COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
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TOM BURNS, PLANNING **DIRECTOR**

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Powers Land Planning. for **126 E.** Grove Street LLC; Attention: Matt Sridhar

APPLICATION NO.: **07-0228**

APN: **081-253-25**

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

___XX___ Negative Declaration
(Your project will not have a significant impact on the environment.)

_____ Mitigations will **be** attached to the Negative Declaration.

__**XX**__ 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 Matt Johnston, Environmental Coordinator at (831) 454-3201, 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: February **21,2008**

Sheila McDaniel
Staff Planner

Phone: **454-3439**

Date: **January 31, 2008**

Environmental Review
Initial Study

Application Number: 07-0228

Date: January 28,2007
Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Powers Land Planning

APN: 081-253-25

OWNER: 126 E. Grove Street LLC:
Attention Matt Sridhar

SUPERVISORAL DISTRICT: 5

LOCATION: Property located on the east side of Highway 9 at the corner of East Grove Street and Highway 9 approximately 360 feet north of River Street

SUMMARY PROJECT DESCRIPTION: Proposal to construct a 2 story commercial building with 2 commercial condos on the first story and 2 residential condos on the second story. Requires a Minor Land Division, a Commercial Development Permit, and a Master Occupancy Permit.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

x Geology/Soils	____ Noise
x Hydrology/Water Supply/Water Quality	____ Air Quality
x Biological Resources	____ Public Services & Utilities
____ Energy & Natural Resources	Land Use, Population & Housing
____ Visual Resources & Aesthetics	____ Cumulative Impacts
x Cultural Resources	____ Growth Inducement
____ Hazards & Hazardous Materials	____ Mandatory Findings of Significance
____ Transportation/Traffic	

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

____ General Plan Amendment	____ Grading Permit

_x_ Land Division	____ Riparian Exception
_____ Rezoning	_x_ Other: Master Occupancy Permit
_x_ Development Permit	_____
_____ Coastal Development Permit	_____

NON-LOCAL APPROVALS
Other agencies that must issue permits or authorizations:

ENVIRONMENTAL REVIEW ACTION
On the basis of this Initial Study and supporting documents:

_X_ 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 attached mitigation measures have been added **to** the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

Matt Johnston

1/29/08
Date

For: Claudia Slater
Environmental Coordinator

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS
Parcel Size: 10,935 Square Feet
Existing Land Use: Vacant restaurant building
Vegetation: A few trees and shrubs
Slope in area affected by project: 10,935 square feet **0** - 30% ___ 31 – **100%**
Nearby Watercourse: None
Distance To: N/A

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: No
Water Supply Watershed: Yes

Groundwater Recharge: No
Timber or Mineral: None
Agricultural Resource: N/A

Biologically Sensitive Habitat: Yes, none identified, site is already developed
Fire Hazard: No
Floodplain: No
Erosion: No
Landslide: No

Liquefaction: Low
Fault Zone: Wlin 2 km of Zayante-Vergeles Fault Zone, Wlin 11 miles of San Andreas Fault.
Scenic Corridor: No
Historic: No
Archaeology: Mapped, but nothing identified
Noise Constraint: No

Electric Power Lines: No
Solar Access: East/West
Solar Orientation: East/West
Hazardous Materials: No

SERVICES

Fire Protection: Boulder Creek Fire Protection District
School District: San Lorenzo Valley
Sewage Disposal: Septic

Drainage District: Zone 8

Project Access: East Grove Street
Water Supply: San Lorenzo Water District

PLANNING POLICIES

Zone District: C2
General Plan: Community Commercial
Urban Services Line: ___ Inside ___x___ Outside
Coastal Zone: ___ Inside ___x___ Outside

Special Designation:

PROJECT SETTING AND BACKGROUND:

Location

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The site is situated just south of the town of Boulder Creek at the southeast corner of East Grove Street and Highway 9 and **is** surrounded by residential and commercial uses. The site is essentially flat, but gently slopes to the northeast.

Existing Improvements

The existing site is developed with a vacant single story restaurant toward the south of the site, **a** one-car carport on the central eastern edge of the site, an existing parking lot on the north and associated concrete patios on the east, west, and south, as well as site landscaping, including shrubs and small sized trees on the west, south and southeast of the site.

Background

This parcel was divided in 2005 by a minor land division under application 05-0366 per an approved Boulder Creek Specific Plan policy adopted May 12 1992 by the Board of Supervisors to encourage economic development along the Highway 9 corridor of Boulder Creek. The site was divided due to split residential and commercial zoning. Although the site is not specifically within the Town Core of Boulder Creek, the site is subject to the design guidelines developed for the "South of the Core" area.

DETAILED PROJECT DESCRIPTION:

The applicant is proposing to develop the site with a two story mixed use commercial building that will contain two commercial condominiums equaling a total floor area of 1,997 square feet on the first floor and two residential condominiums equaling a total of 1,997 square feet on the second floor. The project requires a minor land division and a commercial development permit including a Master Occupancy Permit to allow retail commercial uses consistent with the Zone District where consistent with Boulder Creek Specific Plan.

The proposed two-story building is designed with a hipped roof and dormer style wood louvered roof vents on the north and south elevations. Overall elevations are proposed to provide bronze aluminum frame windows with earth colored (dark brown) wood trim, forest green metal roofing, comhusk colored horizontal siding along the top portion of the building and semi transparent stained horizontal half log wood siding along the bottom portion of the building, and a natural colored culture ledge-stone base. Colors and materials and a project photo-simulation are included in the project submittal package.

Site access and shared parking will be provided from East Grove Street as recommended by Cal Trans and the Department of Public Works. The site will provide 16 parking spaces including one handicap parking space located adjacent to East Grove Street entry. The parking on the east side of the site will provide a covered carport for four vehicle spaces to be reserved for the two proposed residential units.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The residential lots are also provided with private fenced yard areas on the southeast of the proposed building at least 400 square feet in size.

The existing site provides two drainage amenities designed to meet pre-development run-off standards. Drainage from the roof of the building and proposed sidewalks will be drained to the proposed 1600 square foot landscaping area intended to infiltrate the ground area. Otherwise, sidewalks in front of the building and the proposed parking lot are proposed to drain to a proposed silt and grease trap at the back of the driveway apron on Grove Street. This runoff will be filtered and released through two 3 curb drains. This drainage feature will also pick up excess yard runoff along a proposed 3 foot maximum retaining wall along the entire east side of the site. Run off levels are not proposed to exceed the pre-development level established by the previous restaurant use.

The project proposes to provide landscaping areas along the perimeter of the site with streets trees, ground cover and shrubs throughout.

All existing site improvements, including landscaping, will be cleared prior to project construction.

111. 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	
	B. Seismic ground shaking?			x	
	C. Seismic-related ground failure, including liquefaction?			x	

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
D. Landslides?			X	

All of Santa Cruz County is subject **to** some hazard from earthquakes. The project site is located within approximately **2** kilometers from the Zayante-Vergeles Fault and approximately **11** ½ kilometers from the San Andreas Fault. The applicant completed a geotechnical investigation for the proposed project by Rock Solid Engineering, Inc., dated August **18,** 2006 (Attachment **8).** The report concluded that ground motion is a complex phenomenon dependent upon a lot of variables, but that moderate ground motion may occur in the event of an earthquake. Evaluation of surface rupture was beyond the scope of the report. Landsliding potential is considered low at this location because the site is flat. And, with regard to liquefaction, the presence of dense soils near the surface bedrock and the absence of groundwater minimize the potential for liquefaction. To minimize the potential for impacts from ground motion, the soil engineer recommends that the proposed building meet the requirements of the California Building Code. With design of a "foundation system composed of conventional, shallow, continuous and pad footings, underlain by a minimum depth of new engineered fill material", the soil engineer finds that site is suitable for the proposed structure. That, with the other recommendations regarding grading and earthwork are sufficient to address building design.

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	

The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.

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

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

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because construction will include standard erosion controls as a required condition of the project. Environmental Planning staff suggests that a rocked construction entrance and silt fencing be placed around the perimeter of the site. Prior **to** approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

with ground cover and to be maintained to minimize surface erosion.

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

The geotechnical report for the project did not identify any elevated risk associated with expansive soils.

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

The proposed project will use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system.

7. Result in coastal cliff erosion? X

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 March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

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

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion **of** the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche or tsunami? X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
4. Deplete groundwater supplies or interfere substantially with groundwater recharge 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 from San Lorenzo Water District and will not rely on private well water. Although the project will incrementally increase water demand, San Lorenzo Water District has indicated that adequate supplies are available to Serve the project (Attachment 14). The project is not located in a mapped groundwater recharge area.

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

No commercial *or* industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The parking and driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures. In addition, a silt and grease trap, and a plan for maintenance, will be required **to** reduce this impact to a less than significant level.

6. Degrade septic system functioning?			X	

There is no indication that existing septic systems in the vicinity would be affected by the project.

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

The proposed project is not located near any watercourses, and will not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
8. Create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?			X	

Drainage Calculations prepared by Robert L. Dewitt and Associates, Inc., dated December 3,2007 (Attachments 9 and 10), have been reviewed for potential drainage impacts and accepted by the Department ***of*** Public Works (DPW) Drainage Section staff. The calculations show that proposed run-off will not exceed existing site run-off. In particular, the runoff from the building roof and sidewalks will be directed to proposed landscaping areas and retained on site. Otherwise, the parking lot area and sidewalk in front of the building will drain to a proposed silt and grease trap at the driveway entrance. DPW staff has determined that existing storm water facilities are adequate **to** handle the drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

9. Contribute to flood levels or erosion in natural watercourses by discharges of newly collected runoff?			X	

The project does not propose a net increase in run-off from the site. Thus there will be no additional storm water runoff that could contribute to flooding or erosion.

10. Otherwise substantially degrade water supply or quality?			X	

A silt and grease trap, and a plan for maintenance, will be required to minimize the effects of urban pollutants.

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 California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, the site is mapped as containing special status plant species, but none were identified on site or observed in the project area by Environmental Planning staff during their site visit. Furthermore, the site is developed

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

with an existing restaurant, parking lot and site landscaping. The lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area.

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

See discussion under C.1.

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

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

4. Produce nighttime lighting that will illuminate animal habitats? — x

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

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

Refer to C-1 and C-2 above.

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

The project will not conflict with any local policies or ordinances.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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

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 is adjacent to land designated as Timber Resource. However, the project will not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?				x

The project site is not currently being used for agriculture and no agricultural uses are proposed for the site or surrounding vicinity.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?			x	
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?			x	

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?				x

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The project will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

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

The project site is not located along a County designated scenic road or within a designated scenic resource area.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? X

The existing visual setting is an urbanized area comprised of residential and commercial development. The proposed project is designed and landscaped **so** as **to** fit into this setting.

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

The project only proposes lighting directed toward the site entry sign on Highway 9 as part of this proposal. However, the applicant has indicated that as part of the building permit submittal, low-level lights will be provided at the front of the building near the entrances, low-level down-directed lights for the carports, porch lights for the residential entrances, and low-level lighting for the rear entrances for the commercial entrances are proposed. No free standing or pole lights are proposed. This lighting increase will be small, and will be similar in character **to** the lighting associated with the surrounding existing uses. The standard conditions **of** approval requiring that all outdoor areas, parking and circulation areas be lighted with low-rise lighting fixtures directed onto the site and away from adjacent properties is enough **to** ensure lighting is not an issue.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

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	

The existing structure(s) on the property is not designated as a historic resource on any federal, State or local inventory.

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

According to the Santa Cruz County Archeological Society site assessment, dated July 19, 2007 (Attachment 11), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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

G. Hazards and Hazardous Materials

Does the project have the potential to:

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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	
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**	

The project site is not included on the 4/16/07 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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	
4. Expose people to electro-magnetic fields associated with electrical transmission lines?			**X**	
5. Create a potential fire hazard?			X	

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency.

6. Release bio-engineered organisms or chemicals into the air outside of project buildings?			X	

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

H. Transportation/Traffic

Does the project have the potential to:

1.	Cause an increase in traffic that 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 project will create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the project, this increase is less than significant, Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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

The project meets the code requirements for the required number of parking spaces and therefore new parking demand will be accommodated on site.

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

The proposed project will comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

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?		X	

See response H-1 above.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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	

The project will create an incremental increase in the existing noise environment. However, this increase will be small, and will be similar in character to noise generated by the surrounding existing uses.

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

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 **Leq** during the day and **45 Leq** during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night.

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 will increase the ambient noise levels for adjoining areas. Construction will be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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 or projected air quality violation?			X	

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.
Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

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

The project will not conflict with or obstruct implementation of the regional air quality plan.' See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations? — X

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

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 of the public services:

   a. Fire protection? — X

   b. Police protection? — X

   c. Schools? — X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
d. Parks or other recreational activities?			X	
e. Other public facilities; including the maintenance of roads?			X	

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency, and school, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

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?				

Drainage analysis of the project by Robert L. Dewitt and associates, Inc. (Attachment 9 and 10) concluded that the project would not result in a net increase in the run-off from pre-existing levels. The proposed project does provide a silt and grease trap to address the existing run-off levels. However, no additional drainage facilities are required for this project. Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate **to** handle the existing drainage associated with the project (Attachment 13).

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	

The project will connect to an existing municipal water supply. San Lorenzo Valley Water District has determined that adequate supplies are available to serve the project (Attachment **14).**

The project will be served by an on-site sewage disposal system, which will be adequate to accommodate the relatively light demands of the project.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The project's wastewater flows will not violate any wastewater treatment standards.

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

The water mains serving the project site provide adequate flows and pressure for fire suppression. Additionally, the local fire agency has reviewed and approved the project plans, assuring conformity with fire protection standards that include minimum requirements for water supply for fire protection.

6. Result in inadequate access for fire protection? — x

The project's road access meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

One lane will remain open at all times. Fire trucks, ambulances and other emergency vehicles will not be blocked from using the road at any time.

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

The project will make an incremental contribution to the reduced capacity of regional landfills. However, this contribution will be relatively small and will be of similar magnitude to that created by existing land uses around the project.

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

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 proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

The proposed project does not conflict with any regulations adopted for the purpose **of** avoiding or mitigating an environmental effect.

3. Physically divide an established community?			X	

The project will not include any element that will physically divide an established community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

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

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

The proposed project will entail a net gain in housing units.

M. Non-Local **Approvals**

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

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 self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, 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 the potential to achieve short term, to the disadvantage of long-term environmental goals? **(A** short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)	Yes	No x
3.	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
4.	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
Agricultural Policy Advisory Commission (APAC) Review			x
Archaeological Review		x	
Biotic Report/Assessment			x
Geologic Hazards Assessment (GHA)			x
Geologic Report			x
Geotechnical (Soils) Report		x	
Riparian Pre-Site			x
Septic Lot Check			x
Other:			

Attachments:

For a// construction projects:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Project Plans
5. Tentative Map & Preliminary Improvement Plans prepared by Robert L. Dewitt and Associates Inc., dated May 2007
6. Landscape Plan prepared by Gregory Lewis, dated November 26, 2007, 8 Architectural Plans prepared by William Bagnall Architects Inc., dated May 10, 2007
7. Geotechnical Review Letter prepared by Carolyn Banti, dated June 4, 2007
8. Geotechnical Investigation (Conclusions and Recommendations) prepared by Rock Solid Engineering, Inc., dated August 18, 2006
9. Drainage calculations prepared by Robert L. Dewitt and Associates, dated September 2007
10. Drainage Calculations follow-up by Robert L. Dewitt and Associates, dated December 3, 2007
11. Archeological Reconnaissance Survey Letter prepared by Christine Hu, County of Santa Cruz, dated July 19. 2007
12. Septic Lot Check prepared by Environmental Health Services, dated June 5, 2007 and September 8, 2007
13. Discretionary Application Comments, dated December 16, 2007

14. Letter from San Lorenzo Water District, ***dated*** January 25, ***2007***

Other technical reports or information sources used in preparation of this Initial Study

