreational travel trailer park, including the packaged sale of beer, utilizing and upgrading the existing facilities on the property and in accordance with the approved site plan, Exhibit "A".
2. No more than 45 non-self-contained units shall be allowed in the park at any one time. All occupancy except the manager's shall be strictly of a transient nature with residency not to exceed a 30-day period.
3. In addition to the recreational facilities, the applicant may maintain the existing residence at its present site on the upper portion of the property and the commercial topsoil business at the existing level of use.
4. All State and local requirements as administered by the County Building Inspector shall be met including the following conditions:
 - a. All vehicle parking and placement of tents, trailers, etc., shall be at least 100 feet from the edge of the lake.
 - b. No vacant travel trailers shall be stored on the site.
 - c. All spaces shall be clearly defined with lines and numbers and shall be provided with at least one parking space in addition to the travel trailer.
 - d. No awnings or permanent structures shall be attached to the trailer units except for that of the manager.
5. All requirements of the Environmental Health Service (EHS) shall be met.
6. The applicant shall meet the conditions of the present agreement with the City of Watsonville regarding the use of the lake. Boat launching from the property shall be confined to boats with motors not to exceed 7½ horsepower.
7. All domestic animals on the property shall be kept on leash.
8. No dredging shall be allowed on the site, and the shoreline vegetation shall not be disturbed.
9. Trash receptacles shall be provided on the site as required to control litter. The site shall be kept in a neat and orderly manner, and every effort shall be made to prevent litter, debris, or other pollutants from entering the lake.

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



**COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE**

ATTACHMENT 4

DATE: March 6, 2002

0503

TO: Joan Van Der Hoeven, Planning Department

FROM: Sheila McDaniel, Liason to the Redevelopment Agency

SUBJECT: Application 02-0065, **APN** 050-421-01, Marmo's

The Redevelopment Agency does not have any comments regarding the current Marmo's Application, No. 02-0065. However, the Agency appreciates the opportunity to comment. Thank you.

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EXHIBIT H

Project Planner: Joan Van Der Hoeven
Application No.: 02-0065
APN: 050-421-01

Date: April 11, 2002
Time: 14:23:25
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Environmental Planning Completeness Comments

0904

===== REVIEW ON FEBRUARY 27, 2002 BY CATHERINA I VOINICH =====

Upon the review of the plans submitted by Landscape Architects Incorporated, dated February, 2002 for Marmo's at Pinto Lake - 324 Amesti Road, a specific grading plan was not found. Please submit the grading component to your plans for a preliminary grading plan review.

===== UPDATED ON FEBRUARY 28, 2002 BY KEN C HART =====

1. The volume of cut and fill material in the 100 year flood plain needs to be calculated. Please note that our policies prohibit placement of greater than 50 cubic yards of material in the flood plain. In addition, placement of less than 50 cubic yards of fill material in the flood plain must be shown, through Environmental Review, to not adversely affect flooding in the area. Therefore, the applicant needs to supply an evaluation regarding "equal conveyence" to demonstrate that the earthwork conducted in the flood plain will not displace flood waters and exacerbate flooding in another location. This work can be performed by either a hydrologist, or a civil engineer or geologist with experience in hydrology.

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 27, 2002 BY CATHERINA I VOINICH =====

In order for the County of Santa Cruz to review you preliminary grading plan, the following items must be included in the plans:

GENERAL PROJECT INFORMATION -Name and address of owner -Project address -Assessor's Parcel Number -Name, address, contact number of plan designer -Date the plan was prepared (Revision numbers and dates) -Intent of grading: a short description of the purpose for the grading and the intended end result. -References to all technical reports and/or letters (e.g.: geotechnical, geologic, hydrologic, biotic, etc). Include author, title, date, and project number. -Estimated Earthwork: the volume of cut, fill, and totals -Vicinity map: (include names of existing streets, North Arrow)

SITE PLAN -Show entire parcel with the location of project area, building envelope access roadway/driveway, and septic system. -Existing and proposed final contours. -Existing structures -Footprints of proposed structures-buildings, roadways, water tanks and pad, sediment ponds, and retaining walls. -Setbacks to property lines from structures -Off-site or no-site disposal location

GRADING AND DRAINAGE PLANS -Show the entire project and identify the limits of grading around the entire construction area. -Cross sections to critical sections thru pads inclusive to top of cuts to bottom of fills, clearly delineating existing and proposed cut and fill areas. Include keyway details. -Drainage- conceptual plan of existing and proposed area drainage courses and pathway of off-site drainage. Show topography for the entire parcel of sufficient detail to clearly indicate where and how all drainage will flow across and off the parcel.

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Project Planner: Joan Van Der Hoeven
Application No.: 02-0065
APN: 050-421-01

Date: April 11, 2002
Time: 14:23:25
Page: 2 0905

***** UPDATED ON FEBRUARY 28, 2002 BY KEN C HART *****

1. The Erosion Control/Revegetation plan sheet has a note which indicates that the lakeside area will be graded to slope toward the lake. The Grading plan sheet, however, depicts a "grading limit line" well away from the edge of the lake, adjacent to the keystone wall at the roadway. This inconsistency must be corrected and clarified before the project can be heard at Environmental Review.

Housing Completeness Comments

***** REVIEW ON FEBRUARY 12, 2002 BY SUZANNE N ISE *****
NO COMMENT

Housing Miscellaneous Comments

***** REVIEW ON FEBRUARY 12, 2002 BY SUZANNE N ISE *****
NO COMMENT

Long Range Planning Completeness Comments

CCode 13.10.685 limits these uses to replacement of existing units...my records indicate only 51 units on the site (including manager's unit)setback between the the type 4-1 and type 2-2-2 units in the northwest corner of the upper level do not appear to be 6-feet.....everything else OK ***** REVIEW ON FEBRUARY 13, 2002 BY MARK M DEMING *****
***** UPDATED ON FEBRUARY 13, 2002 BY MARK M DEMING *****

Long Range Planning Miscellaneous Comments

***** REVIEW ON FEBRUARY 13, 2002 BY MARK M DEMING *****
NO COMMENT

Project Review Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

***** REVIEW ON MARCH 6, 2002 BY SHEILA MCDANIEL *****
NO COMMENT

***** UPDATED ON MARCH 7, 2002 BY JOAN VAN DER HOEVEN *****
Please refer to all attached comments by reviewing agencies (miscellaneous comments attached). Submit fencing detail consistent with County Code Section 13.10.685(e)6. Submit sign plan for Amesti Road frontage consistent with Pajaro Valley Fire property identification requirements and County Code Section 13.10.580, Signs in CA Districts. Submit Color/Materials Board for review by County Urban Designer. (Urban designer will forward comments relating to parking and trash receptacle location). Submit clarification as to whether the park will be administered by State Housing & Community Development as a mobil home park or a permanent housing, to be permitted under County of Santa Cruz jurisdiction. Clearly identify structural separation based on the above mentioned categorization. Use Permit 75-1365-U is for a 50-space plus manager's unit development. Any increase above this would be an increase in density. Refer to Long Range Planning comments. Landscape Plan should identify which

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Discretionary Comments - Continued

ATTACHMENT

4

Project Planner: Joan Van Der Hoeven
Application No. : 02-0065
APN: 050-421-01

Date: April 11, 2002
Time: 14:23:25
Page: 3 0906

trees are proposed for removal from the site and mitigation measures to protect heritage oaks on the parcel with protective fencing, no-disturbance zones around root systems.

Project Review Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MARCH 6, 2002 BY SHEILA MCDANIEL =====
NO COMMENT

===== UPDATED ON MARCH 7, 2002 BY JOAN VAN DER HOEVEN =====
Comply with all requirements of the February 25, 2002 memo from County Engineering Geologist Joe Hanna (attached). Comply with all determinations by the County Agricultural Policy Advisory Commission - hearing to be held on Thursday March 21st. ring Geologist

Accessibility Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 13, 2002 BY MICHAEL E BUSH ===== A minimum of 2% of the proposed units shall be designed as fully accessible as per California Building Code referencing ANSI 117.1 for specification. 2% of 52 units gives 1.04 units setting the number accessible units at 2 of 52.

Accessibility Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

----- REVIEW ON FEBRUARY 13, 2002 BY MICHAEL E BUSH =====
NO COMMENT

Code Compliance Completeness Comments

The current application proposes a new use, permanent housing. The application, if approved, will resolve red-tag issues on the property. <GAG> ===== REVIEW ON FEBRUARY 15, 2002 BY GUSTAVO A GONZALEZ ===== Records show code compliance costs of \$4,649.73 on the old APN 050-191-01. These costs should be attached to this application. <GAG> ===== UPDATED ON FEBRUARY 15, 2002 BY GUSTAVO A GONZALEZ ===== Mid-Peninsula Housing Coalition is a new property owner. Discussed project with CC Manager D. Laughlin. Per new policy, code compliance costs are waived. <GAG> ===== UPDATED ON MARCH 15, 2002 BY GUSTAVO A GONZALEZ =====

Code Compliance Miscellaneous Comments

===== REVIEW ON FEBRUARY 15, 2002 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

Project Planner: Joan Van Der Hoeven
 Application No.: 02-0065
 APN: 050-421-01

Date: April 11, 2002
 Time: 14:23:25
 Page: 4 0907

===== REVIEW ON MARCH 4, 2002 BY DAVID W SIMS =====

The general approach and layout of the proposed drainage plan is accepted for the discretionary application review.

Floor elevations should be assigned for the structures, especially those near the shoreline. What engineering study has been performed to assure that these homes are not at risk of flooding, or that there could be damage to foundation fills from high lake levels? A letter (6/28/01) from Mid Coast Engineers refers to a related study of the lake with a focus towards answering the potential of this project to affect others, upstream or downstream, due to filling of parts of the lake. But the letter does not address potential risks to the development itself, nor does it recommend a minimum elevation for development.

Supporting hydrology and hydraulic calculations should be performed for the ditches and pipelines and submitted for plan check. This may be done as part of the building application.

Please provide details on the building application plans for the detention/filtration units planned. It is doubtful that the size of these units, as presently shown, can provide any substantial amount of detention benefit. Additionally, their proximity to the lakeshore and waterline level may interfere with their function, dependent on choice of design. The drainage division would like to see emphasis on filtration of storm water release to Pinto Lake, rather than a structural detention focus. Design choices should be made that help to avoid the need for compensating detention facilities. Such as lengthened flow paths, large surface roughness coefficients, use of lower gradients, avoidance of continuous piping from roof to outlet, utilization of open vegetated areas, etc... The current plan contains some of these concepts. This approach should be continued as additional details of project design are added to the plans. The approach to be chosen on routing of roof water is still unclear. Allowing downspouts to outlet to vegetated beds or lawn areas, with lengthened flow paths to widely spaced area inlets is preferred. In contrast, directly piping roof runoff to the paved street or storm drain lines is discouraged. It would appear possible to grade some of the street and parking areas so as to drain towards vegetated soil areas. Such vegetated areas could provide both filtration and delay of flow concentration. Area drains could be placed some distance away to eventually collect this flow and safely route it away from steeper slopes.

A one time drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.75 per square foot.

An Engineer's cost estimate of drainage related design should be provided to allow setting 2% drainage construction inspection fees.

An annual impact fee will be charged for impervious development. A site visit by county staff will be scheduled soon to verify existing development, and to make adjustment to previous fee assessments.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON MARCH 4, 2002 BY DAVID W SIMS =====

Project Planner: Joan Van Der Hoeven
Application No.: 02-0065
APN: 050-421-01

Date: April 11, 2002
Time: 14:23:25 0908
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Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

***** REVIEW ON MARCH 4, 2002 BY DAVID W SIMS *****
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

***** REVIEW ON FEBRUARY 19, 2002 BY RUTH L ZADESKY *****
Show driveway plan view and centerline profile.
***** UPDATED ON FEBRUARY 27, 2002 BY RUTH L ZADESKY *****
NO COMMENT

Dpw Driveway/Encroachment Miscellaneous Comments

***** REVIEW ON FEBRUARY 19, 2002 BY RUTH L ZADESKY *****
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.
***** UPDATED ON FEBRUARY 27, 2002 BY RUTH L ZADESKY *****

Dpw Road Engineering Completeness Comments

***** REVIEW ON MARCH 19, 2002 BY JACK R SOHRIAKOFF *****
The project plans need to be revised to include appropriate dimensions of the parking and circulation areas. All parking and circulation parameters are recommended to meet current County design criteria standards. The traffic impacts associated with the proposed project are considered to be negligible. The existing recreational vehicle park trip rate is estimated to be approximately 0.48 trips per occupied site for the evening peak hour. The proposed use is expected to generate approximately 0.54 trips per unit during the evening peak hour. The project is proposed to add one more unit than what was previously approved for the recreational park. Therefore, the net increase in the evening peak hour is estimated at less than one new trip. The project is not expected to be required to provide a traffic impact study for the proposed use. The trip rates noted above are from the 6th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. These trip rates will be sent to you for your reference.

Dpw Road Engineering Miscellaneous Comments

***** REVIEW ON MARCH 19, 2002 BY JACK R SOHRIAKOFF *****
The Board approved a waiver of all Transportation Improvement Area fees for the conversion of the recreational vehicle park. Therefore, TIA fees are **not** required.