Hazardous Materials Site, County Environmental Health Services Agency

Location Map

LEGEND

- APN: 081-253-25
- Assessors Parcels
- Streets
- State Highways

Environmental Review Inital Study
ATTACHMENT 1
APPLICATION 07-0228

N
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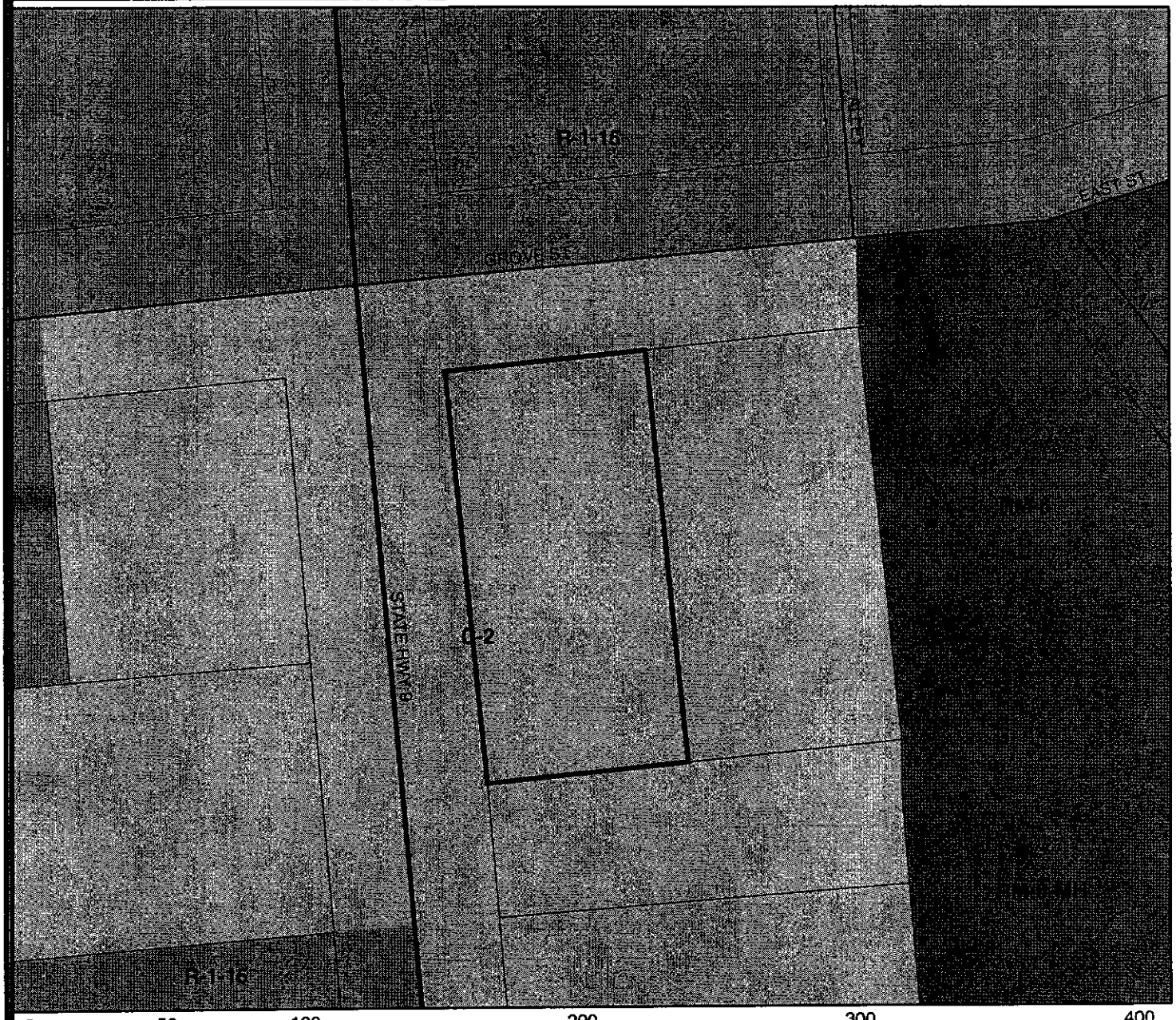
Map created by
County of Santa Cruz
Planning Department
December 2007

Zoning Map



Environmental Review Inital Study

ATTACHMENT 2
APPLICATION 07-0228

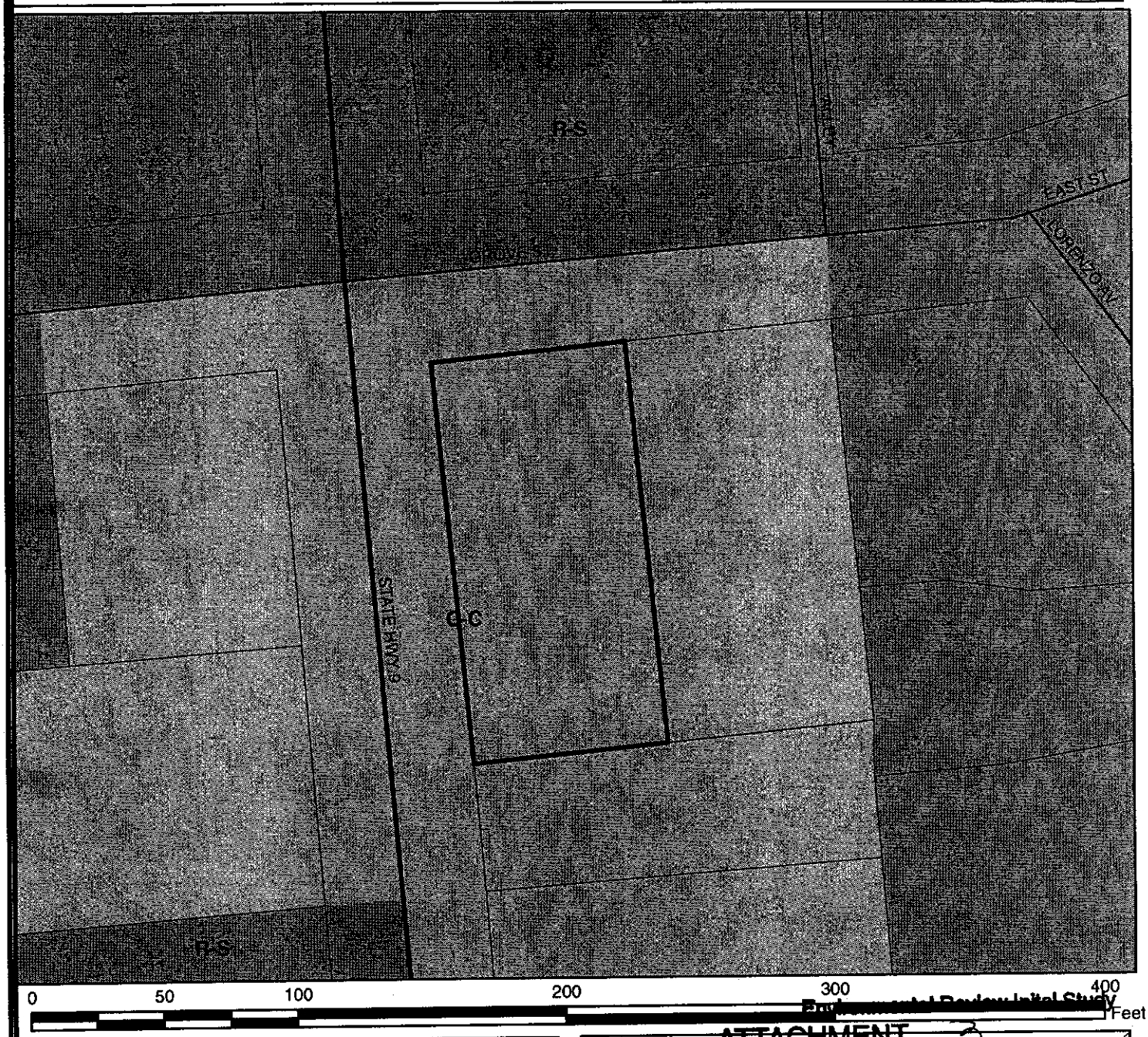
LEGEND

- APN: 081-253-25
- Assessors Parcels
- Streets
- State Highways
- RESIDENTIAL-SINGLE FAMILY
- COMMERCIAL-COMMUNITY
- RESIDENTIAL-MULTI FAMILY

W E S

Map created by
County of Santa Cruz
Planning Department
December *2007*

General Plan Designation Map



LEGEND

- APN: **081**-253-25
- Assessors Parcels
- Streets
- State Highways
- Commercial-Community
- Residential-Suburban

ATTACHMENT 3
APPLICATION 02-0258

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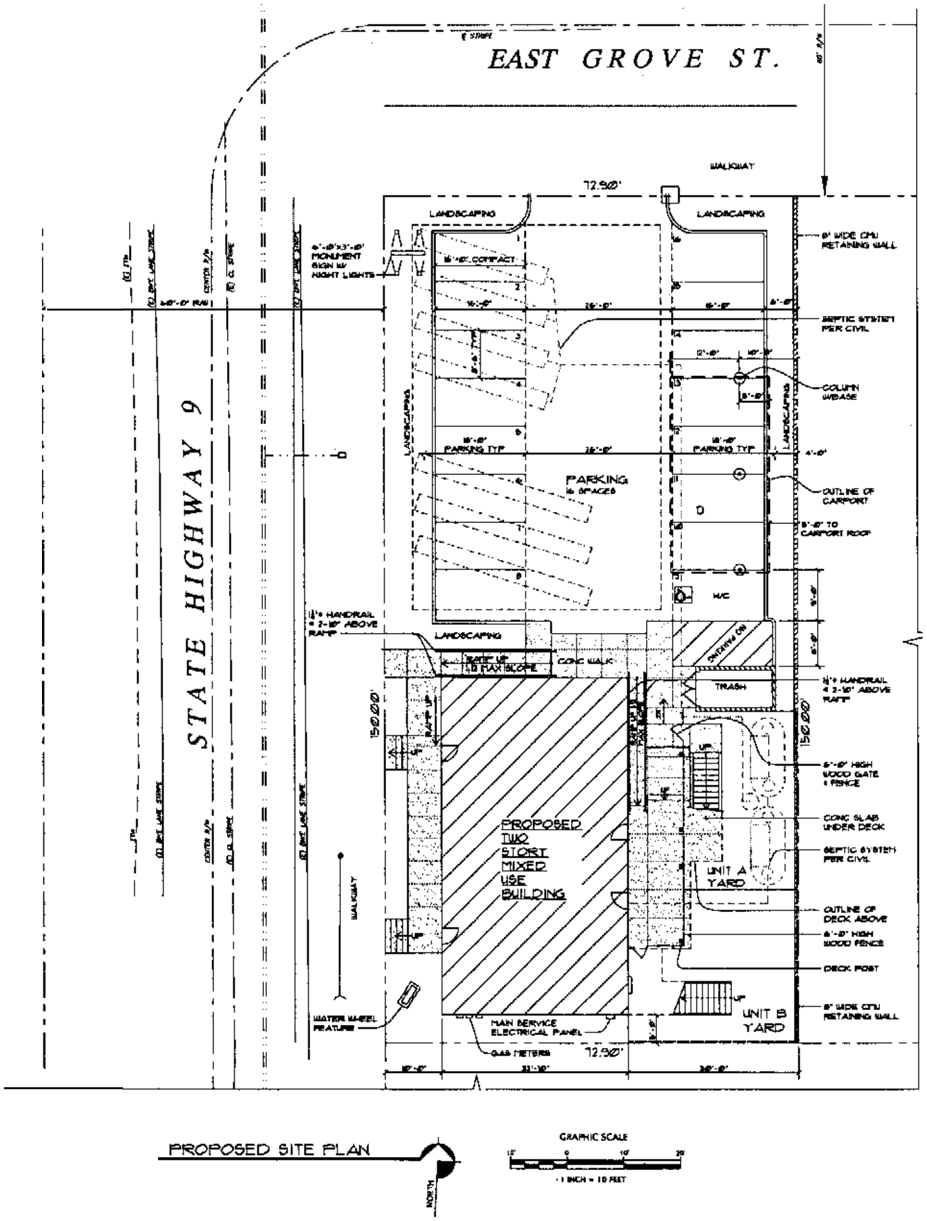
Map created by
County of Santa Cruz
Planning Department
December 2007



PROPOSED SITE PLAN

SHEET INDEX

ARCHITECTURAL

- A1 PROJECT DATA / ARCHITECTURAL SITE PLAN
- A2 1ST & 2ND FLOOR PLANS / ROOF PLAN / SECTION
- A4 EXTERIOR ELEVATIONS
- A5 COVER REFUSE PLAN

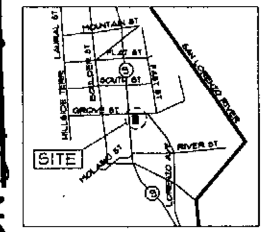
CIVIL

- C1 TITLE SHEET
- C2 EXISTING SITE PLAN & IMPROVEMENT PLAN
- C3 SITE SECTIONS & DETAILS
- C4 EROSION CONTROL PLAN
- C5 TENTATIVE MAP

LANDSCAPE

- L1 PLANTING PLAN

Environmental Review Initial Study
ATTACHMENT 4, 1 of 1
APPLICATION 07-02



VICINITY MAP
SCALE: N.T.S.
NORTH

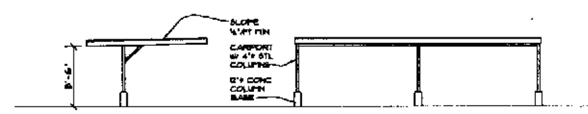
PROJECT DATA

APN:	081-253-15
ZONING:	C2, COMMUNITY COMMERCIAL
OCCUPANCY:	M, MERCANTILE & R3 RESIDENTIAL
CONSTRUCTION TYPE:	TYPE V NON RATED
	FIRESPRINKLERED
SITE AREA:	10,535 SF (0.25 EST. ACREAGE)
RETAIL AREA:	1,557 SF
RESIDENTIAL AREA:	1,557 SF
SITE COVERAGE:	16%
DECK:	407 SF

PROJECT DESCRIPTION:
THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO STORY MIXED USE BUILDING W/ RETAIL ON THE LOWER FLOOR AND A RESIDENCES ON THE UPPER FLOOR.

PARKING REQUIRED	
RETAIL 1997/200	= 9.98 SPACES
2-2 BEDROOM @ 2.5 EA	= 5 SPACES
20% GUEST PARKING	= 1 SPACE
TOTAL REQUIRED SPACES	= 16 SPACES

PARKING PROVIDED	
STANDARD	= 15 SPACES
BARRIER FREE	= 1 SPACE
TOTAL	= 16 SPACES

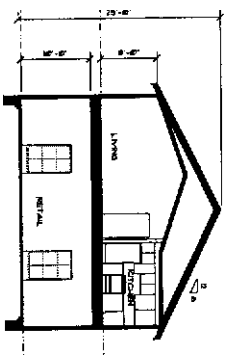


WILLIAM S. BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Santa Cruz, California (831) 426-4977

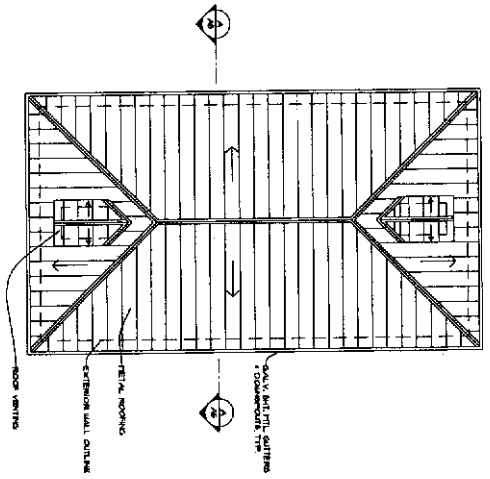
PROPOSED
RETAIL / RESIDENTIAL DEVELOPMENT
126 EAST GROVE STREET BOULDER CREEK CA
PROPOSED SITE PLAN / PROJECT DATA / VICINITY MAP

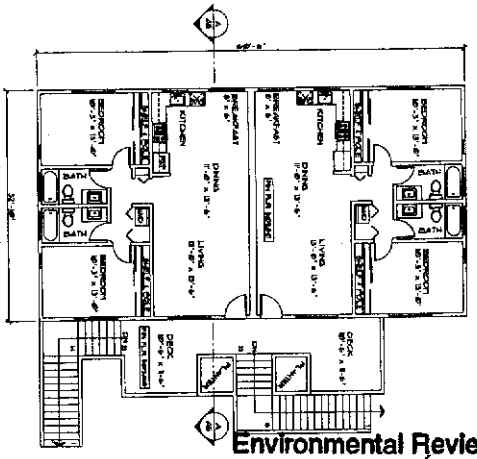
DATE 5/1/07
JOB #0512
REVISIONS
SHEET A-1