Environmental Health Completeness Comments

***** REVIEW ON FEBRUARY 19, 2002 BY JIM G SAFRANEK *****
Applicant must obtain a sewage disposal permit for the development. Contact the appropriate Land Use staff: Rich Wilson, 454-2761.

Environmental Health Miscellaneous Comments

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Project Planner: Joan Van Der Hoeven
 Application No.: 02-0065
 APN: 050-421-01

Date: April 11, 2002
 Time: 14:23:25 0909
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----- REVIEW ON FEBRUARY 19, 2002 BY JIM G SAFRANEK ===== If the existing barn (shown on site plan) will house livestock, a manure management plan may be required. Contact EHS 454-2749.

----- UPDATED ON FEBRUARY 28, 2002 BY JIM G SAFRANEK ===== Applicant informed EHS that the proposed barn will house equipment; no manure management plan will be required.

Cal Dept of Forestry/County Fire Completeness Comm

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

----- REVIEW ON MARCH 13, 2002 BY Bryan Weber=====

DEPARTMENT NAME:Pajaro Valley Fire District

All fire department new construction requirements listed below must be shown on the building plans prior to the building application approval

Note on the final plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

NOTE on the final plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

FIRE FLOW requirements for the subject property are "to be determined" GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a fire hydrant, meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. (paint yellow).

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided on each dwelling unit. Numbers shall be 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. 72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Note: The items above should be listed in a section called "Fire Notes". As per a meeting on 3-1-02 with Jennifer Hutchinson, hydrant spacing around the complex should be spaced at a maximum of 500 feet with a hydrant near the "barn". The need for a 13R system was discussed in the R-1 occupancies. The need for a 20 foot main ac-

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Project Planner: Joan Van Der Hoeven
Application No.: 02-0065
APN: 050-421-01

Date: April 11, 2002
Time: 14:23:25
Page: 7 0910

cess road was discussed. There ~~will~~ be separate sprinkler and underground plumbing permits required. These are obtained through this office at Felton. If there are questions contact Bryan Weber @ 831-335-6748. ===== UPDATED ON MARCH 1, 2002 BY BRYAN WEBER =====

===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MARCH 1, 2002 BY BRYAN WEBER =====
===== UPDATED ON MARCH 1, 2002 BY BRYAN WEBER =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====
===== UPDATED ON MARCH 13, 2002 BY JIM A RUST =====

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ATTACHMENT ⁴ 0375
County of Santa Cruz PDF

PLANNING DEPARTMENT

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

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ALVIN D. JAMES, DIRECTOR

March 11, 2002

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

APPROVED AND FILED
BOARD OF SUPERVISORS

DATE: 3/19/02
COUNTY OF SANTA CRUZ
SUSAN A. MAURELLO
EX-OFFICIO CLERK OF THE BOARD

BY *Susan Aurello* DEPUTY

Agenda: March 19, 2002

Amendments to the RV Conversion Ordinance

Dear Members of the Board:

Elsewhere on this agenda your **Board**, as the Board of Directors for the Redevelopment Agency, **is** considering a **status** report on the Marmos and Golden Torch RV conversion projects. That letter indicates that we have discovered an internal inconsistency within the current RV Conversion Ordinance that makes it unclear how to process these applications. In particular, while the Ordinance allows for permanent replacement dwelling units to take the form of "multi-unit manufactured housing", it is not clear how such units are treated in terms of building permits **and** other standards.

In order to address this problem, the attached ordinance revision **has** been drafted to provide minor modifications which clarifies the current Ordinance. We have consulted **with County Counsel and** Redevelopment **staff** **in** preparing the amendments and believe that **the** changes are consistent with the original intentions of the ordinance.

Because of **the** tight time **limits** involved, County Counsel **has** suggested that these revisions proceed **as an** Interim Ordinance. Briefly, the urgency for adoption of an Interim Ordinance is **merited** for a number of reasons. **The** project is under a court order to address a variety of health and safety issues. Approval of the project is required to fully implement **a** plan for addressing the full range of health and safety concerns. In order for the project to be constructed, it will require a significant infusion of **Tax** Credit financing, constituting about **30%** of total project financing. **The** application deadline to compete for those funds is in July, thereby requiring **final** action on the permit application **by** the Board in June and the Planning Commission in May. Without the amendments to the RV Conversion Ordinance the project **will** be unable to proceed to hearing and construction will be delayed for a year. **A** delay of that nature would not **only be** significant in terms of deferring resolution of health and safety issues, but could also jeopardize other funds already received for financing the project.

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EXHIBIT 1

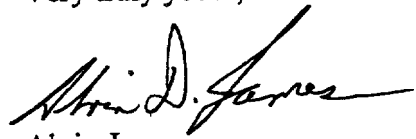
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Finally, Marmos, as a housing project 100% affordable to lower or very low income households, is entitled to priority processing of the discretionary permits required for the development in accord with 17.10.040 County Code. The urgency to amend the RV Conversion Ordinance will facilitate processing this project. This action will also require a four-fifths vote of the Board.

It is therefore RECOMMENDED that your Board take the following actions:

1. Adopt the attached interim ordinance amending Section 13.10.685 of the Santa Cruz County Code clarifying standards for consideration of multi-unit manufactured housing on an emergency basis; and
2. Direct the Planning Department to schedule a public hearing for Tuesday, April 23, 2002, to further extend the interim ordinance and to present a time line for consideration of the ordinance on a permanent basis.

Very truly yours,



Alvin James
Planning Director

RECOMMENDED:



Susan A. Mauriello
County Administrative Officer

Attachment: Interim Ordinance Amending RV Conversion Ordinance

cc. RDA

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**INTERIM ORDINANCE AMENDING SECTION 13.10.685
OF THE SANTA CRUZ COUNTY CODE RELATING
TO THE CONVERSION OF TRANSIENT OCCUPANCY
RECREATIONAL VEHICLE AND TRAVEL TRAILER
PARKS TO PERMANENT RESIDENCY**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Section 13.10.685 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.685 Conversion of transient occupancy recreational vehicle and travel trailer parks to permanent occupancy .

(a) **Purpose.** To provide for the orderly conversion of permitted, transient occupancy recreational vehicle and travel trailer parks to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households.

(b) **Applicability.** This section applies to those recreational vehicles (RV) and travel trailer parks which, as of January 1, 2000 (i.e., the Marmos Pinto Lake Resort located at 324 Amesti Street in Watsonville and the Golden Torch Trailer Park located at 6100 Freedom Boulevard in Aptos), were the subject of court proceedings brought by the county to resolve health, safety and use permit violations at the park and which are located outside of both the Urban Services Line and the Coastal Zone.

1. Except where modified by the requirements of this section, all requirements of the "Mobilehome Parks Act;" Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200, and Chapter 2 of Division I of Title 25 of the California Code of Regulations shall apply for all permanent occupancy spaces approved pursuant to this section. In the case of permanent occupancy manufactured housing, the requirements and standards of Title 24 of the California Code of Regulations shall be met.

2. The requirements of Title 16 of the County Code and the Visual Resources policies of the County General Plan/Local Coastal Plan shall apply for all permanent occupancy spaces approved pursuant to this section.

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(c) Definitions. The **definitions** listed below **and** those contained **within** Chapter 2 of Division I of Title **25** of the **California** Code of **Regulations and** Sections 18200-18700 of the **California** Health and **Safety** Code shall **apply** to **this section**. In the event that the following definitions conflict with those contained within the cited Code of Regulations and/or Health and Safety Codes, the following definitions shall supercede:

“Affordable Housing Guidelines” **means** the guidelines that are adopted from time to time by the Santa Cruz **County Board** of Supervisors pursuant to Chapter 17.10 of the **County** Code.

“Approving Body” **means** the **Santa Cruz County** Board of Supervisors.

“Capital Improvements” **means** improvements **to** the real **property** that **must** be newly constructed or replaced **as a** condition of approval to convert spaces within **an** RV park to permanent occupancy pursuant to this section. “Capital Improvements” does not include routine **maintenance** or **repairs**.

“HCD” **means** the **Department of Housing and Community Development of the State of California**.

“Permanent Dwelling Unit” **means** a unit, **as** defined below, that is located on permanent occupancy space as defined **herein**.

“Permanent Occupancy” **means** occupancy for a period of nine consecutive months or longer of **either** (1) a space within **an** RV park by the same unit, (2) a unit and space within **an** RV park by the **same** resident or residents, or (3) multi-unit manufactured housing.

“Permanent Occupancy Space” **means** a space in **an** RV park or manufactured housing that has been approved for long-term or permanent occupancy pursuant to this section.

“Resident” **means** a person or household who resides in **an** RV park. For the purposes of this section, the terms “occupant,” “tenant” and “resident” are used interchangeably to mean a “Resident” as defined herein and **do not** have the specific meanings defined in either the Recreational Vehicle Park Occupancy Law (Section 799.20, et seq., of the California Civil Code) or the Mobile Home Residency Law (Section 798, et seq., of the California Civil Code).

“RV park” **means** a trailer park as defined in Section 13.10.700 of the Santa Cruz **County Code** and regulated in the **Santa Cruz County** Code. The status of a property as **an** RV park shall be based on the **County use permit** and land use designation(s) irrespective of the designation given to the park by **HCD** or the nature of the permit to operate issued by **HCD**.

“Title 25” **means** Chapter 2 of Division I of Title 25 of the California Code of Regulations or Title 24 of the California Code of Regulations in the case of multi-unit manufactured housing.

“Unit” means **any** of the following:

- (1) A “recreational vehicle” as defined in Section 18010(a) of the California Health and Safety Code;
- (2) A “park trailer” as defined in Section 18010(b) of the California Health and Safety Code;
- (3) A “manufactured home” as defined in Section 18007 of the Health and Safety Code;
- (4) A “mobilehome” as defined in Section 18008 of the Health and Safety Code; or
- (5) A “multi-unit manufactured housing” as defined in Section 18008.7 of the Health and Safety Code.

“Very Low Income Household” means a household whose annual income is less than fifty (50) percent of the Area Median Income as adjusted for household size and updated from time to time by HCD.

(d) Procedures. A conversion of a permitted transient occupancy recreational vehicle and travel trailer park to permanent occupancy may be authorized as a discretionary land use approval granted at Approval Level VII pursuant to Chapter 18.10 of the County Code. All procedures for application, review, required findings, approval, amendments and appeals shall be in accordance with Chapter 18.10.

(e) Development Standards.

(1) Density.

(A) The number of permanent occupancy spaces shall not exceed the number of recreational vehicle and/or travel trailer spaces authorized under the current Use Permit for the recreational vehicle and/or travel trailer park issued by the County. Spaces designated for tent camping in the Use Permit may not be converted to permanent occupancy. Continued use of spaces for transient occupancy may be allowed, if such use, including any required amenities and conditions of operation, are clearly incorporated into the conversion permit.

(3) The maximum number of permanent occupancy spaces shall be established based on compliance with the following: the sewage disposal standards and requirements established by Environmental Health Services for permanent occupancy, the water supply standards and requirements established by Environmental Health Services, the California Department of Health Services or the applicable water purveyor required for permanent occupancy and the Development Standards established in this section.

(2) Yard Requirements.

(A) The front yard setback for the park shall be forty (40) feet. The side and rear yard setbacks shall be twenty (20) feet.

(B) A six-foot separation, as specified by Title 25, or approved fire wall as defined in Section 504.6.2 of the California Fire Code or as specifically approved by HCD shall be maintained between all permanent dwelling units.

(3) **Community Areas.**

(A) **Open Space and Required Amenities.** A minimum of two hundred (200) square feet of open space per permanent occupancy space shall be provided, as follows:

(i) At least fifty (50) percent of the required open space area shall be provided as community open space, located in areas convenient for the benefit and use of all of the residents. Community open space areas shall have no dimension less than twenty (20) feet. Parking and roadways shall not be counted as apart of the community open space. The park shall have recreation facilities and playground(s) of sufficient size and in suitable locations to meet the needs of the park residents. The area of recreation facilities and playgrounds may be included as community open space.

(ii) Each permanent occupancy space shall have at least one hundred (100) square feet of usable open space, defined as any side or rear yard or combination of yards with minimum dimensions of eight feet.

(B) **Restrooms/Showers.** Restrooms and showers shall be provided for the use of the residents. The number of restrooms and showers is dependent upon the number of permanent dwelling units, as well as the number of permanent dwelling units which have toilet and shower facilities. At a minimum, one toilet, one sink and one shower shall be provided for each gender. An additional toilet, sink and shower shall be provided for every five permanent dwelling units that do not have toilet and/or shower facilities. Lighting which meets or exceeds the minimum requirements of Title 25 of the California Code of Regulations shall be installed in these facilities. Restroom/shower buildings shall have adequate heating facilities to maintain a temperature of sixty-five (65) degrees (F) during cold weather and to provide at least three gallons of continuous hot water per hour per unit during the times of peak demand.

(C) **Optional Amenities.** The Approving Body may approve other amenities to serve the residents of the park, such as convenience stores and laundries, if all requirements for their installation can be met.