BUILDING SECTION



ROOF PLAN





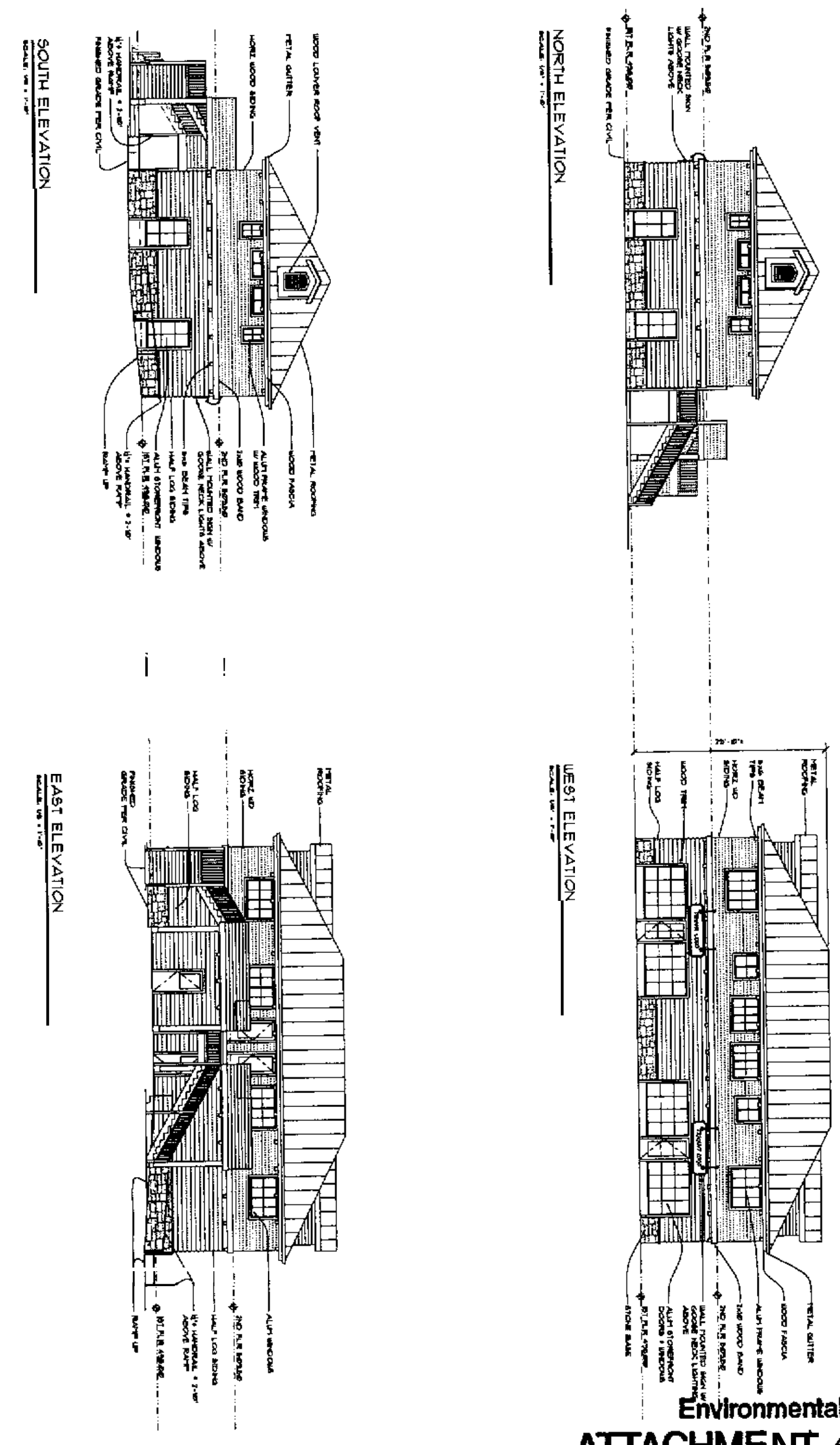
Environmental Review Inital Study
ATTACHMENT 4, 2 of 4
APPLICATION 07-0228

SHEET	REVISIONS	JOB	DATE
A-2		0504	5/10/07

PROPOSED
RETAIL / RESIDENTIAL DEVELOPMENT
128 EAST GROVE STREET BOULDER CREEK CA

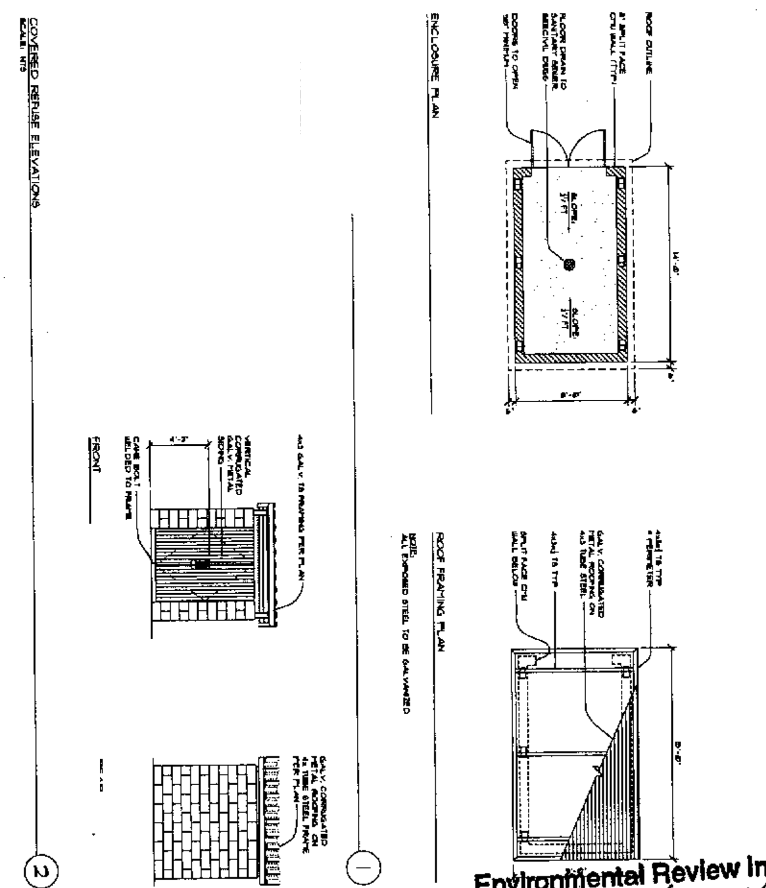
1ST & 2ND FLR PLANS / ROOF PLAN / SECTION

WILLIAM S. BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Santa Cruz, California (831) 426-4977



Environmental Review Inital Study
ATTACHMENT 4, 3 of 4
APPLICATION 07-0228

SHEET A-4 OF	REVISIONS	DATE 5/10/07 JOB 0512	*PROPOSED* RETAIL / RESIDENTIAL DEVELOPMENT 125 EAST GROVE STREET BOULDER CREEK CA — EXTERIOR ELEVATIONS	WILLIAM S. BAGNALL ARCHITECTS INC. AMERICAN INSTITUTE OF ARCHITECTS — ARCHITECTURE & PLANNING — 125 Mission Street, Santa Cruz, California (831) 426-4977

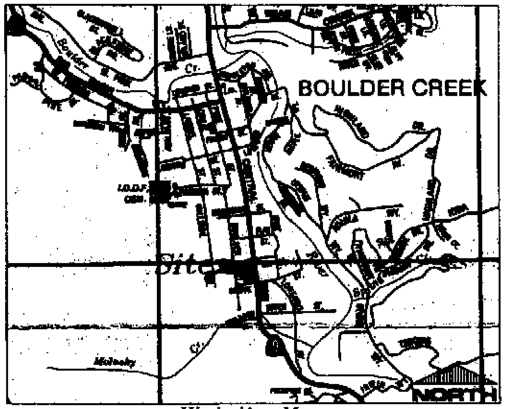


Environmental Review Inital Study
ATTACHMENT 4, 4 of 4
APPLICATION 07-0228

SHEET	REVISIONS	DATE / JOB		
A-5		5/10/07 / 05117	*PROPOSED* RETAIL / RESIDENTIAL DEVELOPMENT 126 EAST GROVE STREET BOULDER CREEK CA COVERED REFUSE PLAN	WILLIAM S. BAGNALL ARCHITECTS INC. AMERICAN INSTITUTE OF ARCHITECTS ARCHITECTURE & PLANNING 125 Mission Street, Santa Cruz, California (831) 426-4977

Tentative Map
And
Preliminary Improvement Plans
For
Four Mixed-Use Condominiums

Prepared For
Timi Capital
Located At
APN: 081-253-25
12600 Highway 9



Vicinity Map
NOT TO SCALE

GENERAL NOTES

1.0 GENERAL

1.1 APN: 081-253-25

1.2 Topographic Map based on survey performed by Robert L. DeWitt & Associates, Inc., Project No. R05024, dated August 2005.

1.3 Benchmark is Santa Cruz County Benchmark No. 184. Elevation=502.086 feet (NGVD 29).

1.4 Temporary Benchmark is a pavement nail and shiner set in AC near South edge of East Grove Street adjacent to site. Elevation=491.20

1.5 All construction shall comply with applicable requirements of the current edition of the Design Criteria of the County of Santa Cruz.

1.6 All Figure (Fig.) references, unless otherwise specified, refer to Standard Drawings in the current edition of the Design Criteria of the County of Santa Cruz.

1.7 No changes in the approved Improvement Plans may be made without prior approval of the Planning Commission.

1.8 The Director of Public Works, or their authorized representative, shall have authority to "Stop Work" if the work is not being done in accordance with the approved Improvement Plans.

1.9 The contractor shall notify the County Construction Engineer at least 24 hours prior to the commencement of work. Call 831-454-2160.

1.10 Prior to consideration for formal County acceptance of the improvements, as-built plans will be prepared by the County staff. Any changes from the Improvement Plans not previously approved by the Department of Public Works will require negotiation and adjustment to the satisfaction of the County.

1.11 All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.

1.12 All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.

1.14 Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise indicated on the approved improvement plans.

1.15 Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate.

2.0 UTILITY NOTES

2.1 Existing utility locations are compiled from information supplied by the appropriate utility agency and survey data. The contractor shall verify the location of affected utility facilities in the vicinity of the work area and pothole those areas where potential conflicts are likely or data is otherwise incomplete.

2.2 Any existing utility that is required to be relocated as a part of this construction will be negotiated between the developer and the affected utility agency.

2.3 The Contractor shall request the location of underground utilities by contacting USA ALERT (1-800-642-2444) and the appropriate utility agencies prior to the commencement of the work and shall take appropriate measures to protect utilities during the construction operations.

2.4 All utilities shall be installed underground as shown on the plans and as per the utility agencies.

2.5 The Contractor shall obtain an encroachment permit from Santa Cruz County Department of Public Works for any utility trench within a County Right-of-Way not specifically shown on these plans.

3.0 GRADING AND EROSION CONTROL

3.1 It is the responsibility of the grading contractor to verify grading quantities Approximate on-site grading quantities: Cut=60 CY, Fill=250 CY.

3.2 No land disturbance shall take place prior to issuance of building permits, except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions.

3.3 All grading shall comply with the applicable requirements of the grading ordinance of the County of Santa Cruz and the recommendations of the Geotechnical Report by Rock Solid Engineering, Inc., Project No. 06040, dated August 18, 2006.

3.4 Between October 15 and April 15, exposed soil shall be protected at all times. Review and approval of a Winter Erosion Control Plan by Environmental Planning is required prior to construction during this period. Such protection may consist of mulching and/or planting of native vegetation of adequate density. Before completion of the project, any exposed soil on disturbed slopes shall be permanently protected from erosion.

3.5 To minimize construction noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall, or shall have the project contractor, comply with the following measures during construction work:
A. Limit the normal working day for construction activities between the hours of 8:00 A.M. and 5:00 P.M. weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation;
B. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

3.6 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 he discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

3.7 The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.

4.0 STREET DESIGN

4.1 All construction shall comply with the requirements of Part 2, Street Design, in the current edition of the County of Santa Cruz Design Criteria.

4.2 The top 6" of subgrade under all paved surfaces subject to vehicular use shall be compacted to a minimum of 95% of ASTM-D1557 Standard.

4.3 The Contractor is responsible for the protection and adjustment of valve and meter boxes, covers, drains and clean-outs.

4.4 For roadwork involving a conform between new lip of gutter and existing roadway, the road conform shall be extended into the roadway as far as the Edge of Travel Way to achieve a tolerable cross-slope, with the approval of the County Inspector.

5.0 SEWER, WATER AND FIRE SYSTEMS

5.1 All sanitary sewer construction shall comply with the requirements of the Santa Cruz County Sanitation District as shown on these plans and as further specified on the Site and Utility Plan.

5.2 Domestic and fire service water shall be constructed according to the Soquel Creek County Water District (SCCWD) Design requirements and as shown on these plans.

5.3 The fire flow requirement for the subject property is 1000 GPM.

5.4 A 30-foot clearance will be maintained with non-combustible vegetation around all structures.

5.5 Building Plans for all new buildings shall meet the requirements and be approved by the Aptos/La Selva Fire Protection District.

Abbreviations

( )	EXISTING ELEVATION
(N)	NEW
(E)	EXISTING
ADS.	ADVANCE DRAINAGE SYSTEM
BC	BEGINNING CURVE
BMP	BEST MANAGEMENT PRACTICE
BVC	BEGINNING VERTICAL CURVE
BW	BACK OF WALK
CC	CONCRETE
EC	END CURVE
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
FL	FLOWLINE
FS	FINISH SURFACE
G	GAS LINE/MAIN
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
PC	POINT OF CURVE
PT	POINT OF TANGENCY
S	SLOPE
TEL	TELEPHONE CONDUIT
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
W	WATER LINE/MAIN

Sheet Index

C1 - TITLE SHEET
C2 - EXISTING SITE PLAN
PROPOSED IMPROVEMENT PLAN
C3 - SITE SECTIONS & DETAILS
C4 - EROSION CONTROL PLAN
C5 - TENTATIVE MAP

Property Owner

Timi Capital
1777 Saratoga Avenue, Suite 209
San Jose, CA 95129
Contact: Matt Sridhar
Phone: 408-725-9500

Land Use Planner

Powers Lan Planning, Inc.
1607 Ocean Street, Suite 8
Santa Cruz, CA 95060
Contact: Ron Powers
Phone: 831-426-1663

Architect

William S. Bagnall Architects Inc.
125 Mission Street
Santa Cruz, CA 95060
Contact: Peter Bagnall
Phone: 831-426-4877

Geologist

BioSphere Consulting, LLC
1315 King Street
Santa Cruz, CA 95060
Contact: Andrew Brownstone
Phone: 831-430-9116

Landscape Architect

Lewis Landscape
737 pARK wAY
Santa Cruz, CA 95065
Contact: Greg Lewis
Phone: 831-425-4747

Environmental Review Inital Study
ATTACHMENT 5, 1 of 5
APPLICATION 07-0228

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

CELSOC
Consulting Engineers and Land Surveyors of California

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CELSOC
Consulting Engineers and Land Surveyors of California