(4) **Parking.** A Parking Management Plan shall be submitted for review by the County and approval by the Approving Body. The Parking Management Plan shall specify how the park will comply with the following parking standards and detail the procedures for insuring long-term compliance with these standards. One off-street parking space shall be provided and located near each permanent unit. Guest parking of an additional twenty (20) percent over the residential requirement shall be provided at various locations in the park. All required parking shall be provided within the park boundaries. Dimensions of all parking spaces shall

comply with the requirements of **County** Code Section 13.10.550 et seq. Because parking is limited, no inoperable vehicle shall be kept within the **park** for a period of longer **than** ten (10) business **days**.

(5) Roads and Access.

(A) **All** access roads **and** driveways **shall** meet the fire agency requirements for turning **radii**, overhead clearance and surfacing. The **minimum** widths of roadways **shall** conform to the requirements of Title 25, including that **two-way** roadways **shall** be no narrower **than** eighteen (18) feet **in** width, and one-way roads **shall** be no **narrower than** twelve (12) feet in width **and shall** be clearly marked **as one-way**.

(B) **All permanent occupancy** spaces **shall** be served from internal private roads or **walk** ways within the park. There **shall** be no direct vehicular access between **an** individual space and a public or private street **or alley**. Internal streets **shall** have a clear and unobstructed access to a public **thoroughfare**.

(C) Pedestrian access **shall** be provided throughout the **park** to provide safe **and** convenient access to amenities, open space areas, and public roadways.

(6) Fencing. A **six-foot high** solid wood fence or masonry wall shall be provided along the side and rear **property** lines **of** the **park** to insure security **and** separation from adjacent properties. Fences **and/or** gates **in the front** yard **shall** be allowed **only** if they are compatible **with** the character of the neighborhood, and **shall** not exceed three feet in height unless it can be demonstrated that it will not adversely affect sight distance, **as** determined by the Department of Public Works **and** the applicable fire district.

(7) Landscaping. A plan **for the** development **and** permanent maintenance of landscaping for the **park shall** be submitted for review and approval by the **Planning** Department. Landscaping **shall** be installed to provide screening between adjacent development and the permanent units, **and** to enhance the open space areas, **as** appropriate.

(8) Garbage **and** Refuse Disposal. The **park owner shall** specify how garbage **and** recyclable materials will be stored, collected **and** disposed of. The **park owner shall, at a minimum,** provide for weekly collection **of** garbage **and** recyclable **materials from** the **park**. More frequent collection may be required, if determined to be necessary by the Approving Body.

(9) Sewage **Disposal**. **All** sewage **and/or** gray water **shall** be disposed of in a disposal **system** approved by **County Environmental** Health Services pursuant to Chapter 7.38 of the **County** Code.

(10) Water. An accessible, adequate, **safe and** potable supply of water **shall** be provided to each permanent unit in the park. Water service may be provided **either** through community water system **that is** approved by **County Environmental** Health Services pursuant to Chapter 7.71 of the **County** Code, **or a system** approved by the California **Department of Health**

Services or by connection to a public water system.

(11) Drainage. A drainage **plan**, prepared by a Registered Professional Engineer, shall be submitted for review by the **Planning Department** and the Department of Public Works and **approval** by the Approving Body. Ponding underneath RVs is prohibited.

(12) Fire Protection. *All* requirements of the applicable **fire protection agency** shall be met, except for **those** road width and unit separation standards of the fire district that exceed the standards of **Title 25** or this section.

(13) **Lighting**. Site **lighting** shall be provided that **meets** or exceeds the **minimum illumination standards** of **Title 25**.

(f) Development Standards--Permanent Dwelling **Units**.

(1) A compacted **level pad** shall be provided for each permanent **dwelling unit**. Each unit shall be anchored to the **pad** through an anchoring system approved by the **County, HCD** or **HUD**.

(2) Each permanent dwelling unit shall be permanently connected to electrical, **gas**, water, and sewer systems by approved connections, **per** the requirements of Title 25.

(3) Skirting shall be **installed** on **all** permanent dwelling units to prevent access underneath the **unit** and to provide an aesthetic appearance of the unit.

(4) All replacement permanent dwelling **units** installed after the issuance of the conversion permit shall comply **with** Health and Safety Code **Section 18604**, which requires that units **meet minimum construction standards**. Allowable replacement dwelling **units** include:

(A) A "recreational vehicle" as defined in **Section 18010(a)** of the **California Health and Safety Code** excepted that neither **truck campers** nor **tent trailers** shall be allowed,

(B) A "park trailer" as defined in **Section 18010(b)** of the **California Health and Safety Code**;

(C) A "manufactured home" as defined in **Section 18007** of the **Health and Safety Code**;

(D) A "mobile home" as defined in **Section 18008** of the **Health and Safety Code**; or

(E) A "multi-unit manufactured housing" as defined in **Section 18008.7** of the **Health and Safety Code**.

(5) Any accessory structure on a permanent occupancy space shall comply with the development standards of **this section** and applicable **building codes**, shall be specifically authorized by **both park management** and the **enforcement agency** and shall be constructed in accordance with appropriate **permit(s)**.

(g) **Exceptions to Development Standards**. Exceptions to the development **standards** set forth

in this section may be granted in order to facilitate the conversion of existing transient **occupancy** recreational vehicle and/or travel trailer parks to permanent occupancy parks with **minimal** displacement of existing residents. **As part** of consideration of **an** application by **the park** owner, a tenant or a tenant's organization may request **exceptions** and conditional exceptions to the **park** or unit development **standards** established pursuant to subsections 13.10.685(e) **and (f)** and the Approving Body **may** authorize such exceptions, other than exceptions **to the** requirements for minimum septic **and** water systems, provided that **the** following findings can be made:

(1) That the exception is necessary for either the proper design **or** function of the **permanently** occupied park or space, or to **minimize** the displacement of park residents; **and**

(2) That **the granting of** the exception will not be detrimental to the public health, **safety and** welfare or **injurious** to **other** property in the area in which the property is situated; **and**

(3) That **the granting** of the exception **is** in accordance with the objectives of the **County General Plan/Local** coastal Plan.

(4) **Conversion Conditions.** The conversion of **an** RV park to permanent occupancy may be approved in whole or in **part by** the **Approving** Body, subject to **the** development **standards** in subsections (e) and (f) of **this** section, the exceptions allowed **under** subsection (g) of **this** section and the following conditions:

(1) **Income Eligibility of Residents.** The occupancy of permanent occupancy spaces shall be restricted to Very **Low** Income Households for the life of the **park**. The **Affordable Housing** Guidelines **shall** be followed to establish the income **and** eligibility of residents. For **the** purposes of **this** section, if the park receives state or federal financial assistance the average income **shall not** exceed the Very **Low Limits**. **The Approving Body may** authorize the Property Manager to verify the eligibility of residents. Notwithstanding the above, the following residents **shall** be excluded from these income **eligibility** requirements:

(A) One required on-site management representative plus **any other** park employee(s) identified in the **Management Plan**; **and**

(B) Existing residents of the **park at** the time the conversion to permanent occupancy is **approved**, but **only to the** extent the Approving Body determines it is necessary to **minimize** the displacement **and** relocation of existing tenants.

(2) **Maximum Rents and Other** Charges. The rents charged for permanent occupancy spaces and non-owner occupied **dwelling-**units that occupy permanent occupancy spaces **shall** be restricted for the life of the **park as** specified below. These restrictions shall be included in the Use Permit, a recorded regulatory agreement and **the individual** leases with residents.

(A) **Space Rent.** The rent and rent increases that **may** be charged for permanent occupancy spaces **shall** not exceed **the amounts** that are allowed **under** the **Mobile Home Rent**

Adjustment Ordinance, Chapter 13.32 of the Santa Cruz County Code, regardless of the **length** of occupancy of the individual residents of these spaces.

(B) Combined Rent for Dwelling Units **and** Spaces **and** multi-unit manufactured housing. **The** combined rent that may be charged for non-owner occupied dwelling units **and** spaces **or** **multi-unit** manufactured housing **shall** not exceed the maximum amounts that may be charged for Very **Low** Income **rental** units under **the** Affordable Housing Guidelines.

(C) Alternative **Standards** for Assisted Projects. **Notwithstanding** subsection (h)(2)(B) of this section, the Approving **Body** may approve alternative affordability standards and/or a range of maximum combined rents **for** non-owner occupied dwelling units **and** spaces if the park receives state or federal **financial** assistance and the average combined rent charged **for** these dwelling units and spaces will not exceed the **maximum** rent allowed for **Lower** Income **rental** units under the Affordable **Housing** Guidelines.

(3) Relocation Assistance. Relocation of tenants temporarily or permanently dislocated **from** the **park** as a result of the conversion **shall** be subject to relocation assistance, **as** provided under Chapter **8.45** of the **County** Code.

(4) Management, **Operation** and Implementation **Plans**. Prior to approval of a conversion permit for a **park** that requires capital improvements and/or is the subject of a current code enforcement action by the **County**, State of California or a local fire protection district, **the** park owner must submit a **Park** Improvements Implementation **Plan**, a Management Plan, **and** a Maintenance and Operations Plan **as** follows:

(A) **Park** Improvements Implementation Plan. This plan **must** address **both** the timing and financing plan for **bringing** the park into compliance within five years, in accordance with the **standards** of this section **and** related permit conditions. The Plan is subject to approval **by** the Approving **Body** **and** **shall** contain the following provisions:

(i) Improvements. The plan **must** include a reasonable **and** orderly **plan** for converting the physical facilities of the **park** **and** complying with the conditions of approval of **the** conversion **permit**, **while** **minimizing** the impact on **park** tenants and adjacent property owners/residents.

(ii) Improvement Financing. The plan **must** include a detailed estimate of **all** **costs** related to conversion of the park to permanent occupancy, including physical improvements **and** temporary and permanent tenant **relocation** costs. In addition, **the** plan must include a method for financing these costs. The financing method shall indicate a realistic plan for financing the costs consistent within **the** **time** allowed **for** conversion by the Approving **Body**. **Financing** may take **the** **form** of front-end financing (cash on hand or loan) and/or financing over time. **Financing** over time **may** be approved through the creation of a **formal** set-aside of part of the rent proceeds. The amount of **the** set-aside shall be established by **the** Approving **Body**, based upon a review of the proposed **financing** plan. **Final** approval of **the**

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park conversion may be conditioned upon evidence of a loan commitment or the existence of funds on hand. Whatever the form of financing, funds for the **park** conversion must be deposited in a Capital Improvement Fund independently administered by the Property Manager, as described in subsection (h)(4)(b)(i) of this section, or other independent party approved by the County.

(iii) Extensions. If, after the park owner has demonstrated to the satisfaction of the County that additional time is needed to complete the Implementation Plan, the Approving Body may grant an extension to the completion date as specified in the approved Implementation Plan. In considering whether to approve an extension to the Implementation Plan, the Approving Body shall make a determination that the park owner has proceeded in a diligent manner to complete the Plan and to comply with the conditions of the conversion permit. This determination shall be based on the financial data submitted by the park owner as well as a review of the quarterly reports required as a condition of this permit. Upon granting additional time for the park owner to complete the Implementation Plan, the Approving Body may require the park owner to provide additional funding for the Capital Improvement Fund to cover expenses not identified by the park owner as a part of the approved Implementation Plan.

(iv) Waiver. The Approving Body shall waive or reduce the requirements for this Plan if (1) neither capital improvements nor the correction of code violations are conditions of approval for the conversion permit or (2) the park will receive state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(B) Management Plan. The Management Plan shall provide for long term property management and maintenance of all facilities and improvements. The Management Plan shall address all applicable conditions of the conversion permit including detailed information concerning any planned displacement and/or relocation of existing residents and the replacement of substandard units within the park. The Management Plan shall provide for both a Property Manager and an On-Site Manager, and shall include proposed lease agreements, the proposed Park Rules, and the Parking Management Plan required per subsection (e)(4) of this section, subject to the following provisions:

(i) The Property Manager shall be an experienced management agent, with demonstrated ability to operate residential facilities similar to the Project in a manner that will provide decent, safe, and sanitary housing. The Property Manager shall be responsible for overseeing the Capital Improvement Fund, hiring and managing the on-site manager and providing regular reports to the County. The park owner shall submit for the County's approval the initial and all subsequent Property Managers until the conversion is completed and the project has been in compliance with the conditions of the conversion permit for three years. The owner shall also submit additional information to the County relevant to the background, experience and financial condition of any proposed Property Manager as is reasonably necessary for the County to determine whether the proposed Property Manager meets the

qualifications **standards** as set **forth above**. If the proposed **Property Manager** meets the standard set **forth** above; the **County** shall indicate its approval by notifying the owner **in writing**. Unless the proposed **Property Manager** is disapproved by the **County** within thirty (30) days, **which disapproval shall state** with reasonable specificity the **basis** for disapproval, **it shall be** deemed approved.

The **Property Manager** shall be **responsible** for **ensuring** that all units that **are** moved into the park meet all **standards** set **forth** in **this** section and in compliance with all applicable state and local laws and regulations.

(ii) The On-Site **Manager** shall be **an** employee of the **Property Manager** and shall demonstrate adequate experience and qualifications for the position. While the **County** is not required to approve the On-Site **Manager**, the **Property Manager** **must notify** the **County** within thirty (30) days of appointing the **initial** and **subsequent** On-Site Managers of their names, responsibilities, assigned **work** hours and qualifications. In addition to other duties assigned by the **Property Manager**, the On-Site Manager shall be responsible for enforcing **park** rules, including **monitoring** of **parking** and **abandoned** vehicles consistent with **this** subsection and the pennit requirements.

(iii) *All* lease agreements shall contain appropriate language pertaining to the **rights** and responsibilities of the owner(s) of the unit and the occupant(s) under the conditions of the conversion permit, including **but** not limited to:

I. A provision requiring compliance with the **Parking** Management Plan;

II. A requirement that no inoperable vehicles be stored with the **park**;

III. A provision that subletting is either **not** allowed, or that units **may** only be sublet to **Very Low Income Households** as required by subsection (h)(1) of this section, and that the maximum combined rent for the home and/or **space** is restricted pursuant to subsection (h)(2)(B) of this section;

IV. Notice of the **unit** owner's responsibility to **bring the** unit into compliance with the **standards** within **certain** time limits, as set **forth in subsection (f)** of this section, and notice that if the unit is replaced at any time, the replacement unit must meet the **standards** as set **forth in subsection (f)(4)** of this section;

V. Notice that the **storage** of hazardous materials is not allowed; and

VI. Notice that the **unit** owner and/or unit occupant is **responsible** for compliance with the requirements of Section 13.10.685 of the **Santa Cruz County** Code as they apply to the unit and/or space.

(iv) Owner Operator. **Notwithstanding** any language in this subsection (h)(4)(B) which **may** indicate **otherwise**, the **County** may approve a qualified **park** owner or **park** owners to act as

the Property Manager and/or On-Site **Manager** described in this subsection (h)(4)(B).

(v) Waiver. The Approving Body **shall** waive or reduce the requirements for **this Management Plan** if (1) the **park is** not the subject of **a code enforcement action** by the **C o w , State of California** or a local fire protection district or (2) the park will receive state or federal financial assistance **that includes conditions** that are comparable to those for which **a waiver is** requested.

(C) Maintenance and **Operations Plan**. The owner **shall** submit a **plan** for financing the **ongoing operations and** maintenance of the park within the budget for the **park**. That plan, which must be approved by the County, must include **an annual** operating budget which provides for maintenance **at a level which guarantees** that **the park will be maintained in a safe and sanitary condition** That **plan** must also provide for either (i) **an annual** set-aside of three percent **of the annual operating** budget for a maintenance reserve plus **a minimum annual** contribution of two percent of **the annual** operating budget to a capital replacement reserve **for the purpose of financing future capital replacement of fixtures, equipment and improvements or** (ii) the maintenance of a **fully funded replacement reserve** account **using** the methods, procedures and standards laid out for common interest developments **in California Civil Code Sections 1365(a) and 1365.5(e)**.

The Approving Body shall waive or reduce the requirements for this Plan **if** (1) the park **is** not the **subject** of a code enforcement **action by** the County, State of California or **a focal fire protection district and** neither capital improvements **nor** the correction of code violations are conditions **of** approval for the conversion pennit **or** (2) the park **will** receive state or federal financial assistance that includes conditions that are comparable to those for **which** a waiver is requested.

(5) Capital Improvement Fund. As a condition of pennit approval, the **owner** shall be required to establish **a Capital Improvement Fund** within **thirty (30)** days of approval of a **conversion** permit for the **purpose** of financing the improvements and other costs related to the conversion **as** described **in the Park Improvements Implementation Plan**, and for **any** relocation assistance required under Chapter **8.45**. The **owner shall** deposit all front-end contributions, proceeds **from loans** and rent or other set-asides into this **fund**, equivalent to **the amount** needed to meet the requirements **of the approved Park Improvements Implementation Plan, as** established in subsection (h)(4)(A) of this section and **as** approved **by the Approving Body**. This **fund** shall be **administered by** the Property Manager, **who shall** be accountable for **monitoring all** contributions to **and** expenditures from the Fund, **and periodically providing** a report to the owner and **County on** Fund activity and balance. In order to insure that **all** proceeds are directed to the required site improvements **and** related costs, **all** disbursements **from the Capital Improvement Fund shall** be subject to advance approval **by the County**.

The Approving Body shall waive or reduce **the** requirements for this Fund if (1) **neither**

capital improvements nor the correction of code violations are conditions of approval for the conversion permit or (2) the park receives state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(6) Securities. The Approving Body may require securities, such as insurance, a performance bid, letter of credit or similar method, to guarantee the completion of all required park improvements and compliance with the Plans required under subsections (h)(4)(A), (h)(4)(B) and (h)(4)(C) of this section, and related relocation costs.

(i) Monitoring and Compliance.

(1) Status Reports. The park owner shall submit to the County periodic status reports detailing compliance with the conditions of the conversion permit. Such reports shall be submitted quarterly until issuance of a certificate of completion for the conversion, and annually thereafter. During the conversion period, the report shall include a status report on the Capital Improvement Fund and the capital improvement activities, prepared by the Property Manager. All status reports shall include a listing of unit occupancy and eligibility and indicate all subleases.

(2) Completion Report. At the time that the owner believes that the conversion is completed, the owner shall submit a formal report, for review and approval by the County, that summarizes all improvements made, the total cost for those improvements, the final disposition of the Capital Improvement Fund, and any relocation payments made. Upon review of that document and a field review of the site, if the County finds that the project has met all of the permit requirements, it shall issue the owner a letter acknowledging completion of the requirements for conversion. Failure to complete the conversion within the time limits established in the use permit may result in the revocation of the use permit pursuant to Chapter 18.10 of the County Code.

(3) Inspections and Enforcement. County staff shall conduct inspections of a park receiving approval for conversion immediately following receipt of a status report, and at other times, as warranted. All deficiencies shall be reported to the park owner in writing within ten (10) business days of their discovery. The park owner shall correct all reported deficiencies within fifteen (15) business days following receipt of the report from the County, unless a longer time period has been agreed to in advance by the County. Continued failure to comply with the conditions of approval of the conversion permit shall subject the property owner to the provisions of Chapter 19.01 of the County Code.

(5) Fees. The owner shall pay such fees as may be deemed necessary for the County to monitor and enforce the conditions for the conversion permit. (Ord. 4587 § 1, 6/13/2000)

This ordinance shall take effect immediately based on the findings by the Board of Supervisors that this ordinance is adopted consistent with Government Code Section 65858, and is necessary for the protection of the public health, safety, and general welfare. The facts constituting the need for this ordinance are that there are two parks that are now being considered for conversion to permanent occupancy, and these projects represent a crucial affordable housing resource within the County. Both parks have critical health and safety needs that must be addressed. One of the projects is seeking tax credit funding which requires consideration and action on the project by the County within the next sixty (60) days. Processing of the applications cannot take place without clarifying the standards to be applied to the type of conversion being proposed.

Pursuant to Government Code Section 65858, this ordinance shall be in full force and effect for 45 days from the date of its adoption by the Board of Supervisors, unless, following a public hearing noticed pursuant to Government Code Section 65090 and four-fifths vote of its members, the Board of Supervisors extends the interim ordinance in accordance with the provisions of Government Code Section 65858.

PASSED AND ADOPTED this 19th day of March, 2002, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:	SUPERVISORS	Almquist, Campos, Pirie, Wormhoudt and Beutz
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

JANET K. BEAUTZ

Chairperson of the Board of Supervisors

Attest: GAIL T. BORKOWSKI

Clerk of the Board

APPROVED AS TO FORM:

[Signature]
Assistant County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE ATTEST MY HAND AND SEAL THIS 20th DAY OF MARCH 2002
BY SUSAN A MAURIELLO, COUNTY ADMINISTRATIVE OFFICER AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA

[Signature] DEPUTY



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County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTACRUZ, CA 950604000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, AGENCY ADMINISTRATOR

March 11, 2002

Agenda: March 19, 2002

Board of Directors
County of Santa Cruz Redevelopment Agency
701 Ocean Street
Santa Cruz, CA. 95060

Status of Conversion of Marmos and Golden Torch RV Parks

Members of the Board:

In May of 2000 your Board, as the Board of Supervisors, adopted an ordinance allowing the conversion of previously-permitted Recreational Vehicle (RV) Parks to permanent housing under certain circumstances. After considerable public testimony on the ordinance, the Board decided to have the ordinance only apply to the two RV Parks with the most egregious code enforcement violations — Golden Torch and Marmos RV Parks. Since that time, Mid Peninsula Housing Coalition, an experienced non-profit housing developer, has purchased both parks and has developed conceptual plans for major rehabilitation of the two properties. The purpose of this letter is to update your Board on the status of those efforts and to recommendations that will further facilitate their progress.

Context for RV Conversion Ordinance

Board members will recall the context for the development of the RV Conversion Ordinance. As the County's housing market has tightened over the years, some RV Parks that were previously permitted for short-term visitor stay were gradually illegally converted to year-round occupancy for permanent residents. In some cases, such conversions critically overtaxed available services — particularly septic treatment systems. As well, the overall quality of the housing and overcrowding led to a series of code enforcement and public safety problems.

In order to address these problems, the Board spent over a year developing an ordinance to allow the conversions of such parks to permanent occupancy with the maximum units allowed not to exceed the spaces provided for in the park's original County Use Permit. In exchange for recognizing these uses, which would otherwise not be allowed under the County's planning regulations, the ordinance requires that

redevelopedsites must comply with a number of key standards:

- the property must be brought up to current standardsfor water and wastewater systems, as established by the County Health Department;
- the conversion must comply with development standards or obtain waivers as providedfor in the ordinance;
- occupants of a converted site must be on average very low income households (earning 50% or less of the area median income);
- the rents for the units must be limitedto levels affordable to very low income residents; and
- the party converting the property must agree to a conversion, rehabilitation, and management plan.

Once the ordinance was submitted to the Board, owners of RV Parks throughout the unincorporated county raised concerns about how it might affect them in the future. After much discussion, the Board decided to limit the applicability of the ordinance solely to the Marmos and Golden Torch RV Parks, based upon clear documentation with respect to overcrowding, public health and safety issues and other problems at these two sites.

Role of Mid Peninsula Housing Coalition

Mid Peninsula Housing Coalition (MPHC) is a highly respected non-profit housing developer and property manager operating in Northern California. They have become increasingly active in the Monterey Bay area, and have been partners with the County Redevelopment Agency on several affordable housing projects, including construction of The Farm Apartments (in Soquel), rehabilitation of Jardines del Valle farmworker housing (formerly Murphy's Crossing) and the recently completed reconstruction of the San Andreas Farmworker housing.

Based on our extensive experience with MPHC and their ability to address complex housing projects, the Redevelopment staff encouraged MPHC to explore potential options for assisting in addressing the extensive problems at the Marmos and Golden Torch sites. Since approval of the RV Conversion Ordinance they have acquired both properties and have prepared plans for proceeding with the conversion of both properties under the County's Ordinance.

Board of Supervisors
March 11, 2002
Page 3

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Overview of Proposed Marmos Project

This site was originally permitted for 51 RV spaces under a 1977 Use Permit. In the course of addressing code enforcement issues at the site, Planning staff counted at peak use times over 80 RV units on this site. The high number of residents and year-round occupancy of the site caused a number of significant problems, most critical was periodic failure of the septic system.

MPHC entered into a purchase agreement for the site in April of 2000 and focused their initial efforts on working with the Court-appointed receiver in meeting the Court's initial goals — temporarily reducing the overall occupancy of the site and upgrading the septic system. Through those efforts, the units on the site have been reduced. Additionally, they completed the design of and received a permit for installing a state-of-the-art septic collection and treatment system. Installation of the system was forestalled until such time as the site plan could be completed to ensure that there would not be a future conflict between the location of units and the septic treatment system. With completion of their current site plan, MPHC is currently in the process of installing the new septic treatment system.

The site plan for the proposed project is illustrated in Attachment 1. One can see from reviewing that plan that they are proposing a total of 51 family plus one manager's unit on the property. Additionally, the plan provides for a community room, laundry facilities, children's play areas, stabilization of a major cut slope on the property, substantial restoration of the lake edge vegetation and the potential for a future program for resident farming of the agricultural portion of the site.

The units themselves are proposed to be modular manufactured units, with a mix of one, two, three and four bedrooms to recognize the diverse household size that has occupied the site over the years. (Attachment 2 provides a visual rendering of a typical unit.) The units would be rented at rates affordable to very low income households, with a minimum of 10% of the units currently committed for priority for farmworker households.

MPHC recently submitted plans for a land use permit, with the desire to receive discretionary approvals by this June, in order to enable them to pursue funding for Tax Credits which must be submitted by this July. This would allow the project to be constructed in 2002/03. In order to meet this deadline the project must meet the following schedule:

- APAC review – scheduled for consideration on March 21;
- Planning Commission – May of 2002
- Board of Supervisors – June of 2002

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March 11, 2002
Page 4

0258

Overview of Proposed Golden Torch Conversion Project

This site was originally permitted for "approximately 100" short-term RV spaces and tent spaces in a 1964 Use Permit. As was the case with the Marmos Project, overcrowding and year-round occupancy of this site had caused significant stressing of the site infrastructure leading to regular failures of the septic system. As well, due to the disparity between the small size of the RV units on the site and the large size of the families residing on the property, numerous illegal expansions of residential structures had been built on the property, raising significant fire safety concerns.

MPHC purchased this site in May of 2001. As was the case at the Marmos site, their initial energies were focused on reducing the number of units on site for the purpose of reducing the demand on the septic system and temporarily decreasing the resident population to a level that would allow reconstruction of the site. At this point in time, the number of units has also been reduced significantly.