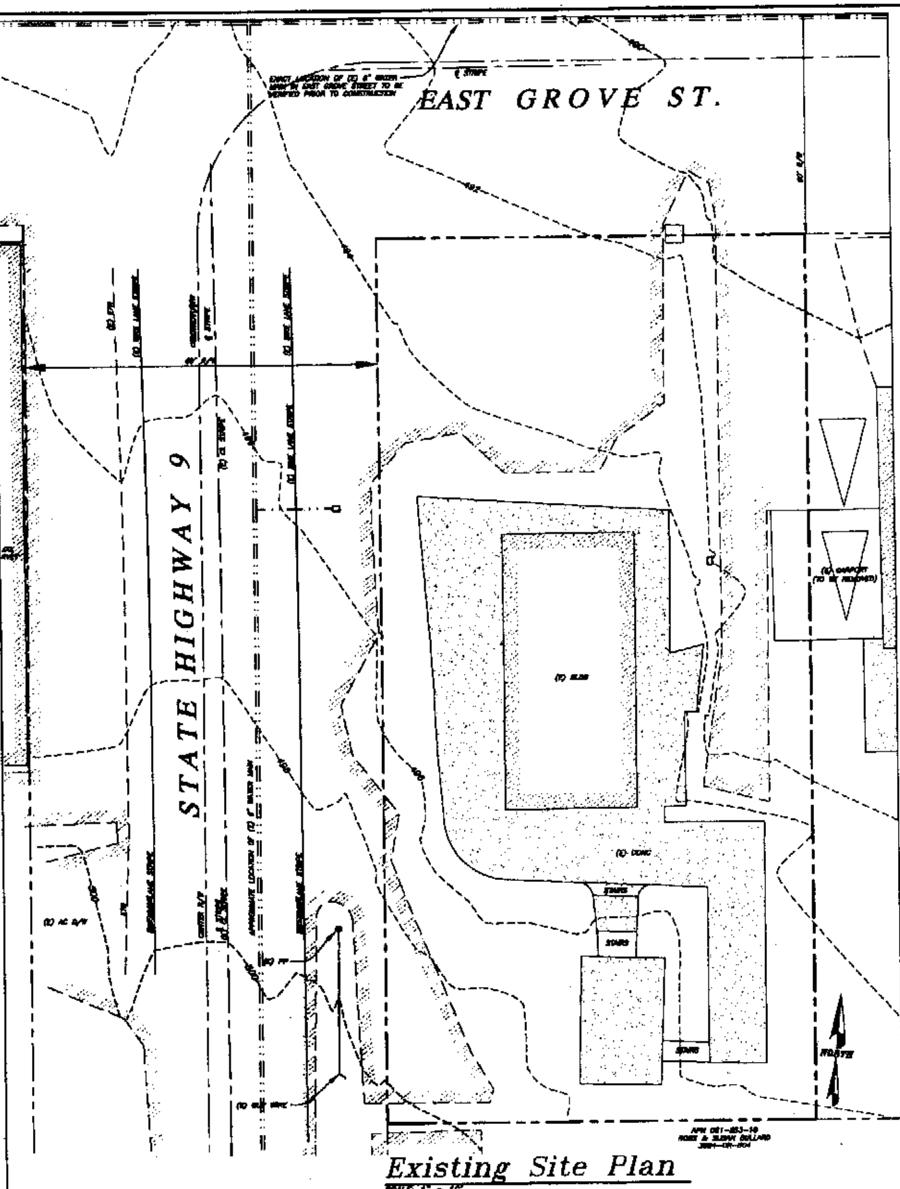
ROBERT L. DEWITT DATE

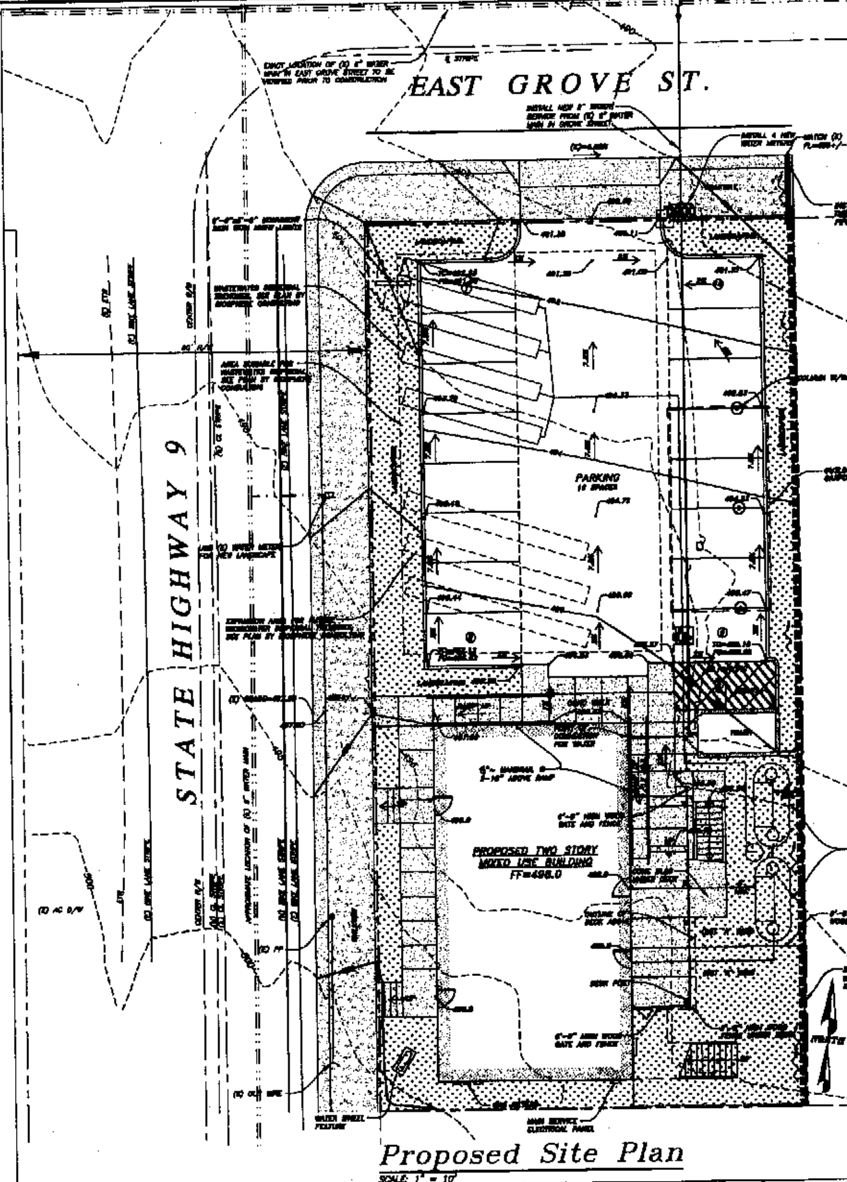
RCE 25965 EXP. 9-30-?? CIVIL STATE OF CALIFORNIA

Tentative Map
and
Preliminary Improvement Plans
for
Four Mixed-Use Condominiums
Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 081-253-25

Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors
1607 Ocean Street, Suite 1
Santa Cruz, California 95060
(831) 425-1617 TEL
(831) 425-0224 FAX

DESIGN:	MBS
DRAWN:	MBS
DATE:	MAY 2007
DWG:	R05184-C1
REVISED:	
PROJECT:	R05184
SHEET:	C1 of 5





Environmental Review Inital Study
ATTACHMENT 5, 2 of 5
APPLICATION 07-0228

Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 081-853-25

CELSOC
Consulting Engineers and Land Surveyors of California

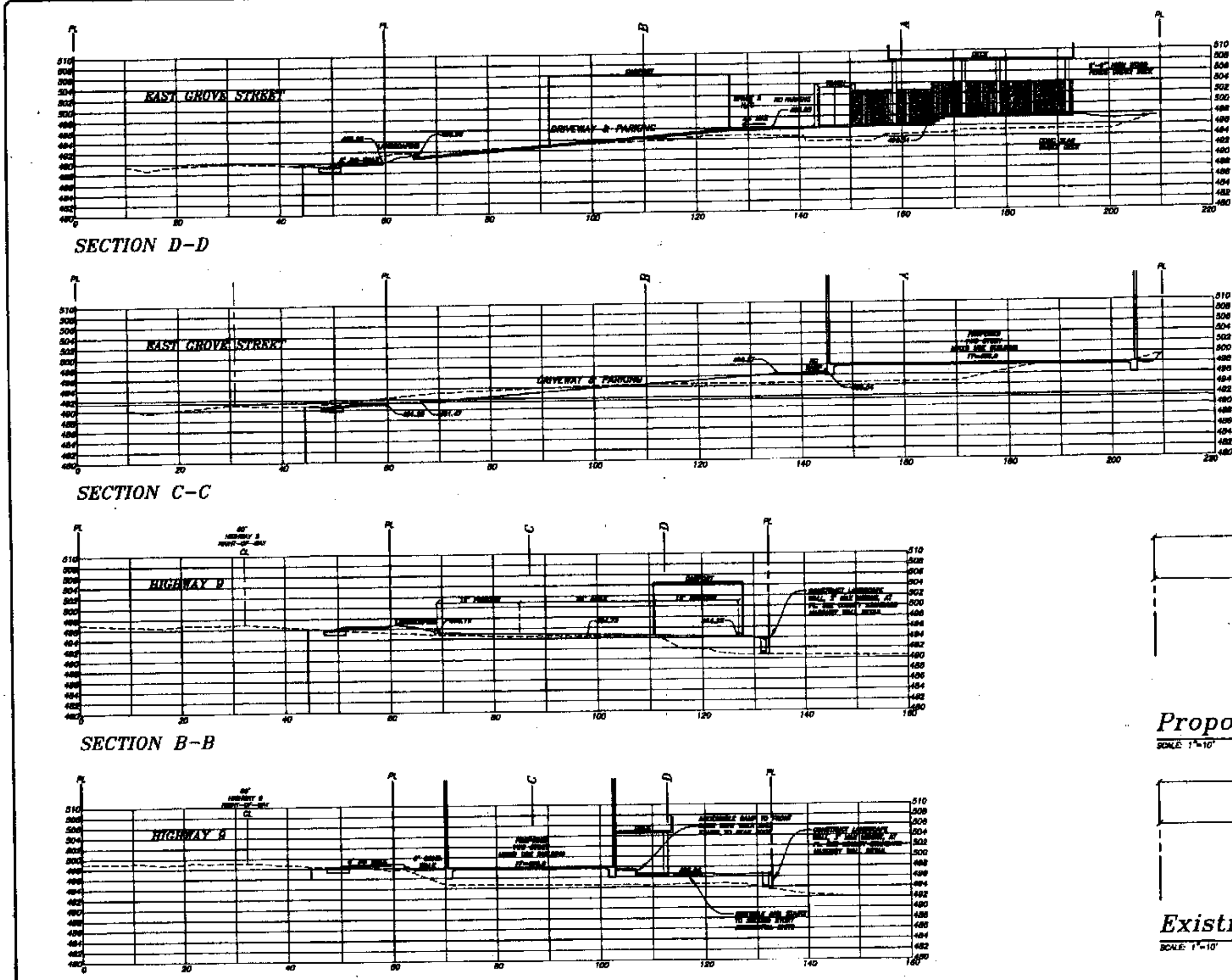
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CELSOC
Consulting Engineers and Land Surveyors of California

ROBERT L. DEWITT ____ DATE

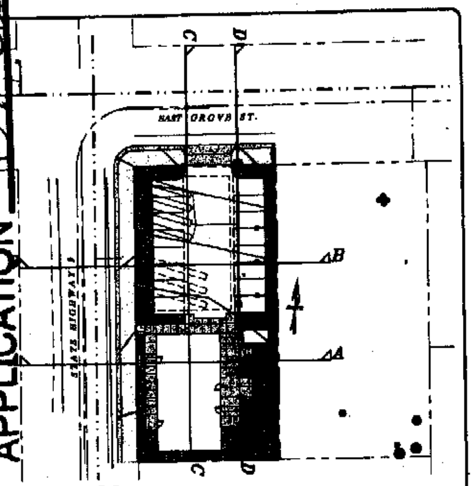
Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors

DESIGN: MBS
DRAWN: MBS
DATE: MAY 2007
DWG: R06184-C2
REVISED:
PROJECT: R06184
SHEET: C2 of 5



Site Sections

Environmental Review Inital Study
ATTACHMENT 5, 3 of 5
APPLICATION 07-0228



Key Map

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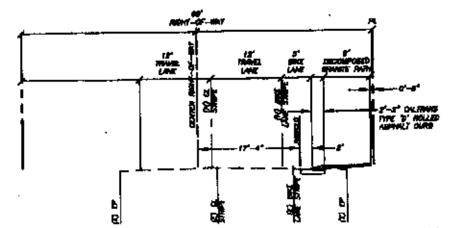
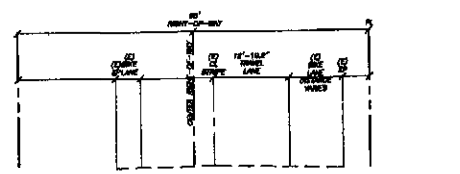


Proposed Highway 9 Section

SCALE: 1"=10'



Existing Highway 9 Section

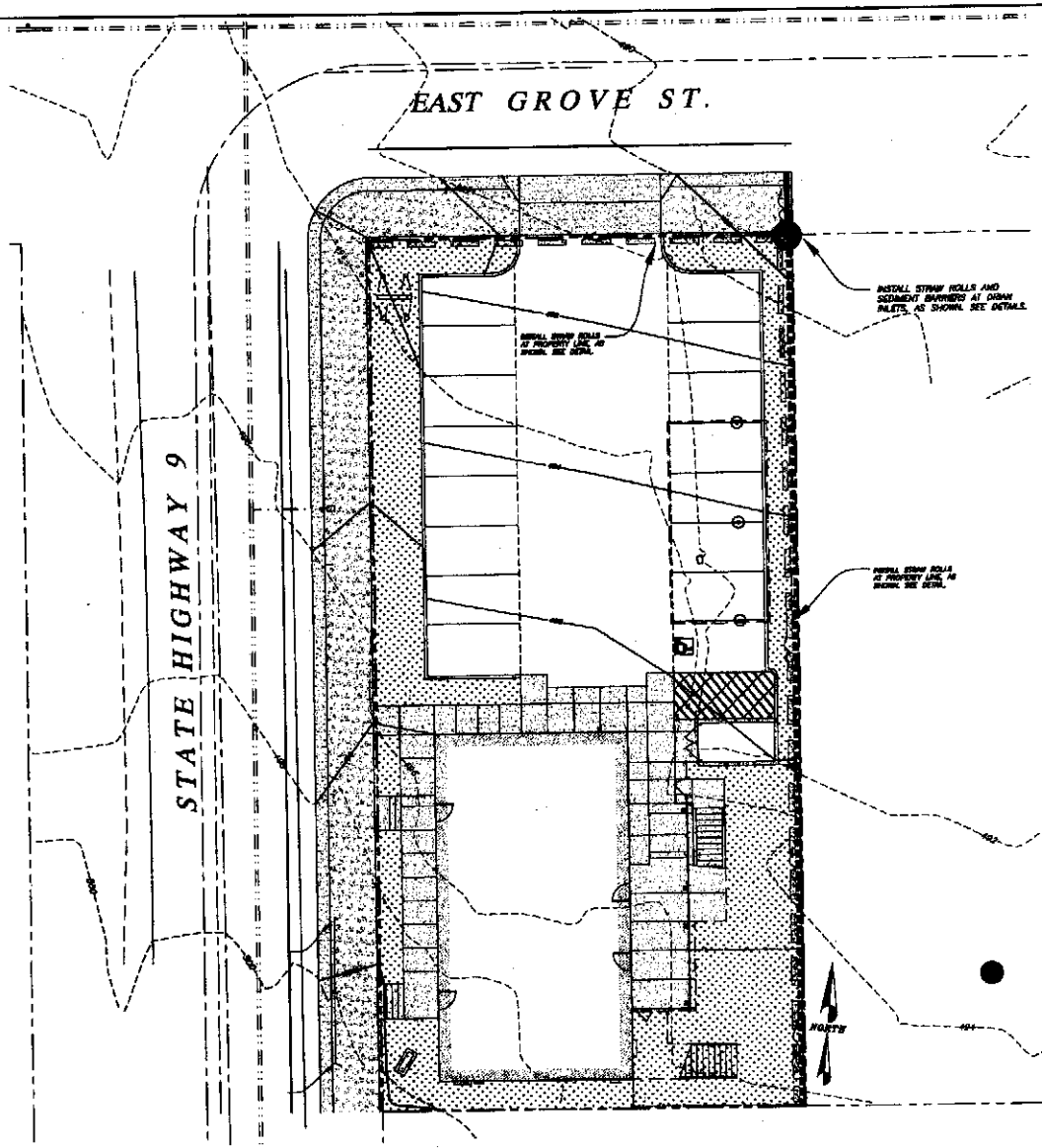
SCALE: 1"=10'

Site Sections

Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 081-253-25

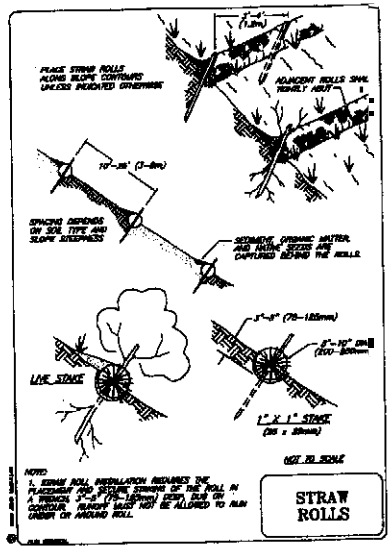
Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors

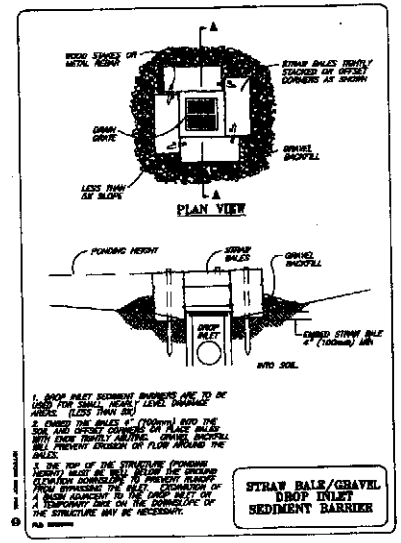
DESIGN: MBS
DRAWN: MBS
DATE: MAY 2007
REVISED:
SHEET: C3 of 5



Erosion Control Plan

SCALE: 1" = 10'





EROSION CONTROL DETAILS

Erosion Control Notes

1. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.

2. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.

3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.

4. IMMEDIATELY AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, AND PRIOR TO LANDSCAPING, TEMPORARY EROSION CONTROL MEASURES SHALL BE APPLIED TO ALL DISTURBED SLOPES.

5. UPON COMPLETION OF CONSTRUCTION ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPE PLANS.

6. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

7. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.

8. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA CRUZ AT LEAST 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.

9. ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE CITY OF SANTA CRUZ. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.