The concept for this project has not been refined to the same level of detail as the Marmos Project, but is anticipated to follow a similar approach. Attached modular manufacturing housing units, possibly some with a two story design, will be proposed. The site plan will likely change the current site configuration significantly, with road layouts proposed to conform to the sloping hillside site. Attachment 3 provides a schematic illustration of the current thinking for the site plan, which shows approximately 67 units on the site plus a manager's unit and community center. Over the next several months this concept will be refined and submitted to the Planning Department for permit review, with land use hearings anticipated later this fall.

RV Conversion Ordinance Issues

As envisioned in the RV Park Conversion Ordinance, temporary RV units would be replaced with mobile homes or manufactured housing, permitted under a County Use Permit. Unfortunately, while the Ordinance allowed construction of "multi-unit manufactured housing" the unique aspects of that housing type were not fully anticipated throughout the Ordinance. As a result, it is not clear when mobile home versus uniform building code standards apply to such housing. As well, the current ordinance keys rents to studio unit size rather than the actual size of the units, resulting in inappropriate rent levels and additional financial difficulties for the projects.

In order to allow these projects to proceed in a timely fashion, County Counsel has suggested that minor amendments to the Ordinance be adopted immediately to address these issues. Ordinance amendments are proposed for your consideration in a separate letter on this agenda addressed to your Board, as the Board of Supervisors. In order for the Marmos project to remain on its current ambitious schedule it will be critical for those amendments to be acted on immediately.

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EXHIBIT J

Board of Supervisors
March 11, 2002
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Financing Issues

Both projects will require significant outside financing sources to enable the substantial reconstruction needed to accomplish the requirements of the RV Conversion Ordinance and the plans of MPHIC for enhanced resident services. Redevelopment Agency staff has been working closely with MPHIC in reviewing overall project financing and required local funding from the Agency's Low and Moderate Income Housing Fund. At this time, they are requesting a pre-development loan of \$1.0 million for the Marmos Project. This will enable MPHIC to finance construction of the septic improvements and reimburse them for other pre-development related expenses. As is always the case, this loan will be ultimately folded into the total financing package from the Agency to the Project. It is proposed that the loan be a no interest loan for a term of ~~up to~~ two years.

Conclusion/Recommendations

Addressing long-standing public health and housing conditions problems at the Marmos and Golden Torch RV parks has been a priority for the County for many years. With the assistance of Mid Peninsula Housing Coalition, it appears that plans are in place to finally realize that goal in the near future. In order to assist in that effort, it will be important for the County to be responsive to practical issues and processing time requirements identified by MPHIC.

It is therefore RECOMMENDED that your Board, as the Board of Directors for the Redevelopment Agency, take the following actions:

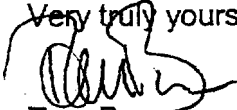
1. Accept and file this report on pending RV conversion projects;
2. Direct the Planning Department to continue to make reasonable efforts to work with MPHIC and Redevelopment staff in bringing the permit for the Marmos Project to the Board of final action by June of 2002; and
3. Approve providing a pre-development loan with Mid Peninsula Housing Coalition as described above and authorize the RDA Administrator to take the actions required to formalize such an agreement.

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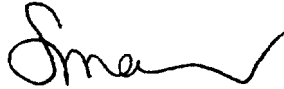
Board of Supervisors
March 11, 2002
Page 6

Very truly yours,



Tom Burns
Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello
Redevelopment Agency Director

Attachments:

cc. RDA
Planning Department
Mid Peninsula Housing Coalition

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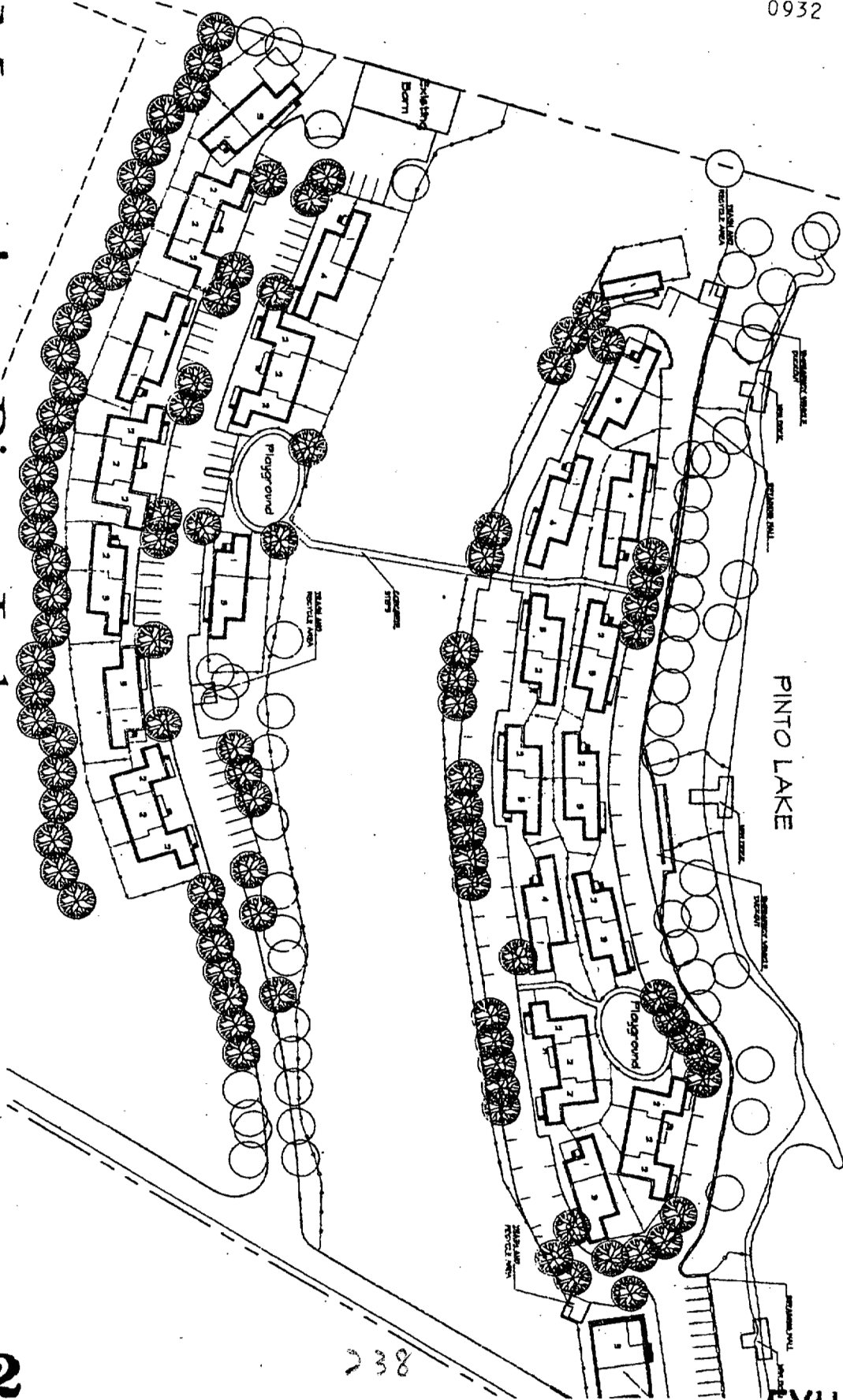
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EXHIBIT **82** J

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0932

Marmo's at Pinto Lake - 324 Amesti Road
Site Plan

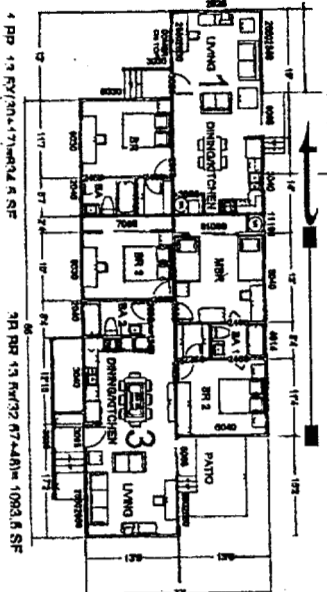
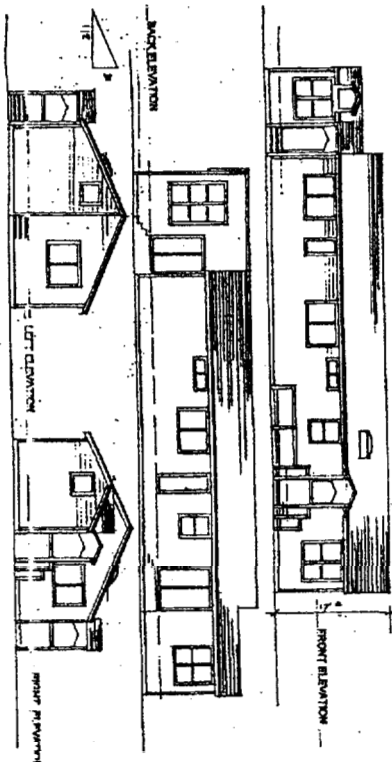
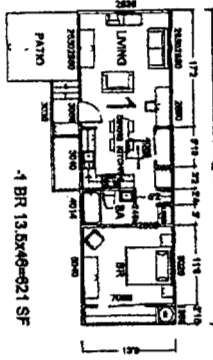
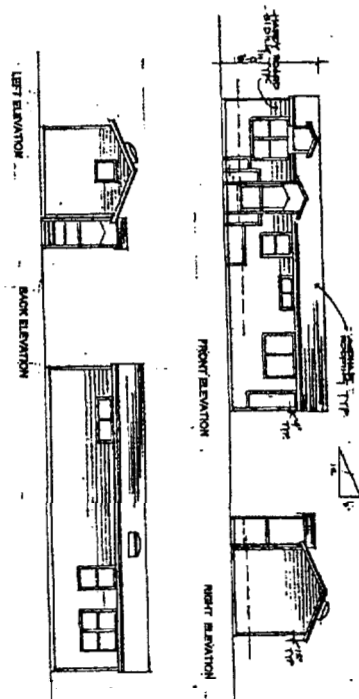
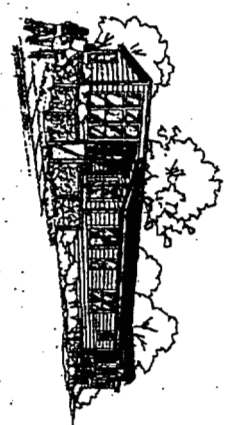
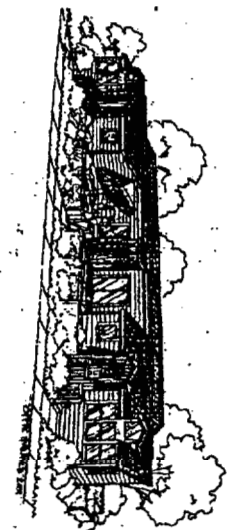


LOWER AREA - 28 UNITS
6-1 Bedroom Units
11-2 Bedroom Units
8-3 Bedroom Units
9-4 Bedroom Units

UPPER AREA - 24 UNITS
5-1 Bedroom Units
13-2 Bedroom Units
4-3 Bedroom Units
2-4 Bedroom Units

56 residential parking spaces in lower area
11 community building parking spaces
48 residential parking spaces in upper area
4 parking spaces at existing barn
114 Total Parking Spaces
More than 2 spaces per unit

The Community Pa
areas total 14.00

<p>DUPLEX TYPE 1-3</p>	<p>SINGLE UNIT TYPE 1</p>	<p>ILLUSTRATIVE PERSPECTIVES</p>	<p>0262</p>
 	 	<p>DUPLEX TYPE 1-3</p>  <p>TRIPLEX TYPE 2-2-2</p> 	<p>0933</p>

MARMO'SAT PINTO LAKE

PRO TO-TYPE UNITS. SCHEMATIC PLANS & ELEVATIONS

PAUL WANG
AND ASSOCIATES
ARCHITECTURE & PLANNING
1000 PICAL MILLS, GARDEN CITY, CA 94545
TEL: (925) 251-1100 FAX: (925) 251-1101

4/1/00

1/3

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EXHIBIT J

Memo.

To: Melissa Allen, County of Santa Cruz Planning Dept.
From: Bill Davilla
C C Desiree Espinosa, Mid-peninsula Housing Authority
Date: 3/29/2002
Re: Biological Review of Marmo's at Pinto Lake Project Designs and Final Plans

I have reviewed the current development and landscape plans for the Marmo's at Pinto Lake housing project proposed by Mid-Peninsula Housing Coalition located at 324 Amesti Road in Watsonville, California. The purpose of this review was to assess if proposed development activities will result in significant impacts to special-status biological resources identified in our surveys summarized in our report entitled "Biological Assessment of Marmo's Pinto Lake RV Park in Watsonville, California" prepared in September 2001.

Activities not considered in our assessment include the grading and removal of vegetation on the slope between the upper terrace units and the lower lake level terrace. As currently proposed this slope will be graded in its entirety including the removal of several heritage size coast live oaks and the existing shrub dominated vegetation. We did not document special-status resources in this area during the course of our surveys; however, since this area was not proposed for grading or vegetation removal we did not do clearance level surveys on this slope. It is still our professional opinion that this habitat does not provide critical habitat for special-status species known to occur in the Pinto Lake area. Since there will be removal of mature shrub and tree cover, we recommend that pre-construction surveys be conducted prior to grading to assess the presence of woodrat nests and bats in the larger trees to be removed.