10. CONTRACTOR SHALL INSTALL UNDERGROUND PIPES AND STRAW BALE DIKE BARRIERS PRIOR TO OCTOBER 15.

Environmental Review Initial Study
ATTACHMENT 5
APPLICATION 07-0225

Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors

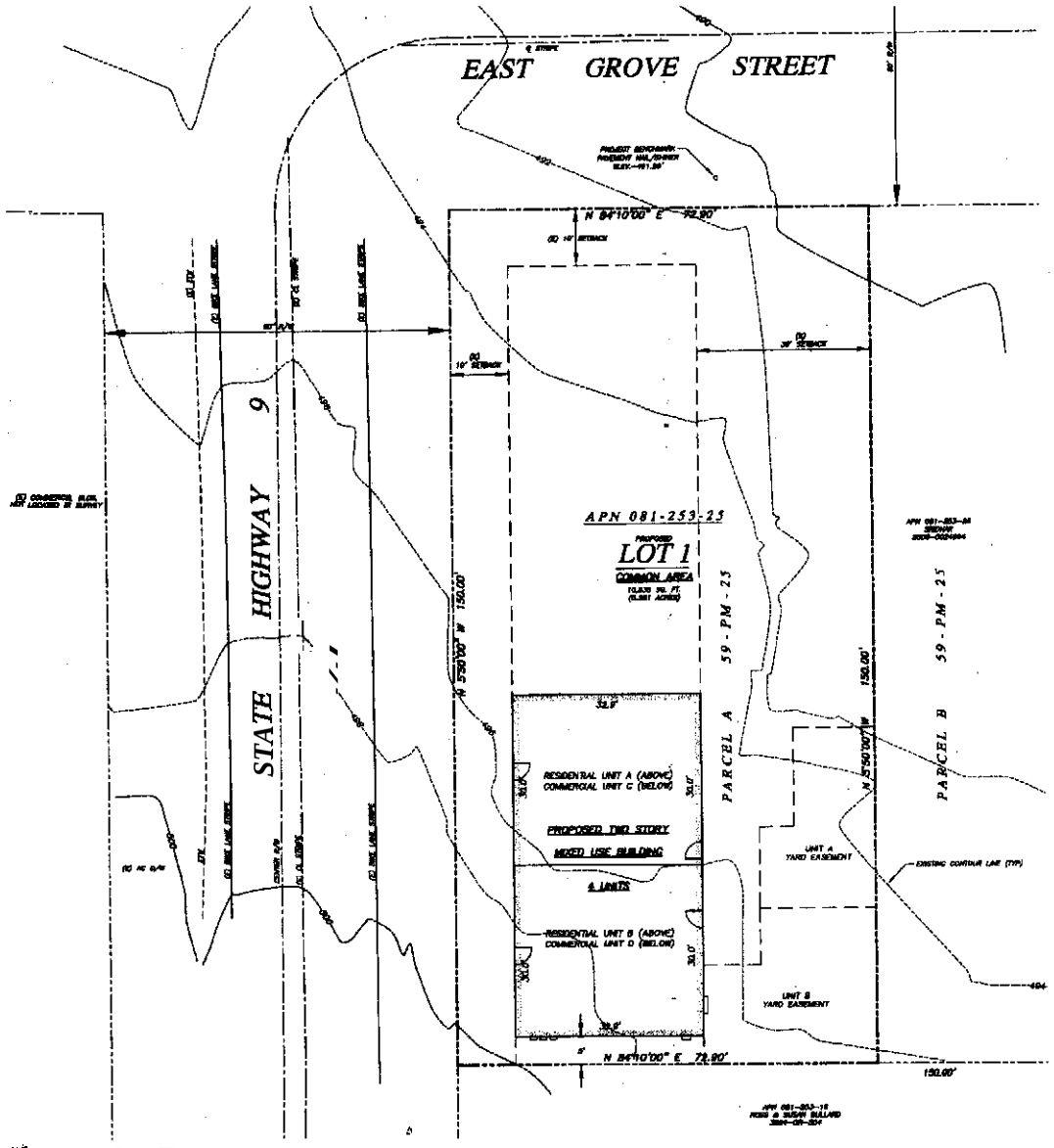
DESIGN: MRS
DRAWN: MRS
DATED: MAY 2007
D WG: R06104-C4
REVISED:
PROJECT: R06104
SHEET: C4 of 5

ROBERT L. DEWITT — DATE

Erosion Control Plan

Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 081-263-26

Environmental Review Initial Study
ATTACHMENT 5, 5 of 5
APPLICATION 07-0225



Tentative Site Plan

Abbreviations

AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
DW	DRIVEWAY
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
GM	GAS METER
MH	MANHOLE
PE	PAVEMENT ELEVATION
PVC	PVC PIPE
PP	POWER POLE
RW	REDWOOD TIME
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
YS	YELLOW STRIPE

Notes:

1. UNDERGROUND UTILITIES NOT LOCATED FOR THIS SURVEY. CONTRACTOR TO VERIFY UTILITIES PRIOR TO CONSTRUCTION.
2. TREES ARE MEASURED IN INCHES AT CHEST HEIGHT.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SCALE: 1" = 10'

Property Owner

TIMI CAPITAL
ATTN: MATT SHEHAN
1777 SARATOGA AVE, SUITE 208
SAN JOSE, CA 95129
(408) 739-8000

Applicant & Subdivider

TIMI CAPITAL
ATTN: MATT SHEHAN
1777 SARATOGA AVE, SUITE 208
SAN JOSE, CA 95129
(408) 739-8000

Existing Use

1 COMMERCIAL RESTAURANT BUILDING

Proposed Use

SAME

Existing Zoning

C-2

Exist. General Plan Designation

COMMUNITY COMMERCIAL

Water Supply

SAN LORENZO VALLEY WATER DISTRICT

Sewage Disposal

ON SITE SEPTIC DISPOSAL SYSTEM.

Gas & Electric

PACIFIC GAS & ELECTRIC

Total Area of Site

10,935 SQ. FT. (0.251 ACRES)

Lot Areas

LOT 1 10,935 SQ. FT. (0.251 ACRES)

MLD #07-___
Tentative Parcel Map

Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA

CELSOC
Consulting Engineers and Land Surveyors of California

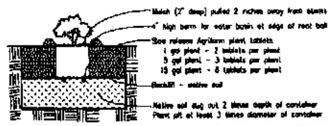
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CELSOC
Consulting Engineers and Land Surveyors of California

ROBERT L. DEWITT — DATE

Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors
1007 Cedar Street, Suite 1
Santa Cruz, CA 95060
(831) 427-1922 TEL
(831) 425-0524 FAX

DESIGN: MRS
DRAWN: MRS
DATE: MAY 2007
DWG: R05104-C5
REVISED:
PROJECT: R05104
SHEET: C5 of 5



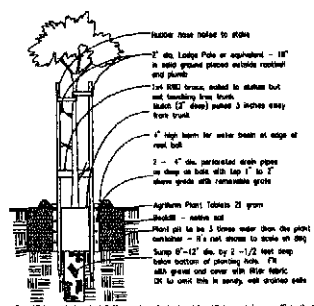
1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball sides in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting

No Scale

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
PC	15	Pistacia chinensis Keith Davey	Chinese Pistache
LI	15	Lagerstroemia i. Tuscarora	Crepe Myrtle
PH	24" box	Photinia fraseri (tree form)	
MEDIUM SHRUBS			
AH	5	Arctostaphylos Howard McMinn	Manzanita
CS	5	Cistus salviifolius	Sage Rockrose
NC	5	Nandina Gulf Stream	Heavenly Bamboo
CI	5	Cistus hybridus	White Rockrose
GROUND COVERS			
J	1	Juncus patens	
P	1	Penstemon Midnight or Crimson	
H	1	Hemerocallis Little Miss Sunshine	Yellow Daylily
L	1	Lavandula Munstead	Small Lavender
R	1	Rosmarinus prostratus	Prostrate Rosemary



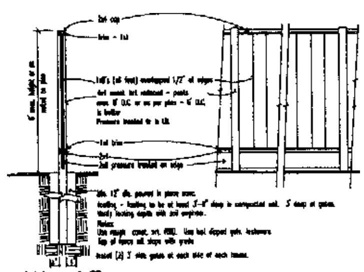
1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 3" deeper than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or foot being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 3 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties don't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting

No Scale

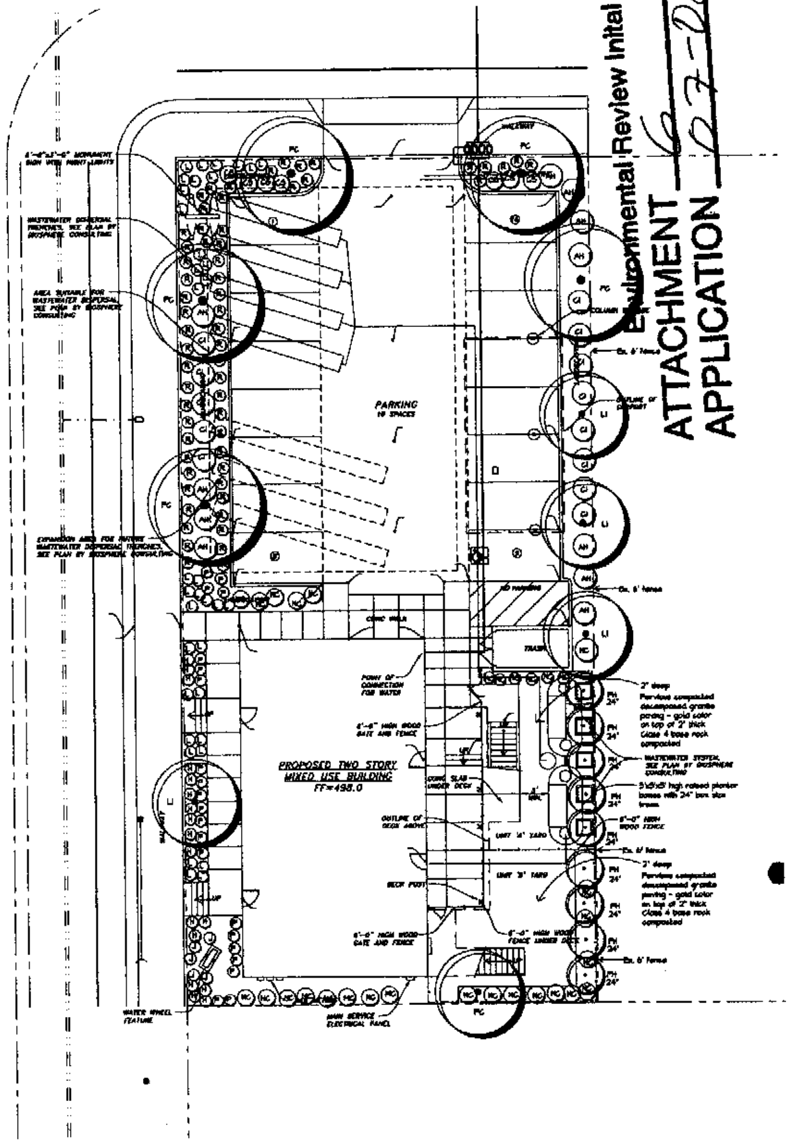
Landscape Notes

1) Final construction drawings to include planting and irrigation details and specs and an Irrigation Plan with an automatic irrigation system that meets the requirements of the County of Santa Cruz
2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
3) Don't put plants in bottom of swales
4) Don't mulch flow lines of swales such that mulch blocks flow of water
5) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Premium redwood chips from Vision Recycling at the Santa Cruz County Landfill in Watsonville and medium fir bark.
6) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 24" box size
7) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinkler spray excessively. Keep valves and quick couplers away from trees.
8) The plants will do much better if efforts are made to dig out any compacted, clay textured soils with slow percolation and replace them with at least 12" deep of sandy loam top soil. You should also provide for removal of any excess water (drain inlets and pipes) that puddles in the planters and does not percolate in a reasonable period of time.
At the least dig down with a power rotospade at least 12" deep mixing in the nitrolized redwood sawdust soil amendment.
9) Remove at least 12" deep of paving, baserock and compacted soil any place there are proposed planting areas that currently have paving. Install topsoil up to finish grade, compacted enough so it won't settle later.
10) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of nitrolized redwood sawdust and 18 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep.



Wood Fence

No Scale



Environmental Review Inital Study
ATTACHMENT 6
APPLICATION 07-0228

Planting Plan

1/8"=1'-0"

0' 8' 16'

NORTH

GREGORY LEWIS LANDSCAPE ARCHITECT #2178
738 Park Way Santa Cruz, CA 95065 (831) 426-4747 FAX 426-1170

126 East Grove St.
Boulder Creek, CA APN 081-253-19

L1

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
TOM BURNS, PLANNING ***DIRECTOR***

June 4,2007

Powers Land Planning
1607 Ocean Street, Ste. 8
Santa Cruz, CA, 95060

Subject: Review **of** Geotechnical Investigation **by** Rock Solid Engineering, Inc.
Dated August **18,2006;** Project #: **06040**
APN **081-253-19,** Application #: **07-0228**

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project

3. Prior to discretionary and building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the *plan* review letter. The letter shall state that the project plans conform to the report's recommendations.

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

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

Please call the undersigned at (831) 454-5121 if we can be *of* any further assistance.

Sincerely,

Carolyn Banti
Associate Civil Engineer

Environmental Review Inital Study
ATTACHMENT 7 1 of 2
APPLICATION 07-0228

Cc: Samantha Haschert. Project Planner
126 E. Grove Street LLC, Owner
Rock Solid Engineering, Inc.

(over)

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED ANDACCEPTEDFORTHEPROJECT

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

1. When a project has engineered fills and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.

2. Prior to placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.

3. **At** the completion of construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests. the project has been completed in conformance with our geotechnical recommendations."

   If the final *soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Environmental Review Inital Study
ATTACHMENT 7a 2 of 2
APPLICATION 03-0228

Table 1
2001 CBC Seismic Design Criteria

Soil Profile Type	Seismic Zone, Z	Seismic Coefficients		Near Source Factors		Seismic Source Type
		C_a	C_v	N_a	N_v	
S_D	0.4	$0.44 N_a$	$\mathbf{0.64} N_v$	1.3	1.6	B

c. Surface rupture usually occurs along lines of previous faulting. This site is located within 2 km of the Zayante-Vergeles Fault Zone. Precise location of the fault trace and determination of surface rupture are beyond the scope of this report.

d. Landslides are generally mass movements of loose rock and soil, both dry and water saturated, and usually gravity driven. The subject site has little or no significant vertical relief and is set back from significant slopes, therefore, the potential for landsliding to occur across the site causing damage to structures should be considered low.

e. Liquefaction. lateral spreading. and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. The presence of relatively dense soils, near surface bedrock, and absence of a water table suggests that the potential for these hazards to occur should be considered low.

Environmental Review Inital Study
ATTACHMENT 8a 1 of 17
APPLICATION 07-0228

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 General

a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, your new commercial / residential project may be designed and constructed on the subject site as proposed provided the recommendations presented herein are implemented during design, grading, and construction.

b. It is our opinion that the soils underlying the subject site will be suitable for the support of the proposed new structure on a **foundation system composed of conventional, shallow, continuous and pad footings,** underlain by a minimum depth of new engineered fill material. Recommendations for the earthwork and the foundation system are provided in Section 5.2, Grading and Earthwork, and 5.3, Foundations, respectively.

C Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under the anticipated loads. Site preparation, consisting of over-excavation and recornpaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements. See section 5.2.6 for Preparation of On-Site Soil recommendations.

d. Grading will not adversely affect, nor be adversely affected by, adjoining property, with due precautions being taken.

e. It is assumed that final grades will not vary more than 5± feet from current grades. Significant variations will require that these recommendations be reviewed.

f. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

g. The design recommendations of this report must **be** reviewed during the grading phase when subsurface conditions in the excavations become exposed.

h. Field observation and testing must be provided by a representative of Rock Solid Engineering, Inc., to enable them to form an opinion regarding the adequacy of the site preparation, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. **Any** earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Rock Solid Engineering, Inc., the Geotechnical Consultant, will render the recommendations of this report invalid.

i. The Geotechnical Consultant should be notified at least **five *(5)*** working days prior to **any** site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, and scheduling. This conference should include at least the Grading Contractor, the Architect, and the Geotechnical Consultant.

5.2 Grading and Earthwork

5.2.1 General

All grading and earthwork should be performed in accordance with the recommendations presented herein and the requirements of the regulating agencies.

5.2.2 Site Clearing

a. Initial site preparation on this site will consist of the demolition and removal of the existing building, existing retaining walls, existing parking lot, existing underground utilities, and other existing site improvements and landscaping. The removal of the existing building and retaining walls should include the complete removal of the existing foundation systems for these structures. Removal of the underground utilities should include all pipe-work, bedding material, and trench backfill material. Removal of the parking lot should include all asphalt and baserock material. Landscaping removal should include the entire root-balls of the various vegetation.

b. Once demolition is complete, any remaining vegetation and/or landscaping should be stripped and the project area cleared of any surface or subsurface obstructions.

c. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.

d. Any wells encountered shall be capped in accordance with **Santa Cruz County** Health Department requirements. The strength of the cap shall be at least equal to the adjacent soil and shall not be located within **5** feet of any structural element.

e. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done, the type and density of vegetation, and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to 12 inches.

f. Excavations or depressions resulting from the removal of buried obstructions that extend below finished site grades should be backfilled with compacted engineered fill.