Revegetation of the slope should be with plants native to the southern Santa Cruz County area and mesic woodland/shrub habitats. I have made suggested changes to the Erosion Control and Revegetation Plan and provided them to Melissa Allen. No non-native trees should be planted in the project area including London plane (*Platanus acerifolia*) trees. This species could be replaced by California sycamore (*Platanus racemosa*).

All other development activities are similar to those that we reviewed during the course of our assessment.

Sincerely,

Bill Davilla, Principal

CENTRAL COAST BAT RESEARCH GROUP

Page 1 of 4 ATTACHMENT 4

0935

Bat survey of **buildings** and trees scheduled to be removed on the **Marmo's Pinto Lake Affordable Housing Project**

Prepared for:

Jennifer Hutchinson
Mid Peninsula Housing Coalition
Watsonville, Ca 95076

Prepared by:

Paul A. Heady and Winifred F. Frick
CENTRAL COAST BAT RESEARCH GROUP
P.O. Box 1352, Aptos, CA 95001
(831) 662-1338
pheady3@earthlink.net fredfrick@earthlink.net

Introduction:

All buildings and trees slated for removal on the project area were surveyed for suitable bat habitat, bat occupation, or sign of bat occupancy. Buildings and trees were classified into two categories. All the buildings and most trees were classified as *non-suitable* and do not have features associated with bat use and/or showed no signs of current or historic bat use. Two trees on the project area were classified as *suitable*, meaning they contained either features highly suitable to roosting bats.

Special Status Bat Species

There are nine bat species that could use buildings for roosting in Central Coastal California. Six of these species have some level of special status.

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EXHIBIT K

CENTRAL COAST BAT RESEARCH GROUP

List 1. California Bat Species Likely to Roost in Buildings and Trees in the Watsonville Region

0936

Family VESPERTILIONIDAE (Plain-nosed or mouse-eared bats)		
<i>Myotis yumanensis</i>	Yuma myotis	FSC/CSC/BLMS
<i>Myotis evotis</i>	Long-eared myotis	FSC/BLMS
<i>Myotis thysanodes</i>	Fringed myotis	FSC/BLMS/WBVG
<i>Myotis volans</i>	Long-legged myotis	FSC/BLMS/WBVG
<i>Myotis californicus</i>	California myotis	
<i>Eptesicus fuscus</i>	Big brown bat	
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	FSC/CSC/FSS/BLMS/WBVG
<i>Antrozous pallidus</i>	Pallid bat	CSC/FSS/BLMS/WBVG
Family MOLOSSIDAE (Free-tailed bats)		
<i>Tadarida brasiliensis</i>	Mexican free-tailed bat	
<p>FSC = Federal Special Concern Species (former Category 2 candidates for ESA listing) CSC = California Department of Fish and Game's California Special Concern species FSS = Forest Service Sensitive Species BLMS = Bureau of Land Management Sensitive Species WBVG = Western Bat Working Group High Priority Species</p> <p>For more information about the meaning of these listings, please visit the California Fish and Game's California Natural Diversity Database website at www.dfg.ca.gov/whdab/assess/docs/spamim2001 Jan.pdf</p>		

Roosts

Bats use structures, such as bridges and buildings, for roosting habitats, including day roosts, night roosts, and maternity roosts. Day roosts are areas where bats are able to spend the nonactive period of the day resting or in torpor, depending on the weather conditions. Day roosts provide shelter from the elements and safety from predators. Night roosts are used by bats to rest between foraging bouts, to allow for digestion of prey, to escape from predators, as shelter from weather, and possibly for social purposes. Night roosts are typically sites that retain heat from the day to aid the bats in maintaining the higher metabolism necessary for digestion. Maternity roosts are sites that provide protection from the elements and predators and provide the correct thermal environment for reproduction. Maternity roost sites tend to be warmer in temperature because breeding females need to maintain a high metabolism to aid in lactation and juvenile bats need to keep warm to maintain a metabolic rate that allows for rapid growth. Winter roosts are usually areas that have a stable low temperature suitable for hibernating or prolonged periods of torpor.

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CENTRAL COAST BAT RESEARCH GROUP

ATTACHMENT
Page 3 of 4

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Methods:

All buildings were visually surveyed with bright lights for signs of bats (such as guano, culled insect parts, or staining) and features suitable for bat use during the maternity season on April 8th and 10th, 2001. Trees were visually investigated for features suitable for roosting including hollow limbs, flaking bark, or anomalous features on April 8th, 2001. Trees that had suitable features for roosting were visually watched for emerging bats at dusk on April 13th, 2001.

The top level of the project area was acoustically monitored adjacent to the large oak trees next to the barn building on April 13th, 2001. Two Anabat detector systems were placed to detect echolocation calls of bats emerging from the oak trees. Acoustic monitoring was done with an Anabat II bat detector, zero crossing analyzer, and laptop computer to collect acoustic files of the echolocation calls of the bats. The Anabat system uses a bat detector to detect bat ultrasonic echolocation calls in the field and uses a zero-crossing unit to convert the detected signals into frequency/time graphs on a laptop computer. The graphs are used to identify bat species. Species are identified by their vocal signature graphs by comparing calls recorded during previous mist-netting activities, calls recorded from bats that are visually identified at the time of recording, and by comparing calls with existing bat vocal signature library databases.

Results:

I. Unsuitable structures. All of the buildings showed no sign of current or historic bat use. All of the buildings may be removed without consideration for bat mitigation. All but two of the trees (see below) on the project area did not have features suitable for bat roosting and pose no threats to bats if removed.

II. Suitable trees. Two trees, the sycamore adjacent to the main building and the oak adjacent to the barn, have significant hollow limbs that could have maternity roosts from May 15th through August 31st. We flagged both of these trees with pink flagging with "Bat" written on the flagging.

III. Acoustic monitoring and emergence watch. Acoustic monitoring identified four different species in the area at the time of emergence (*Tadarida brasiliensis*, *Eptesicus fuscus*, *Myotis evotis*, and a 40 Khz *Myotis*). The western long-eared myotis (*Myotis evotis*) is a federal species of concern. The emergence watch confirmed that bats were flying in the vicinity of the trees at emergence, but no confirmation of emergence from a tree roost was made. We were not able to acoustically monitor or watch emergence at the hollow sycamore adjacent to the main building because of excessive human activity in the area.

* *Myotis volans* and *Myotis lucifugus* are not acoustically distinct as both have a 40KHz call.

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EXHIBIT K

CENTRAL COAST BAT RESEARCH GROUP

ATTACHMENT 4
Page 4 of 4

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Recommendations:

All the buildings and all but two of the trees may be removed at any time of year without posing a threat to bat species. The two trees identified as *suitable* should be removed with a bat monitor on hand and should be left on the ground for up to 24 hours before being cut into pieces or put through a chipper. This will allow any bats that are in the hollow when the tree is felled to leave safely.

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EXHIBIT K



Marmo's Pinto Lake

History

Marmo's Pinto Lake is a Recreational Vehicle Park (RV) located in the unincorporated area of Watsonville and contiguous to Pinto Lake. This 29-acre parcel contains 10.8 acres of land that has been farmed over the years, and 4 acres used for a travel trailer park (the remaining acreage includes the hillsides and property within the lake itself). The Marmo family established this RV Park in approximately 1927. Over the years the park grew from a recreational camping ground, to a year round permanent dwelling area, which was in direct violation of its permitted use of a 30-day temporary occupancy. The park had up to 85 RV's at one time. With the support of Legal Aid of the Central Coast, the Center for Community Action (CCA) and the County Sheriffs office, the County sued the RV park owner for this violation, as well as for serious health and safety violations. As MPHC purchased the property, a special county ordinance was written specifically for Marmo's and one other RV park known as Golden Torch. This ordinance allows for the conversion of only these temporary travel parks to permanent rental housing using manufactured units.

Mid-Peninsula Housing Coalition purchased the property in June 2000 with the goal of maintaining the property as affordable housing, but more importantly, to improve the living conditions at the park. The property was purchased with several county health and safety violations, with a failing septic system being one of the largest issues. The residents at Marmo's are mostly very low-income farm worker family households. The average household income is about 30% of the county AMI. Of the 17 dwelling units remaining, almost half are families of five or more members. Many of the families were living in very overcrowded conditions while paying nearly \$400 a month in rent.

Long Term Goals

Mid-Peninsula acquired this project to be able to provide safe and affordable housing to the existing residents at Marmo's and other future residents. We plan to provide all 51 units authorized by the special county ordinance. New manufactured housing will be placed at the site on permanent foundations to replace the existing trailers. This housing will have all the amenities of conventional "stick-built" homes. The planned unit mix will be single-story manufactured units, made up of approximately 33% three and four-bedroom units, 46% two-bedroom units, and about 21% one-bedroom units. There will be one additional manager's unit built above a community center.

MPHC has hired an environmental engineer to design a new wastewater/septic system. Other health and safety concerns include the electrical system, the roads, maintenance of the public restrooms, and the general public loitering. Mid-Peninsula has been working to address these issues, while managing the property until it can be redeveloped.

After completion of the project, all of the housing will be rented at affordable rents and managed by MPHC's non-profit affiliate, Mid-Peninsula Housing Management Corporation. Additionally, through MPHC's other non-profit affiliate, Mid-Peninsula Housing Services Corporation (MP Services), Marmo's will provide community services that will

Tentative Rent by Unit Breakdown

# of Bedrooms	# of Units	Proposed Monthly Rent (Gross)
1 BR 30% AMI	7	\$ 387
1 BR 40% AMI	2	\$ 517
1 BR 50% AMI	2	\$ 646
2 BR 30% AMI	1	\$ 465
2 BR 40% AMI	5	\$ 621
2 BR 50% AMI	18	\$ 776
3 BR 30% AMI	8	\$ 537
3 BR 40% AMI	1	\$ 717
3 BR 50% AMI	2	\$ 896
4 BR 30% AMI	2	\$ 600
4 BR 40% AMI	1	\$ 800
4 BR 50% AMI	2	\$ 1000
Managers Unit	1	\$ -
	52	\$ 31,578
Average Rent		\$ 607

240

empower the residents through education and job skills training. Service programs will be tailored to the needs of residents. A computer education program will be offered throughout the year. School age children can participate in the after school educational enrichment program staffed by tutors. When the school year is completed, children can attend field trips and participate in other activities through the summer youth enrichment program. In addition]MPHC will preserve approximately 6.3 acres of existing farmland on the property to begin an organic community garden project for residents. MP Services plans to train residents on how to sell and manage products from the organic community garden. Those participating in the organic community garden project will utilize the old barn at the site for storage of equipment and tools.

Contact Information:
Desiree Espinoza
Mid-Peninsula Housing Coalition
77 Aspen Way #103
Watsonville, CA 95076

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Design Guidelines

0941 ATTACHMENT 4

Site Planning

The proposed site design is the result of many preliminary plans that were adjusted based on site constraints, user needs, and public objectives. The final result is a site design that responds to a wide variety of issues while improving the quality of life for 52 low-income families.

Lake Shoreline

There is a 30-foot lake setback along the existing parking area at the east end of the site. This setback extends to 50-feet along the remainder of the shoreline. The plan for the shoreline setback zone includes 3 areas where residents can access the lake. At least one will include a universally accessible ramp. **All** of the lake access areas will include open space and pier supported docks.

The rest of the shoreline is to be planted with appropriate native vegetation. A combination of walls and fences will be provided to discourage residents from disturbing the revegetated areas. The existing London Plane trees will be retained where possible.

In order to place the developed area out of the floodplain, a small retaining wall will extend along the lakeside edge of the road. The buildings are all located at an elevation greater than 17.5 feet in order to be elevated above the floodplain.

Lower Residential Zone

Of the 52 total units, 28 are located in the lower area. There is also a Community Building located in this zone. The design parameters for the buildings are described in more detail in the Architectural Design section of this document.

Concept of Defensible Space: The space around the residential units has been divided into private yards rather than creating community space in the rear of the units. The reason for this is to create a sense of ownership and therefore defensible space for the residents. This plan also avoids creating unclaimed and potentially dangerous areas in the narrow, un-surveillable space between buildings. The yards are small so open wire fencing is used to define space without creating a sense of being closed in.

There are 2 parking spaces for each residential unit in addition to 11 Community Center parking spaces. The one-way road through the lower area is 15-feet wide. Site engineers worked with the Fire Department to assure emergency vehicle access to the entire site. Two emergency vehicle duckouts have been provided in the lower area.

The landscape design for the lower area includes new London Plane trees, following the existing character of the Marmos site. Irrigation will be provided to each new tree. Two trash enclosures will serve the residents of the lower area. A 2,300 square foot playground will include equipment for both 2-5 year-old and 5-

247

82

EXHIBIT L

12 year-old residents. 2 pedestrian pathways pass through the lower residential zone. 0942

Slope

The existing slope requires grading to stabilize it. The proposed slope will be graded 2:1 (2 feet of run for every 1 foot of rise) with two 15-foot flat areas for slowing any potential erosion. Erosion controlling jute netting will be installed prior to planting. A debris flow chain link fence will be built at the toe of the slope.