5.2.3 Excavatine Conditions

a. In our Boring B1, we encountered existing fill material which extended to an approximate depth of **4** feet below the existing ground surface in the boring. It appears that this existing fill was placed to create a flat building pad for the existing building on the project site. This fill material should be excavated and removed to the underlying undisturbed native soil as part of the site preparation for the new construction. The actual depth and lateral extent of fill removal will depend upon the actual conditions encountered during the earthwork construction. The extent of this removal should be observed by a representative of Rock Solid Engineering, Inc., so we may provide further recommendations, as necessary. It is anticipated that this existing fill material may be re-used on this project, but this decision will ultimately depend upon our observations at the time of the earthwork construction.

b. There may be additional areas of existing fill associated with the various grades and retaining walls on the project site which our field investigation did not specifically encounter. Areas of existing fill encountered during the earthwork construction on this project should be excavated **and** removed to undisturbed native material. The extent of this removal should be observed by a representative of Rock Solid Engineering, Inc., so we may provide further recommendations, as necessary.

C We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.

d. Groundwater was not encountered during the course of our field exploration, consequently **we** do not expect groundwater to present a problem during construction.

e. Although not anticipated, any excavations adjacent to existing structures should be reviewed, and recommendations obtained to prevent undermining or distress to these structures.

5.2.4 Fill Material

a. The on-site soils **may** be used as compacted fill.

b. **All** soils, both on-site and imported, to be used as fill, should contain less than **3%** organics and be free of debris and cobbles over ***6*** inches in maximum dimension.

c. Proposed import soils may require laboratory testing for suitability prior to being used as fill material.

5.2.5 Fill Placement and Compaction

a. Any fill or backfill required should be placed in accordance with the recommendations presented below.

b. With the exception of the upper 6 inches of subgrade in pavement and driveway areas, material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve a minimum relative compaction of 90%. The upper 6 inches of subgrade in pavement and drive areas and all aggregate base and subbase shall be compacted to achieve a minimum relative compaction of 95%. The placement moisture content of imported material should be evaluated prior to grading.

c. The relative compaction and required moisture content shall be based on the maximum *dry* density and optimum moisture content obtained in accordance with ASTM D-1557.

d. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding **8** inches in thickness.

e. Imported fill material should be approved by the Geotechnical Consultant prior to importing. Soils having a significant expansion potential should not be used as imported fill. The Geotechnical Consultant should be notified not less than **5** working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should **be** sampled, tested and approved **by** the Geotechnical Consultant prior to delivery **of** any soils imported for use on the site.

f. All fill should be placed and all grading performed in accordance with applicable codes and the requirements of the Geotechnical Engineering Report

Environmental Geotechnical Study
ATTACHMENT 8, 5 of 17
APPLICATION 07-0228

5.2.6 Preparation of On-Site Soils

a. Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under the anticipated loads. Site and subgrade preparation, consisting of over-excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements.

b. The native subgrade beneath shallow foundations and associated slabs-on-grade integral with the **new** building should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1 ½ feet below the bottom of the footings and bottom of capillary break material underlying concrete slab floors.

c. The native subgrade beneath slabs-on-grade **not** integral with the new building (such as patios) and pavements (such as for the new parking lot) should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1.0 foot below the bottom of the capillary break material and/or aggregate base coarse.

d. It is possible that the proposed new building may be founded partially on areas of new fill and existing native material. Excavation and re-compaction should be undertaken such that the result is **a** minimum depth of 1 ½ feet of compacted material beneath all foundation elements and concrete slabs-on-grade integral with the new building. If the depth of compacted, engineered fill on one side of the pad differs from the depth of the fill on the other side, the difference in elevation of the bottom of the fill between both sides of the pad must not exceed 5 feet. Refer to Figure **2** for Cut/Fill Transition Pad construction.

e. The zone of compacted fill must extend a minimum of 5 feet laterally beyond all new shallow foundations.

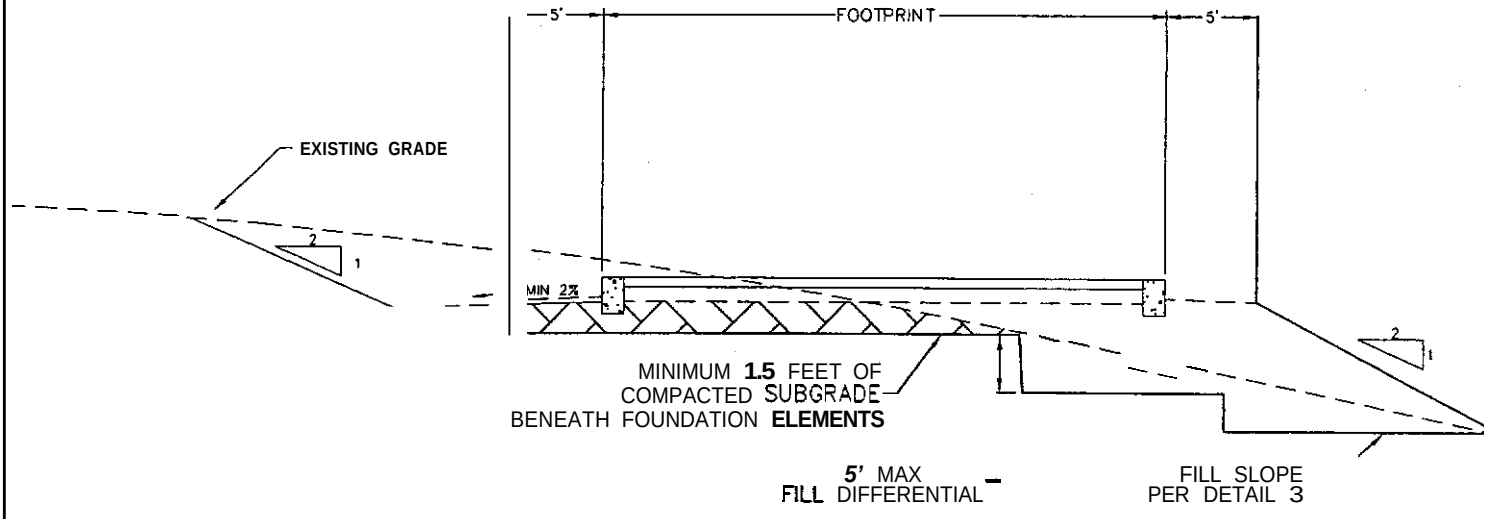
f. Prior to placing fill, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.

g. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed.

Environmental Review Inital Study
ATTACHMENT 8, 6 of 17
APPLICATION 07-0228

5.2.7 Cut and Fill Slopes

a. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 15 feet in vertical height unless specifically reviewed by the Geotechnical Consultant. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least ***6*** feet wide and sloped to control surface drainage. A lined ditch should be used on each bench.



Environmental Review Inital Study
ATTACHMENT 6, 7 of 17
APPLICATION 07-0228

ROCK SOLID ENGINEERING. INC.	CUT/FILL TRANSITION	FIGURE 2

b. Fill slopes shall be benched and keyed into the native slopes by providing a base keyway whose minimum width is 10 feet and which is sloped negatively at least 2% back into the slope. The depth of keyways will vary, depending on the materials encountered, but at all locations shall be at least 2 feet into firm material. This keyway should be combined with intermediate benching as required. Refer to **Figure 3** for Typical Key and Bench Detail.

C Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by the Geotechnical Consultant. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least *6* feet wide and sloped to control surface drainage. **A** lined ditch should be used on each bench.

d. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. **A** lateral surface drain should be placed in the area between the cut and fill slopes.

e. The surfaces of all cut and fill slopes should be worked to reduce erosion. This work, as a minimum, should include track rolling of the fill slopes and effective planting of all slopes.

f. Periodic maintenance of slopes may be necessary, as minor sloughing and erosion may take place.

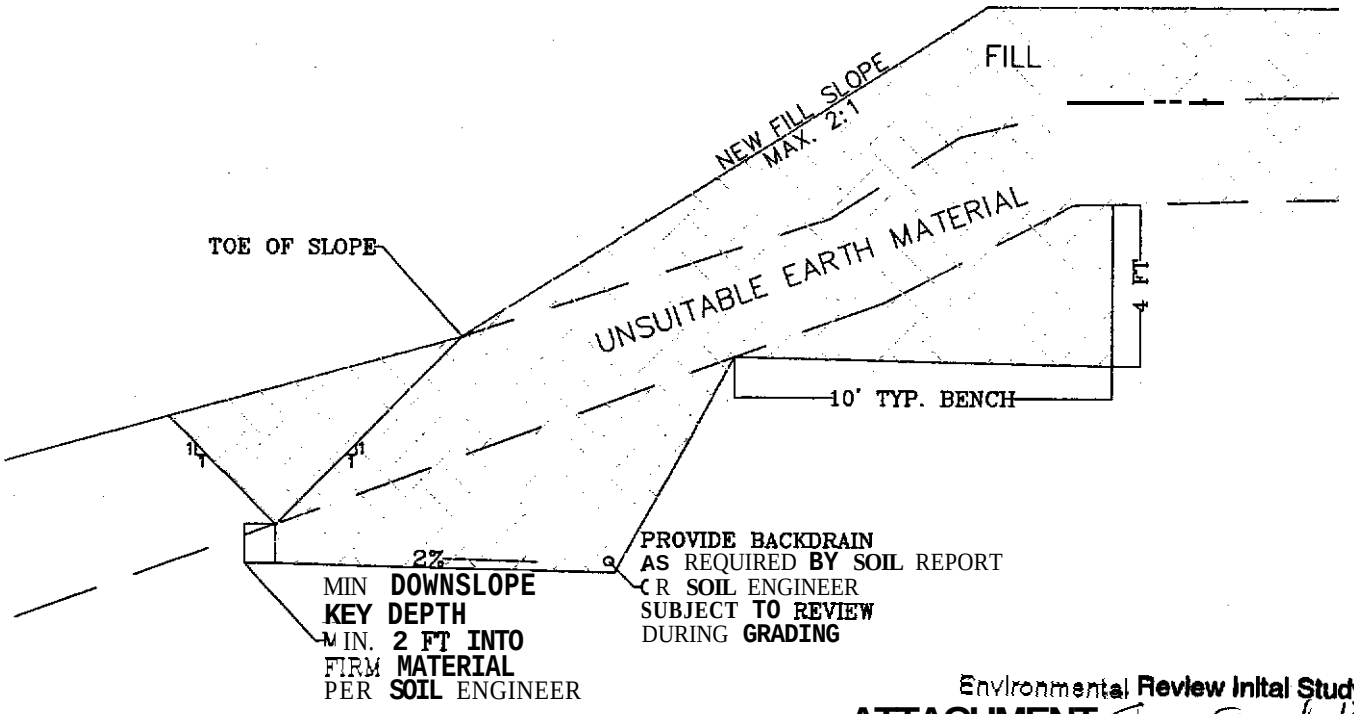
5.2.8 Expansive Soils

Based on OUT field observations, the granular nature of the near surface soils indicates that the expansion potential should be considered **low.**

5.2.9 Sulfate Content

The results of our laboratory testing indicate that the soluble sulfate content of the on-site soils likely to come into contact with concrete is below the 150 ppm generally considered to constitute **an** adverse sulfate condition. Type **II cement** is therefore considered adequate for use in concrete in contact with the on-site soils.

FILL SLOPE
OVER NATIVE SOIL



Environmental Review Initial Study
ATTACHMENT 5a 9 of 17
APPLICATION 07-0228

NOTES:

ALL GRADING SHOULD BE IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS.

ALL GRADING SHOULD BE INSPECTED BY THE SOIL ENGINEER. THE ENGINEER MUST APPROVE THE BASE KEYWAY, BENCHING AND COMPACTION.

WHEN NATURAL SLOPE IS LESS THAN 5:1, BENCHING IS NOT REQUIRED. HOWEVER, FILL IS NOT TO BE PLACED ON COMPESSIBLE OR UNSUITABLE MATERIAL.

ALL GRADING RECOMMENDATIONS ARE SUBJECT TO REVIEW BY THE SOILS ENGINEER DURING GRADING,

ROCK SOLID ENGINEERING, INC.	TYPICAL KEY & BENCH DETAIL FILL SLOPE OVER NATIVE	FIGURE 3

5.2.10 Surface Drainage

a. Pad drainage should be designed to collect and direct surface water away from structures and slope faces to approved drainage facilities. **A** minimum gradient of 2± percent should be maintained and drainage should be directed toward approved swales or drainage facilities. Concentrations of surface water runoff should be handled by providing the necessary structures, paved ditches, catch basins, etc.

b. All roof eaves should be guttered with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. The connection should be to a closed conduit which discharges at an approved location away from the structure and the graded area.

C. The surface soils are classified **as moderately erodible.** Therefore, the finished ground surface should be planted with erosion resistant landscaping and ground cover and continually maintained to minimize surface erosion.

d. Drainage patterns approved at the time of construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Consultant.

e. Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade. Large trees should be planted a minimum distance of % their mature height away from the foundation.

Environmental Review Inital Study
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5.2.11 Utility Trenches

a. Bedding material may consist of sand with SE not less than 20 which may then be jetted, unless local jurisdictional requirements govern.

b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over ***6*** inches in diameter.

c. If sand is used, a **3** foot concrete plug should be placed in each trench where it passes under the exterior footings.

d. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95% in paved areas and 90% in other areas per ASTM D-1557. Care should be taken not to damage utility lines.

e. Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (H:V) from the bottom outside edge of all footings.

f. Trenches should be capped with 1.52 feet of impermeable material. Import material must be approved by the Geotechnical Consultant prior to its use.

g. Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal **OSHA** requirements.

5.3 Foundations

5.3.1 General

a. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings.** Please refer to Section 5.2 for subgrade preparation recommendations.

b. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

Environmental Review Initial Study
ATTACHMENT 4a 11 of 17
APPLICATION 07-0228

5.3.2 ~~Conventional Shallow Foundations~~

a. Footing widths should be based on the allowable bearing values but not less than 12 inches for 1 story and 15 inches for 2 story structures. The minimum recommended depth of embedment is 18 inches for all footings. Should local building codes require deeper embedment of the footings or wider footings the codes must apply.

b. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.

C The allowable bearing capacity shall not exceed:

Continuous footings - 2,000 psf

Square pad footings - **2,000 psf**

Note: These values were computed assuming a minimum embedment depth of **18** inches, and the subgrade preparation recommendations included in Section 5.2 of this report.

d. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.

e. Footing should not be placed closer than 8 feet to the top of a fill slope, nor ***6*** feet from the base of a cut slope.

f. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

5.4 Settlements

Total and differential settlements beneath foundation elements *are* expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

Environmental Review Inital Study
ATTACHMENT 8a 12 of 13
APPLICATION 07-0228

5.5 Retaining Structures

5.5.1 General

Retaining walls may be founded on conventional shallow footings. Recommendations for this foundation system are provided in section 5.3, Foundations.

5.5.2 Lateral Earth Pressures

a. The lateral earth pressures presented in Table **2** *are* recommended for the design of retaining structures with a gravel backdrain and backfill soils of expansivity not higher than medium. Should the slope behind the retaining walls be other than level or 2:1 (H:V), supplemental design criteria will be provided for the active earth or at-rest pressures

Type	Soil Profile	Soil Pressure (psf/ft)	
		Unrestrained Wall	Rigidly Supported Wall
Active Pressure	Level	35	-
At-Rest Pressure	Level		50
Passive Pressure*	Level 2:1	450 250	225 125

d. These are ultimate values, no factor of safety has been applied.

e. Although not anticipated, pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading configurations can be supplied upon receipt of the appropriate plans and loads.

Environmental Review Inital Study
ATTACHMENT 8, 13 of 17
APPLICATION 07-0228

5.5.3 Backfill

a. Backfill should be placed under engineering control.

b. It is recommended that granular, or relatively low expansivity, backfill be utilized, for a width equal to approximately 1/3 x wall height, and not less than 2 feet, subject to review during construction.

c. The granular backfill should be capped with at least 12 inches of relatively impermeable material.

d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with ASTM D-1557.

e. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.

f. The use of water-stops/impermeable barriers and appropriate waterproofing should be considered for any basement construction, and for building walls which retain earth.

5.5.4 Backfill Drainage

a. Backdrains should consist of a **minimum** 4-inch diameter, perforated, Schedule 40, PVC pipe or equivalent, embedded in permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type **A,** or equivalent. **A** layer of **Mirafi 140N Filter Fabric,** or equivalent, shall be placed over the permeable material and the remaining 12 inches shall be capped with compacted native soil. The pipe should be approximately 4 inches above the trench bottom with a gradient of at least 1% being provided to the pipe and trench bottom, discharging to an approved location. See **Figure 4** for Retaining Wall Backdrain Configuration.

b. Perforations in backdrains are recommended as follows: 3/8-inch diameter, in 2 rows at the ends of a 120 degree arc, at 3-inch centers in each row, staggered between rows, placed downward.

C Backdrains placed behind retaining walls should be approved by the Geotechnical Consultant prior to the placement of backfill.

d. An unobstructed outlet should be provided at the lower end of each segment of backdrain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at least 1%.

e. When terrace retaining walls are proposed, the upper retaining wall should have a backdrain which extends below the elevation of the top of the lower retaining wall backdrain. This will prevent spring effects and seepage between the terraced walls.

Environmental Review Inital Study
ATTACHMENT 8, 14 of 17
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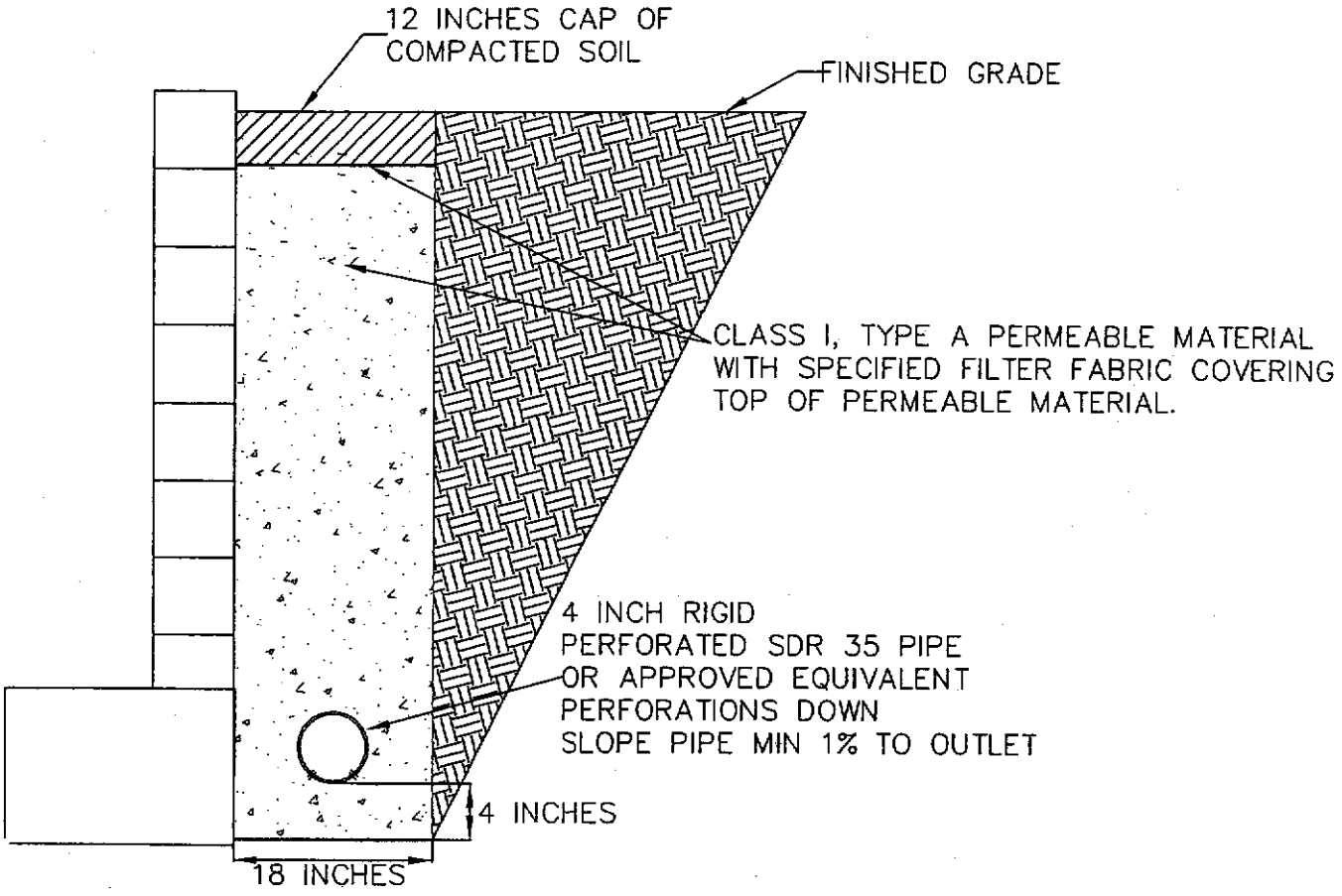
5.6 ~~Slabs-on-Grade~~

a. Concrete floor slabs may be founded on compacted engineered fill per the recommendations in section 5.2.6. The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.



Environmental Review Initial Study
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ROCK SOLID ENGINEERING, INC.	RETAINING WALL BACKDRAIN CONFIGURATION	FIGURE 4

b. It is important that the subgrade soils be thoroughly saturated for 24 to **48** hours **prior** to the time the concrete is poured. **For compacted engineered 811 with a low expansion potential, the subgrade should be presoaked 4 percentage points above optimum, or 120% of optimum, whichever is greater; to a depth of 1.0 feet.**

C. The slab-on-grade section should incorporate a minimum **4** inch capillary break consisting of **3/4** inch, clean, crushed rock, or approved equivalent. Class II baserock is not recommended. Structural considerations may govern the thickness of the capillary break.

d. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 10 mil waterproof membrane should be placed between the floor slab and the capillary break in order to reduce moisture condensation under the floor coverings. Place a 2-inch layer of moist sand on top of the membrane. This will help protect the membrane and will assist in equalizing the curing rate of the concrete.

e. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles.

5.7 Pavement Design

The design of the pavement section was beyond our scope of services. The following considerations are imperative for the selected pavement sections to perform effectively:

a. Use only quality materials of the type and minimum thickness specified. All baserock must meet Cal-Trans Standard Specifications for Class II Aggregate Base.

b. The R-Value should be obtained at the conclusion of grading and the design pavement sections reviewed at that time.

c. Compact the base and subgrade uniformly to a minimum relative *dry* density of 95%.

d. Asphalt concrete should be placed only during periods of fair weather when the ambient air temperature is within prescribed limits.

e. Provide sufficient gradient to prevent ponding of water.

f. Maintenance should be undertaken on a routine basis.

5.8 Exterior Concrete Flatwork

a. Exterior concrete flatwork (such as patios and pathways) should be underlain **by** a minimum of **12** inches of compacted fill material.

b. Concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be provided to give articulation to the panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets.

c. It is assumed that concrete flatwork will be subjected only to pedestrian traffic.

Drainage Calculations

Two Story
Mixed-Use Condominiums

Prepared for

Timi Capital

APN: 081-253-25

12600 Highway 9
Boulder Creek, CA

Prepared by

Robert L. DeWitt and Associates, Inc.
Civil Engineers & Land Surveyors
1607 Ocean Street – Suite 1
Santa Cruz. California 95060

Job No. R05184
September 2007

Environmental Review Initial Study
ATTACHMENT 9, Lot 5
APPLICATION 07-0228

Robert L. DeWitt, P.E. _____

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyors
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060

(831)425-1617 (831)425-0224 (fax)

CLIENT Timi Capitol JOE NO. R05184
SHEET NO. 1 OF 1
CALCULATED BY MBS DATE SEP 2007
CHECKED BY RLD DATE SEP 2007
REVISED DATE

APN: 081-253-25

DRAINAGE CALCULATIONS

CALCULATIONS BASED ON SANTA CRUZ COUNTY DESIGN CRITERIA FOR 10 AND 25 YR. STORMS

$P_{60}=2.2$ $T_c=10$ MIN $i_{10\ yr}=2.8$ in/hr $i_{25\ yr}=1.2(i_{10\ yr})=3.36$ in/hr

PRE-DEVELOPMENT CONDITIONS
TOTAL LOT = 10.935 SF = 0.25 AC
IMPERVIOUS AREA = 7,002 SF, C = 0.9
PERVIOUS AREA = 3,933 SF, C= 0.2

$$\text{COMPOSITE C VALUE} = \frac{0.90(7{,}002) + 0.20(3{,}933)}{10.935}$$

COMPOSITE C VALUE = 0.65

PRE-DEVELOPMENT RUNOFF
$Q_{10}=C_aCiA=(1.0)(0.65)(2.8\ IN/HR)(0.25\ AC)$ = 0.46 CFS
$Q_{25}=C_aCiA=(1.1)(0.65)(3.36\ IN/HR)(0.25\ AC)$ = 0.60 CFS

POST-DEMIOPMFNT CONDITIONS
TOTAL LOT = 10.935 SF = 0.25 AC
IMPERVIOUS AREA = 7.960 SF, C = 0.9
PERVIOUS AREA = 2,975 SF, C= 0.2

Environmental Review Inital Study
ATTACHMENT 9, 2 of 5
APPLICATION 07-0228

$$\text{COMPOSITE C VALUE} = \frac{0.90(7{,}960) + 0.20(\quad)}{}$$

COMPOSITE C VALUE = 0.71

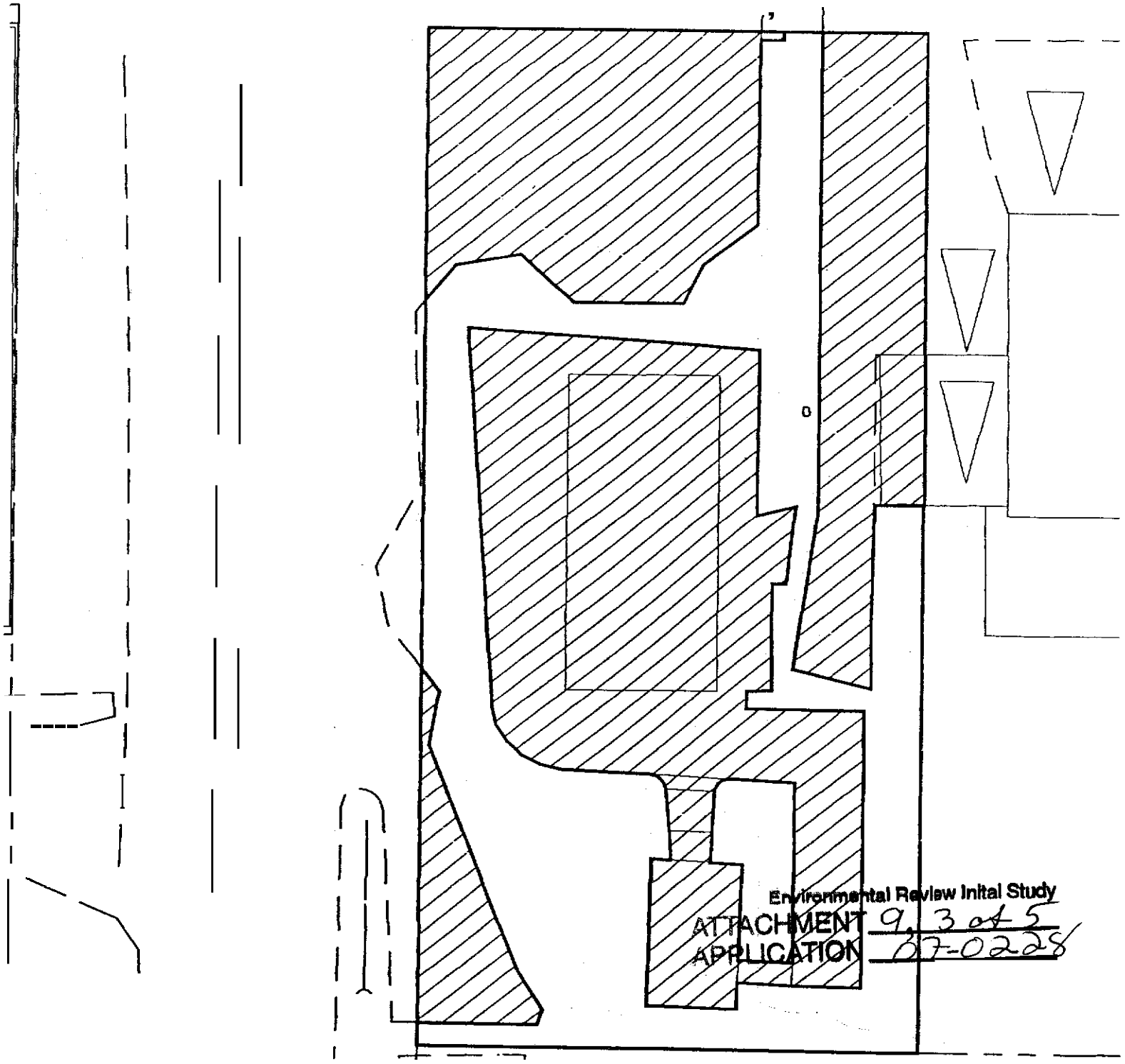
POST-DEVELOPMENT RUNOFF
$Q_{10}=C_aCiA=(1.0)(0.71)(2.8\ IN/HR)(0.25\ AC)$ = 0.50 CFS
$Q_{25}=C_aCiA=(1.1)(0.65)(3.36\ IN/HR)(0.25\ AC)$ = 0.66 CFS

NOTES:
1. THE PROPERTY IS LOCATED ON THE CORNER OF HIGHWAY 9 AND GROVE STREET.
2. HIGHWAY 9 IS CROWNED IN THE MIDDLE AND DRAINAGE ON THE EAST SIDE, FRONTING THIS PROPERT, FLOWS NORTH ALONG HIGHWAY 9 M E N EAST ON GROVE STREET.
3. GROVE STREET IS ALSO CROWNED AND HAS DRAINAGE CULVERTS AND INLETS FLOWING IAST ALONG ITS NORTH FLOWLINE.
4. THE PROPERTY TO THE SOUTH SLOPES NORTHEAST AND WILL CONTINUE TO DO SO. NO CHANGES ARE PROPOSED.
5. NO SIGNIFICANT OFF-SITE WATER FLOWS ONTO M E PROPERTY AND ALL DRAINAGE FROM THE PROPERTY FLOWS NORTHEAST, AWAY FROM HIGHWAY 9.
6. ROOF RUNOFF FROM THE NEW MIXED-USE BUILDING WILL BE DIRECTED TO THE LANDSCAPED AREAS SURROUNDING THE BUILDING.
7. M E SIDEWALKS AROUND THE BUILDING ARE SLOPED AT 2% MINIMUM AWAY FROM THE BUILDING AND INTO M E LANDSCAPED AREAS.
8. THE PARKING LOT IS SLOPED WTH THE NATURAL SLOPE OF THE PROPERTY, NORTH TOWARD GROVE STREET.
9. A SILT AND GREASE TRAP WILL BE INSTALLED AT THE EAST DRIVEWAY CORNER TO NTERCEPT SURFACE RUNOFF FROM THE PARKING LOT.
10. RUNOFF FROM THE SILT AND GREAS TRAP AND THE DRAIN PIPE BEHIND THE LANDSCAPE WALL, WILL BE DIRECTED TO 2-3" THROUGH-CURB DRAINS TO THE FLOWLINE IN GROVE STREET.