The slopes are to be planted with slope stabilizing native vegetation. The vegetation will primarily be California Blackberry to help deter residents from climbing on the slope. A temporary irrigation system will be installed at planting to provide water until the vegetation is established.

A concrete stairway will be created to provide pedestrian connection between the upper and lower residential areas. A split rail fence will be provided at the top of the slope to discourage residents from accessing the slope.

Upper Residential Zone

24 residential units are proposed for the upper residential area. These units also have private yards, larger than those closer to the lake.

There are 2 parking spaces for each unit as well as 4 spaces at the existing barn building. The 2-way road is 20-feet wide with extra width in some areas for parallel parking.

An allée of London Plane trees currently exists in the upper residential zone. Most of these trees have been retained in the proposed plan and new plane trees have been added to continue the original theme. Existing oak trees have been retained where possible.

One trash enclosure will serve the upper area. A 2,300 square foot playground will include activities for younger residents. The staircase to the lower residential zone connects with the upper playground.

Agriculture and Agricultural Setback

The end of the Marmos site closest to Amesti Road will continue to be used for 6.3 acres of agriculture.

A 200-foot setback has been provided between the proposed housing and agricultural land uses. This set back is 4.3 acres in size. Two leach fields, a primary and a reserve leach field, have been provided within the 200-foot agricultural setback.

We have also added, within the setback, a 4-foot high berm at the rear of the houses closest to Amesti Road. The berm serves to screen the development from view of travelers on Amesti Road. The berm will be planted with a row of coniferous trees reflective of agricultural windrows appropriate to the area.

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Architectural Design

Residential Units

0943

Residential units for the Marmos community are designed as manufactured homes, delivered to the site and installed on site-built permanent foundations. Entry-porches, patios, fences and landscape elements are to be added as site-built enhancements after factory-built units are installed in place.

5 proto-type units were developed by the architect, ranging from single unit to triplex, from 1-bedroom to 4-bedroom in configuration and size. Each unit is custom designed with knowledge of the limitations and capabilities of the manufactured home construction process and technology.

A manufactured home module 13.5 feet wide with varying lengths, from 28 feet to 66 feet, is used as the basic design component. **All** units, with the exception of one, are created from 2 or 3 staggered modules, thus increasing visual complexity and avoiding the monotonous appearance of a 'trailer park'.

Vaulted ceilings with slanted interior spaces are featured throughout the development. Living areas of most units are located at the ends of singlewide modules with windows on all 3 sides. The tall wall of the living spaces features high windows creating a flood of light and a sense of spaciousness. Modular components are staggered to form exterior modulation and creating courtyards. Each living space has a sliding door to an outdoor patio in a private yard. The existing life style of the community, a vacation quality of indoor-outdoor living, is thus preserved and enhanced.

Many of the standard manufactured home elements are upgraded for these units. These upgrades include insulation, water line copper tubing, and higher-grade cabinets, fixtures and flooring materials.

Community Center

The Community Center building is to be site-constructed. It has a multi-purpose room for gatherings and celebrations. It also has a laundry facility and a room for computer training. A large covered porch facing the lake will provide a space to enjoy the unique natural setting. A 3-bedroom manager's living unit is also part of the Community Center complex.

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EXHIBIT L



County of Santa Cruz

ATTACHMENT 4

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, AGENCY ADMINISTRATOR

0944

July 27, 2000

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

APPROVED AND FILED BOARD OF SUPERVISORS

DATE: 8/8/00
COUNTY OF SANTA CRUZ
SUSAN A. MAURIELLO
EX-OFFICIO CLERK OF THE BOARD

BY Susan Mauriello DEPUTY

Agenda: August 8, 2000

Fees for Recreational Vehicle Park Conversion Projects

Dear Members of the Board:

Over the past year your Board has considered options for legalizing and improving Recreational Vehicle Parks that have been converted from short term visitor use to permanent housing. These actions culminated in the approval of an RV Conversion Ordinance this past June which focused specifically on the Marmos and Golden Torch trailer parks. The purpose of this letter is to address one issue which was discussed in the preparation of the ordinance, but not clearly defined in the final ordinance language — the payment of impact fees for the projects.

New housing projects typically pay a wide variety of fees directly to the County to address the impact of the proposed development. Those fees include:

- transportation impact fees
- roadside improvement fees
- drainage impact fees
- childcare fees
- park impact fees

Mid Peninsula Housing is currently in the process of producing site development and financing plans for the two projects. This issue of impact fees has arisen as a key element of project financial feasibility. Because of the unusual nature of these development projects, staff is not clear how these fees should be administered for these two projects.

In order to clarify the County's regulations and define a clear path for financing both projects it appears that, in recognition of prior uses and the pre-existing impact of those uses on the local infrastructure, impact fees would not be appropriate for these two projects. Clearly, as these projects are redeveloped, the impacts to the community will not increase over what has been occurring for some time.

250

of Supervisors
27, 2000
page 2

ATTACHMENT 4

0945

It is therefore RECOMMENDED that your Board direct the Planning Department and other County departments to not charge impact fees for the reconstruction of the Marmos and Golden Torch Projects under the recently approved RV Park

Very truly yours,



COUNTY ADMINISTRATOR

RECOMMENDED:

Susan A. Mauriello
County Administrator

cc: RDA ✓
Public works Department
Parks Department

S:\B\JARDPND\rvfee final.wpd

285

82
EXHIBIT M

Parking Plan

villas del Paraiso *A.K.A. Marmo's Pinto Lake*
324 Amesti Road
Watsonville, CA 95076

252

**PARKING PLAN FOR MID-PENINSULA HOUSING COALITION'S
RECONSTRUCTION OF MARMO'S PINTO LAKE DEVELOPMENT**

0947

PROPOSAL

Mid-Peninsula Housing Coalition (MPHC) plans to build 51 units of affordable manufactured housing at the present site of the RV Park known as Marmo's Pinto Lake at 324 Amesti Road, Watsonville. This includes one manager's unit over the community building. The unit mix will be as follows: 10 one-bedroom units, 24 two-bedroom units, 12 three-bedroom units and 5 four-bedroom units.

Although the Ordinance allowing conversion of this transient occupancy recreational vehicle and travel trailer park to permanent occupancy permits MPHC to have only 63 spaces for parking (1 space for each unit plus an additional 20% for guests), MPHC has decided to provide a total of 118 spaces. This number would be modified in the event that a mature tree can be accommodated by removing a parking space/s.

MPHC's nonprofit affiliate, Mid-Peninsula Housing Management Corporation, will be managing the development. MPHMC manages 70 complexes with a total of approximately 5,000 units and therefore has a broad experience in parking management. Of these developments approximately two-thirds house families. Three are in unincorporated Santa Cruz County—The Farm, Jardines del Valle, and San Andreas Community. We have based our parking number on our experience.

Parking Management in Santa Cruz County Properties

When MPHC built The **Farm**, we requested a reduction in parking and we built **87** spaces instead of the 117 that the code required. We designated the difference of 30 spaces in reserve areas which could be converted to parking, if there was ever a need. Not only have we not needed to use the reserve area, but the 87 spaces have not been utilized. During the week, typically there are at least 10 empty spaces and on the weekends there are more. Since visitors typically come on the weekends, there has never been a problem in over eight years with insufficient parking.

At Jardines del Valle (formerly Murphy's Camp), we have found that 2.5 spaces per unit, including visitor spaces, **has** been sufficient. We have designated **4** spaces for visitors; all the rest, or 41, are for resident cars. This has been sufficient. Once the camp was rehabilitated, we established a parking policy, assigning stickers to registered cars owned by residents. Only these cars are allowed to park in the parking lot. Stickers were at first given out up to a maximum of 2 per unit. With 18 units, this would be a maximum of 36 cars. Since 41 spaces were designated for residents, there were 5 extra spaces, which were given to those households needing 3 cars. In addition, since some units needed only one car sticker, this allowed for some units to have 3 stickers; also. With this system, MPHMC has been able to provide 3 stickers to all households who legitimately need a third car.

253

With 41 resident spaces divided among 18 units, this is 2.27 spaces per unit, with 4 additional spaces for guests. Applying this calculation to the 43 units at San Andreas, or 2.27 times 43, came to 98 spaces for residents. The guest spaces on a similar pro rata basis indicated that 10 guest spaces at San Andreas would be comparable and thus sufficient and this has been true.

The unit mix at Marmo's is made up of more smaller units than at San Andreas and Jardines del Valle, making it more logical to assign only one parking space for over 50% of the units (the 35 one and two-bedroom units). Including the guest spaces in the total parking space count, we have 118 spaces for 51 units. This gives us a ratio of 2.31 spaces per unit, which is approximately what we have provided at San Andreas. Thus, we think that the number of spaces will be more than adequate. Per the ordinance, 11 spaces are near the community building and 4 are near the old barn; being further from the units, these are ideal for visitors.

With regard to visitors, they are required to have a guest parking card. MPHMC has an aggressive towing policy for cars that do not have either a guest parking card or a resident sticker. For example, if a car is parked in a visitor space for an excessive amount of time, it is assumed that this is a resident car and the car will be noticed and towed as allowed by law. We are also aggressive about requiring that residents remove inoperable vehicles immediately.

MPHMC proposes establishing a parking management system at Marmo's very similar to the one which is in effect at Jardines del Valle and San Andreas Community. We believe that we will be able to accommodate 2 cars for all those households who need a second car, and still provide sufficient visitor parking. Although we propose 11 guest spaces, at the beginning, we would like to be able to adjust the number of guest spaces in relation to giving out 2, or even 3, spaces per unit as time goes on and we see the need for either more guest spaces or more spaces for resident cars. MPHMC will make a reasonable effort to verify the registered owners of vehicles parked on site are licensed to drive in the state of California.

On Site Parking

Unit type	# Units	Spaces required by code	Spaces planned by MPHMC
1-BR	10	1/unit (10)	10
2-BR	24	1/unit (24)	36 (1.5/unit)
3-BR	12	1/unit (12)	36 (3/unit)
4-BR	5	1/unit (5)	15(3/unit)
Total resident parking		51	97
Additional guest parking		11	11
TOTAL NEEDED		62	108
TOTAL PROVIDED			118

254

This means there are actually 10 extra spaces based on our estimate of a reasonable parking count, ~~as~~ we are providing 118; these can be allocated to residents or guests.

0949

Clearly, the allocations for the various unit sizes will be determined on a case by case basis after the residents have been screened for occupancy and need for cars.

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DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS — M.S.#40

1120 N STREET

P. O. BOX 942873

SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

FAX (916) 653-9531

ATTACHMENT 4

*Flex your power!
Be energy efficient!*

3950

April 26, 2002

Ms. Paia Levine
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Ms. Levine:

Re: *County of Santa Cruz Negative Declaration, Mid Peninsula New
Communities at Pinto Lake; SCH# 2002042001*

The California Department of Transportation, Division of Aeronautics, reviewed the above-referenced document with respect to airport-related noise and safety impacts **and** regional aviation land use planning issues pursuant to CEQA. The following comments are offered for your consideration.

The proposal is for the conversion of a recreational vehicle park to a permanent occupancy residential park that will include 52 residential units, a community center, two playgrounds, site parking and circulation and three lake viewing docks on approximately 28 acres in the vicinity of Pinto Lake.

Page 19 of the Negative Declaration incorrectly states that there are no airports within two miles of the project site. The project site is in fact approximately 6,000 feet northeast of the Watsonville Municipal Airport directly beneath the extended centerline for Runway 2-20. The project site appears to be located just beyond Safety Zone B-1 placing the site within Safety Zone E, according to the Watsonville Municipal Airport Master Plan Report.

The site falls within Zone 4 or the Outer Approach/Departure Zone according to the 2002 California Airport Land Use Planning Handbook (Handbook). In accordance with Public Resources Code Sec. 21096, a lead agency shall not adopt a negative declaration for a project within two miles of an airport unless the "lead agency considers whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area." The Handbook recommends that residential uses in Zone 4 be limited to very low densities "if not deemed unacceptable because of noise." Although outside the 55 Community Noise Equivalent Level (CNEL) contour for the airport, the site will be subject to aircraft overflights. The Handbook is available on the internet on the following web page:

<http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/landuse.html>

0951

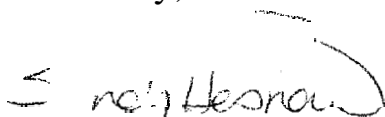
Airport-related noise and safety impacts should be addressed through the CEQA process. Should the project be approved, future homeowners and tenants should be advised of the proximity of the airport and the probability of aircraft overflights and subsequent aircraft-related noise and safety impacts. The proposal should be coordinated with the Watsonville Municipal Airport Manager, Don French to ensure that the project will be compatible with future as well as existing airport operations.

The need for compatible and safe land uses near airports in California is both a local and a state issue. Along with protecting individuals who reside or work near an airport, the Division of Aeronautics views each of the 250 public use airports in California as part of the statewide transportation system, which is vital to the state's continued prosperity. This role will no doubt increase as California's population continues to grow and the need for efficient mobility becomes more crucial. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future.

These comments reflect the areas of concern to the Department's Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,



SANDY HESNARD

Aviation Environmental Planner

c: State Clearinghouse, Don French-Watsonville Mun Airport

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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
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0952

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels? X .

The proposed residential project does not involve handling or storage of hazardous materials.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? X .

A review of federal and state environmental databases did not reveal the existence of any existing contamination in the vicinity of the site.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site? X .

Section 15073.5 (c) of CEQA allows new information to be added to the Neg Dec to clarify the Neg Dec.

There are no airports within two miles of the project site. Watsonville airport is within two miles of the project site. The Division of Aeronautics for the State Department of Transportation has stated that (1) the project site is beyond the mapped Runway Protection (Clear) zone of the airport and (2) the project site is also outside the 55 Community Noise Equivalent Level (CNEL) contour for the airport (i.e., the noise level is less than 55 CNEL). Furthermore, Policy 6.11.2 of the County General Plan sets the maximum level for aircraft noise at 65 CNEL. The project is outside of the mapped noise contour and potential safety conflict areas.

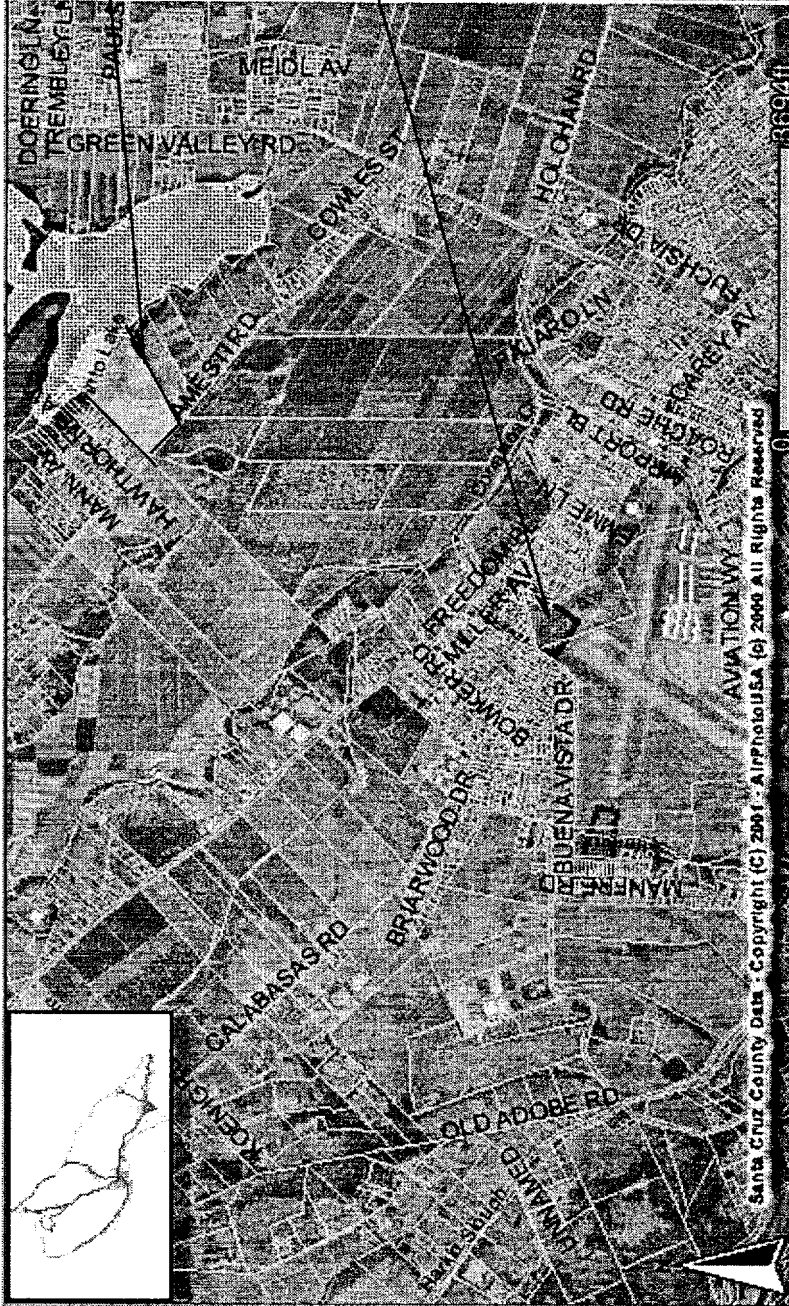
4. Expose people to electro-magnetic fields associated with electrical transmission lines? X .

There are no high-voltage electric transmission lines in the vicinity of the site.

5. Create a potential fire hazard? X .

3953

Planning Information Interactive Map - Current Planning



Legend

- Selected Features
- Parcel (Assessor)
- Streets
- Streams
- Highways
- L.S.
- Permit
- Lakes
- Airport Clear Zone
- Santa Cruz County Boundary
- Aerial Photos

APN Search GIS Home Start Over Help

Rec	APN	Estimated Acreage	Estimated Sq Feet	Assessor's Use Code	Assessor's Use Code Description	Owner Name	Owner Address
1	05042101	27.19	1184219	106	OVERNIGHT TRAVEL PARK	MP NEW COMMUNITIES ASSOCIATES	658 BAIR ISLAND

Identify

258 (a)

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EXHIBIT

45 "1

We are writing in favor of the proposed housing development at the former Marmo's Pine Lake. One needs only to think back a very few years ago when this very neglected location was the site of 51 run down, inadequate mobile homes, severe septic failure, and serious social problems. Since then the property has been purchased by the Mid-Peninsula Housing Coalition (MPHC), garbage and debris have been removed, the septic problems solved for now, and through attrition the population has been reduced to 17 families which, under the guidance and supervision of MPHC, have been model neighbors. As neighbors on the street in closest proximity to the site, we have appreciated the improvements.

Now, with the support of the County, MPHC has prepared a proposal which will provide homes for those in our community who have jobs yet who must rely upon affordable housing. MPHC proposes to continue the improvements begun already: upgrade the septic system further to a mini waste water treatment plant; remove the existing mobile homes and replace them with safe and sturdy permanent manufactured housing; fortify the embankment to enable a second tier of housing; add a community center where educational, recreational and health-related programs will take place; and install a resident manager's apartment. With these improvements, the proposed 51 units, ranging from 1 to 4 bedrooms, and the manager's apartment, will be set farther apart from each other than the previous dwellings, providing the necessary space for healthy living and pride in appearance. Of course, MPHC will continue their well-proven supervision of the site.

MPHC's track record is excellent. In our county 2 similar projects have proven to be models of affordable housing. One need only visit the Rancho San Andreas and Jardines del Valle (Murphy's Camp) sites to see beautiful homes, well-landscaped and maintained gardens and lawns, happy families, activities to engage all age groups, and peaceful communities. These 2 sites are examples of the approximately 45 housing communities established by MPHC throughout the San Francisco and Monterey Bay areas in response to the growing housing crisis.

As we have read and heard in the media, our county heads the list for the entire nation when it comes to lack of affordable housing. The irony of the situation is hard to escape: we need people to work here in our community. To import employees from other areas where housing is more affordable is to assure a lack of commitment to our community on the part of workers who must commute, the spending of dollars in places other than here, and more commuter traffic. We have only to recall the conditions at this site a few years ago. The County has responded to 2 pressing needs: to improve the situation at a location that was becoming a danger to the community, and to provide housing that is desperately needed. MPHC's mission is provide safe, decent and attractive housing for working people in our community, in a carefully monitored environment. We are convinced that we can trust MPHC's track record, both here in our county and beyond. We urge support of this critical project, both because it is the right thing to do for those in our community who are without decent housing and because it will benefit all of us socially and economically.

Judith White 82
 51 Hawthorne Ave.
 Watsonville, CA 95076

Mary Lou Juddell
 28 Hawthorne Ave.
 Watsonville CA 95076
 7 < 0

Leah M. Lee
35 Hawthorne Ave.
Watsonville, CA 95076

Jessam. Oles
25 Hawthorne Ave
Watsonville, CA
95076

ATTACHMENT

4

0955

Tony Rincon
34 Hawthorne Ave
Watsonville Ca 95076

Ann Veronica Coyle
25 Hawthorne Ave.
Watsonville CA 95076

Linda Rincon
34 Hawthorne Ave.
Watsonville, CA 95076

Victoria A Rodriguez
Victoria A. Rodriguez
15 Hawthorne Ave.
Watsonville, CA 95076

82

EXHIBIT P

**COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE**

0956

DATE: April 29,2002
TO: Paia Levine, Environmental Review Planner
FROM: Paul Binding, Manager, Mosquito and Vector Control CSA-53, x2590 **Pub**
SUBJECT: Environmental Review of Residential Park at Pinto Lake App. No. 02-0065

The environmental review should consider that the proximity of the proposed permanent residential park, at near lake level, to a known mosquito breeding area (within 1000 feet) could expose these residents to a significant public health threat (potential biological hazard) at certain times of year. Without improved access by the District to these breeding areas, maintenance of adult mosquitoes below nuisance and disease levels to provide protection for these residents may be problematical.

The following statement should be incorporated into information accessible to residents:

Prospective residents should be made aware that they will be in close proximity to areas of mosquito breeding, and mosquitoes may become a biting nuisance, at times limiting outdoor activities. Some mosquito species can transmit diseases that cause encephalitis and malaria. Residents should take precautions when mosquitoes are present by minimizing their outdoor exposure at dusk, screening doors and windows, using protective bed nets for children under 3 yrs and the use of repellants according to label directions for those over 3.

Mosquito management services are provided by the Santa Cruz County Mosquito and Vector Control District, and this agency will periodically reduce mosquitoes through efforts conducted by helicopter, boat and on foot, requiring access to breeding areas and the use of mosquitocides and herbicides.



Santa Cruz Metropolitan Transit District
Facilities Maintenance Department
370 Encinal, Suite 100
Santa Cruz, Ca. 95060

Date: May 8,2002
Street: Amesti.
Planner: Allen/Bolster
APN: 50-421-01
Applicant: Mid Peninsula Housing Coalition
Project: 52 residential units
Request: Pad and shelter

The Santa Cruz Metropolitan Transit District requests the following Transit Improvements as a condition of approval:

The Transit District is requesting that a bus stop be established at the entrance to this development. The bus stop shall be connected to the public way, sheltered and be **ADA** compliant. A turnout is to be constructed, if deemed necessary by the County. The Plans and specification for the transit improvements will be provided by the District.

If you have any hrther questions please feel free to contact me at 426-6080.

Sincerely,

David J. Konno

Manager of Facilities Maintenance
SCMTD

EXHIBIT R

0958

1

-----Original Message-----

From: Suzanne Ise
Sent: Thursday, May 09, 2002 11:14 AM
To: Joan Vanderhoeven
Subject: Marmos conditions

Joan,

Since you now have a chance to revise your permit conditions, it occurred to me in the hearing yesterday that we should have a condition in the Marmos permit that requires them to enter into an Affordable Housing Participation Agreement with the County. It's just a formality to make it easier for us to have permanent records of our affordable units in the future (what we don't have now for the 100% affordable projects permitted in the 1980's). The Mid-Pen restrictions, if more restrictive, would ~~supercede~~ supersede ours for as long as they continue to enforce them, but our restrictions would be a back-up and in effect for the life of the units. They wouldn't need to actually execute the contract until they start pulling building permits. I think you probably have the standard boilerplate condition for affordable housing PA's that we use for all residential projects. In this case it should include 100% of the units, as they are being processed that way. Please let me know if you need me to enter additional comments into **ALUS** on this or want me to contact the applicants directly.

Thanks

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EXHIBIT 5

AMBAG

ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

0959

May 9, 2002

Ms. Paia Levine
Environmental Coordinator
County of Santa Cruz
Planning Department
701 Ocean Street, Suite 400
Santa Cruz, CA 95060

**Re: MCH # 050209–Notice of Intent to Adopt a Mitigated Negative Declaration
for 324 Amensti Road**

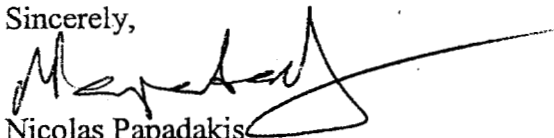
Dear Ms. Levine:

AMBAG's Regional Clearinghouse circulated a *summary* of notice of your environmental document to our member agencies and interested parties for review and comment.

The AMBAG Board of Directors considered the project on **May 8, 2002**, and has no comments at this time.

Thank you for complying with the Clearinghouse process.

Sincerely,



Nicolas Papadakis
Executive Director

0960



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse
ACKNOWLEDGEMENT OF RECEIPT



Tal Finney
INTERIM DIRECTOR

DATE: April 29, 2002

TO: Paia Levine
Santa Cruz County
701 Ocean Street
Santa Cruz, CA 95060

RE: Mid-Peninsula New Communities at Pinto Lake
SCH#: 2002042001

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review **Start** Date: April 2, 2002
Review End Date: May 1, 2002

We have distributed your document to the following agencies and departments:

California Highway Patrol
Caltrans, District 5
Caltrans, Division of Aeronautics
Department of Boating and Waterways
Department of Conservation
Department of **Fish** and Game, Region 3
Department of Housing and Community Development
Department of Parks and Recreation
Native American Heritage Commission
Regional Water Quality Control Board, Region 3
Resources Agency
State **Lands** Commission

The State Clearinghouse will provide a closing letter **with** any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.