KV5104
1" = 20'
1.14.07

EXIST. **AREA** *CALCS*

TOTAL PARCEL:	10.935 SF	0.25 AC
PERVIOUS AREA:	3.933 SF	
IMPERVIOUS AREA:	7,002 SF	

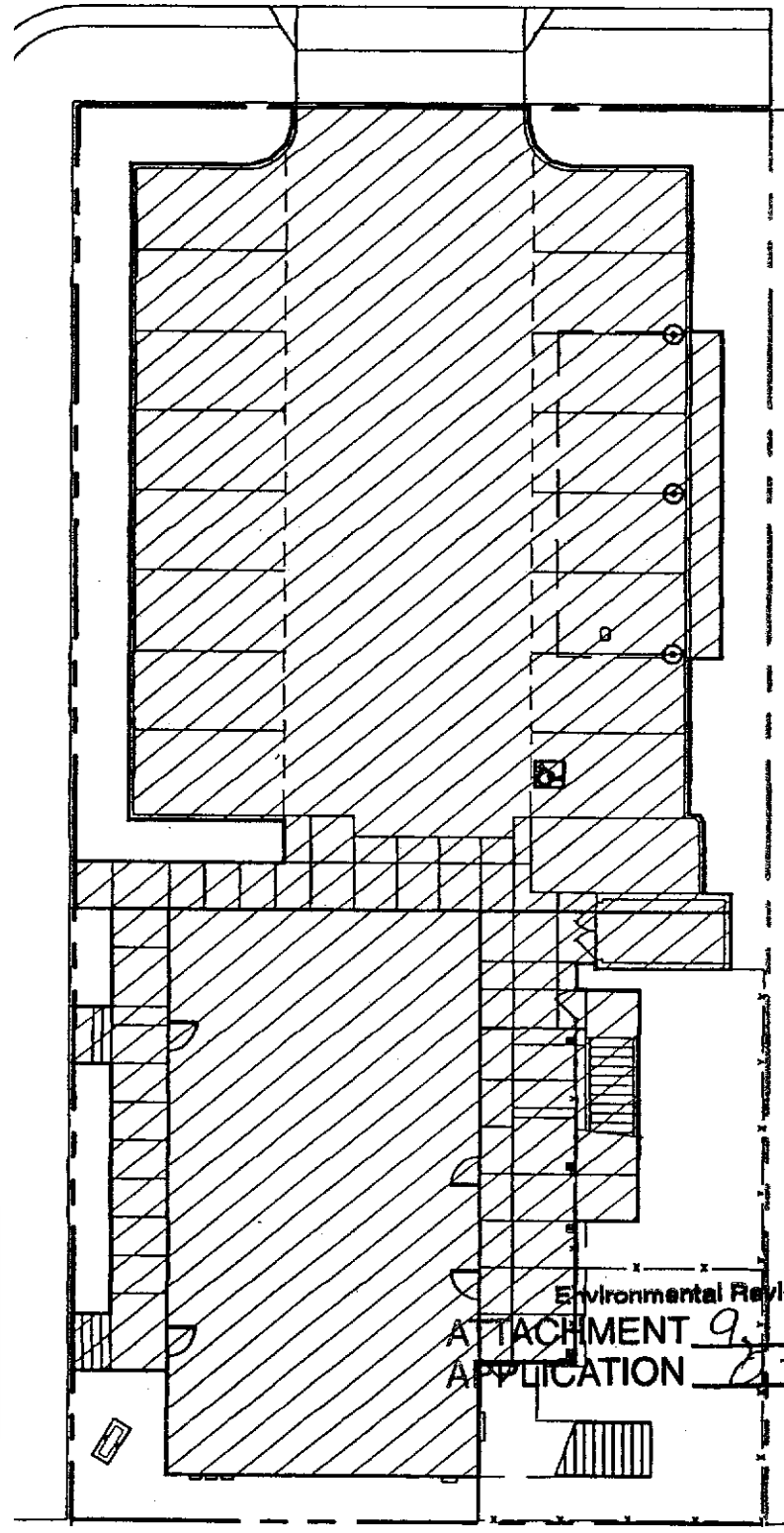


Environmental Review Inital Study
ATTACHMENT 9, 3 of 5
APPLICATION 07-0228

R05184
1" = 20'
9.14.07

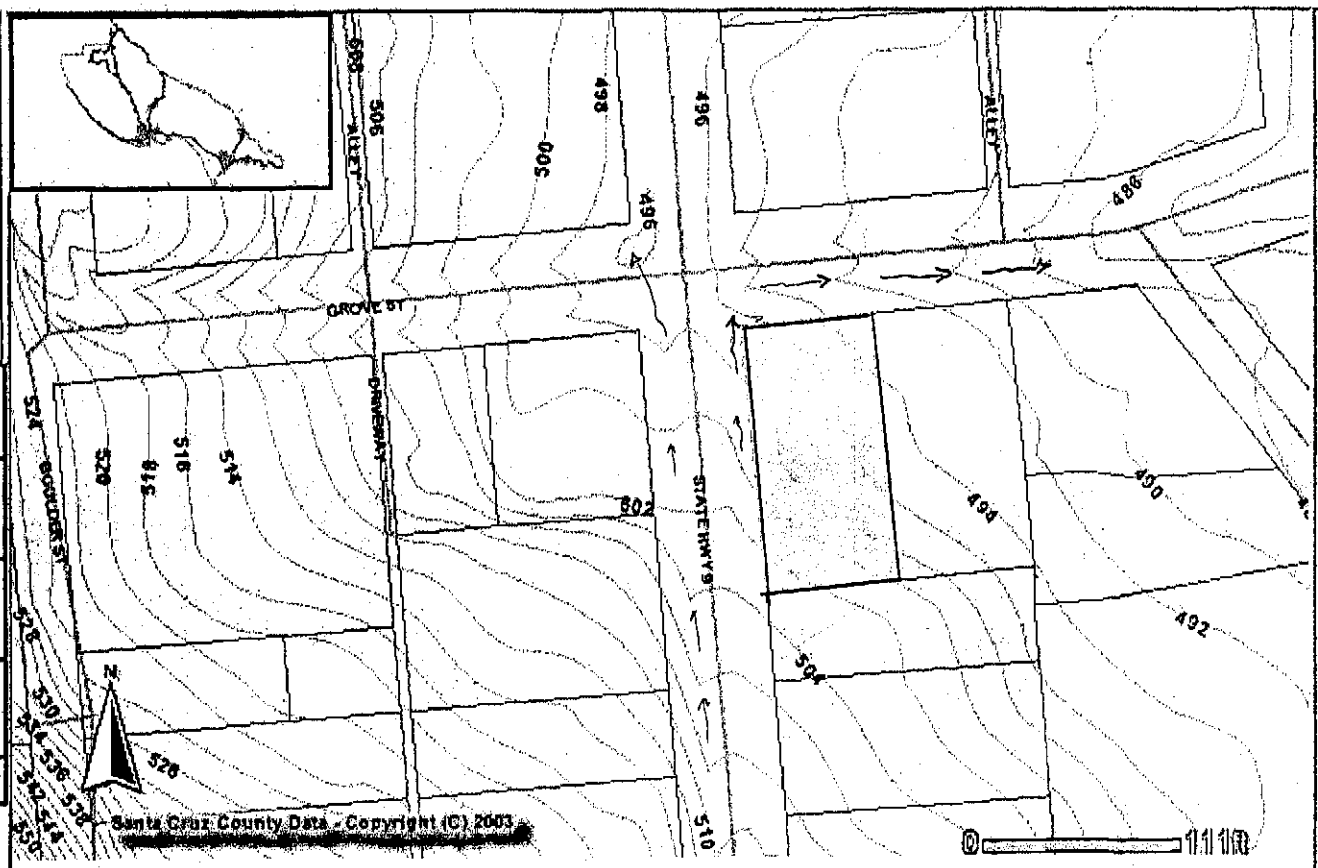
PROPOSED AREA CALCS

TOTAL PARCEL:	10,935 SF	0.25 AC
PERVIOUS AREA:	2.975 SF	
IMPERVIOUS AREA:	7.960 SF	



Environmental Review Inital Study
ATTACHMENT 9, 4 of 5
APPLICATION 07-0228

RECORDED MAP INDEX



QUICK START TIPS: This application displays recorded map boundaries and allows you to search for recorded maps by a number of parameters, including the Assessor's parcel number, the Volume and Page of the recorded map, map title, subdivision name, tract number or minor land division number, surveyor, and owner's name at the time the map was recorded.

After the application starts, you can display the recorded map boundaries by checking the **Visible** and **Active** boxes next to Survey Boundary Index on the Layers list and then clicking on Refresh Map. You can then zoom in or out as necessary to see the map boundaries and index numbers in which you are interested. For information on using this site please click on the **General Information** button at the left side of the screen. These pages should be printed for future

Layers

Refresh Map

Visible Active

- [x] Parcels
- [ ] Survey Boundary Index
- [ ] GPS Benchmarks
- [ ] Improvement Plans
- [ ] NonRecorded Maps
- [x] Streets
- [ ] Lakes
- [x] Streams
- [ ] Township & Range
- [ ] Sections
- [ ] Ranchos
- [x] City Limits
- [x] Contours
- [ ] County Mask
- [ ] 6in. Pixel
- [ ] 2Ft Pixel
- [ ] USGS Quads
- [ ] Aerial Photos
- [ ] Relief Map (10 Meter)

Refresh Map

ATTACHMENT 9 of 35
APPLICATION 07-0228
Environmental Review Initial Study
Pan

Robert L. DeWitt and Associates, Inc.
Civil Engineers & Land Surveyors

1607 Ocean Street - Suite 1
Santa Cruz, CA 95060
Telephone 831 425-1617
Fax Number 831 425-0224
www.rldewitt.com

December 3, 2007
Job No. R05184

Santa Cruz County
Department of Public Works
Storm Water Management Division (SWMD)
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Attn: Louise Dion

Re: 12600 Highway 9, Boulder Creek
APN: 081-253-25
MLD 07-0228

Dear Louise,

This letter is in response to your comments dated October 2007 on the proposed multi-use project at this site.

#1 The Assessor's Office records are an indication of v is being assessed for taxes on the property, but not an exact calculation of the impervious areas, as we show on our surveyed topographic site plan. After meeting with and discussing these differences with the Assessor, Gary Hazelton, yesterday, he agreed that their appraiser's areas, totaling 6,720 square feet, are approximate and our numbers would be more realistic. We plan to use the same figure shown previously, 7,002 square feet, since this is the measured impervious area on the site.

#2 You have requested that we quantify "runoff from the building and sidewalks will be directed towards the landscaping". We will be using sloped pavement, and/or piping if necessary *to* direct the downspouts, to the landscape areas surrounding the building.

The entire post IO-year storm runoff from this impervious area is approximately 0.15 cfs. Using an infiltration rate of *1.6* gallons per day (0.0001 cfs) per square foot (see Biosphere Consulting Wastewater System Design rate accepted by the RWQCB) a landscaped area of 1,500 square feet will provide this infiltration. We have over 1,600 sf of landscaping just in the perimeter of the building. These figures are actual runoff, not the difference between the pre- and post-development runoff. We therefore feel that the design provides amole infiltration area.

Environmental Review Inital Study
ATTACHMENT 10, 1 of 2
APPLICATION 07-0228

We will be unable to use pervious pavement on this site due to the required engineered septic system dispersal system, which is located under the paved parking lot. The sidewalk in front of the building (part of the required ADA Accessible Path of Travel) and the parking lot drain to the required silt and grease trap at the back of the driveway apron on Grove Street. Here runoff is filtered and released through the two 3" through-curb drains. The runoff from this paved area will be less than the pre-development runoff.

#3. The Drainage Plan, Sheet C2, has been updated with some flow arrows to indicate the above runoff patterns and a note is added for the mixed use building to indicate direction of runoff to the landscape areas.

#4. Complete

#5. Due to grading constraints, adjacent property elevations and Caltrans requirements for Highway 9, we are unable to design a parking lot that slopes outward into landscaped areas. The required number and sizing of parking spaces has been designed using the parking lot curbs as partial "wheel stops", which limit the design further.

As designed, this project incorporates best management practices of storm water runoff in the most feasible way possible given the constraints of use, size, location, elevations, and a wastewater treatment system on an urban site. During the final improvement plan design for building permit submittal, specific details, notes and grades will be added for exact construction of the project.

Please contact us if you have any further concerns at this time

Thank you for
Sincerely,

ROBERT L. DeWITT and ASSOCIATES, INC.

Martha B. Shedden

Martha B. Shedden, P.E.

:mbs

enclosures

cc: Ron Powers

R05184 SWMD.12-3-07

Environmental Review Inital Study
ATTACHMENT 10, Lot 2
APPLICATION 07-0228

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
TOM BURNS, PLANNING DIRECTOR

07-0228

July 19,2007

Powers Land Planning
1607 Ocean Street, Ste. *8*
Santa Cruz. CA 95060

SUBJECT: Archaeological Reconnaissance Survey for APN 081-253-25

Dear Powers Land Planning,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that 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 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

Environmental Review Inital Study
ATTACHMENT 11a 1 of 2
APPLICATION 07-0228

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95052

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 081-253-25 SCAS Project number: SE-07-1085

Development Permit Application No 07-0228 Parcel *Size* 10935 sq. ft.

Applicant Owens Land Planning

Nearest Recorded Cultural Resource ~ 1 mile SE; ~ ½ mile W; ~ ¼ mile NW

On 6/15/07 (date) two (2) (#) members of the Santa Cruz Archaeological Society spent a total of ~½ hours on the above described parcel for the purpose of ascertaining the presenceor absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and dilignetly examined, the Society cannot guarantee the surface absence of 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, 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** cultural resources on ***the*** parcel. The proposed project would therefore, have no direct impact on cultural 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, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA **95003, (83 1)** 479-6294, or email redwards@cabrillo.edu.

Environmental Review Inital Study
ATTACHMENT 4 2 of 2
APPLICATION 07-0228

SCAS/CCATP Field Forms

ENVIRONMENTAL HEALTH SERVICE HEALTH SERVICES AGENCY - COUNTY OF SANTA CRUZ
701 OCEAN ST, ROOM 312, SANTA CRUZ, CA 95060 (831) 454-2022

ON# 4773
pd# 4215

APPLICATION FOR SEWAGE DISPOSAL PERMIT

25

To Be Completed By Applicant:

Owner's Name MATT SRIDHAR Assessor's Parcel Number 081 253 49

Mailing Address 1777 SARATOGA AVE # 209, SAN JOSE, CA 95129 City SAN JOSE State CA Zip 95129

Job Address If Different Than Above 12600 HWY 9, BOULDER CK Owner's Phone: (H) 408 725-9500 (W)

Directions to Site HWY 9 UNO, RIGHT-HAND SIDE JUST BEFORE TOWN (WAS CACTUS JACKS)

Mail Correspondence to: ANDREW BROWNSTONE 650 BETHANY DR. SCOTTS VALLEY, CA 95062 Applicant's Phone: 430-9116

The Proposed Sewage Disposal System **Will** Serve:

Validation

☐ Single Residence: Number of Bedrooms including dens, offices, guest houses, etc.): Existing: ____ Proposed (or legalizing) ____ Total: ____

☐ ~~Multiple Residences~~ -- Total No. of Units (with kitchens): ____ Total No. of Bedrooms: ____

☑ Commercial/Institutional Facility -- Describe: RESIDENTIAL + OFFICE SPACE

Peak daily wastewater flow: 900-1800 GPD (Attach meter records and calculations)

List any other uses on the property: ____ (Must also be shown on plot plan)

(300) Environmental Review Inital

ATTACHMENT 12, 1 of 2
APPLICATION 07-0228

This Application **Is For:**

☐ New sewage disposal system to serve new development -- Parcel Size: 1935 ☐ 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: TBD SEWAGE DISPOSAL CONSULTANT: BIOSPHERE CONSULTING

Contractor's License Law Certificate (Complete A or 5)

☐ A. The applicant is licensed under the provisions of the Calif. Contractors License Law under license number ____ which is in full force and effect.

☐ **B.** The applicant is exempt from the provisions of the Calif. Contractors License Law for the following reason: ☐ Owner/Builder ☐ Other ____

7-18-05 X ____ Date Applicant 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

☐ ***O.*** 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.

7-18-05 X ____ Date Applicant 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 stale that the formation on this page and the following page is correct, and agree *to* comply with all County Ordinances and Stat6 laws regulating construction of private sewage disposal systems.

Incomplete application **tor** sewage disposal permits **will** become null and void if ail 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 durlng 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 o 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 accura...

Date: 7-18-05 Applicant Signature: ____ Owner Signature ____ Date: 7-18-05

PERMIT NUMBER: ____ **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 [X] 3 [ ] 4 [ ] 5 Type: ADVANTEX

Application Approved by: ____ Date: 5-7-07 Supervisor: ____ Date: 6/5/07

THIS PERMIT EXPIRES **ON** 6/5/09 OR WILL BE VALID AS LONG AS THE BUILDING APPLICATION IS VALID.

MIXED-USE DEVELOPMENT / UPGRADE PERMIT

APPLICATION FOR SEWAGE DISPOSAL PERMIT - PROPOSED DESIGN FOR SEWAGE DISPOSAL SYSTEM

Plan Revised C Date 7/8/07 Permit # 07-101

The Following Is To Be Completed By The Applicant: Assessor Parcel Number 081 - 253 - 25

System # ____ (If multiple systems on property)

Water Supply: Public(Company Name): SLVWD 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) ADVANTEX AX20 x 2

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): 3000 Material: FRP Brand: OPENCO

It Pump Chamber ☐ New ☐ Existing Size (gallons): ~75 Material: PVC Brand: OPENCO

Design soil percolation rate range (minutes per Inch) (circle choke): <1 (1-5 6-30) 31 - 60 61 - 120

☑ Conventional Leaching Device Specifications: ☐ Leachfield ☐ Greywater Sump

Number lines 4 Total linear feet 96 width (ft) 30' Effective Depth (ft) 1.5' Proposed Area, (sq.ft) 575

Maximum Trench Depth: 3.0' Existing functional leachfield that meets standards (sq.ft.) N/A

☐ Distribution Device type _____ Leachfield grand total _____

☐ Chamber Leaching: Brand / Model _____ No. Chambers _____ Linear Feet _____

☐ 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:

* MAINTAIN MINIMUM SETBACKS, TRENCH DESIGN SPECIFICATIONS, AND GROUNDWATER SEPARATION.
* ONSITE TREATMENT REQUIRES SERVICE CONTRACT, ELECTRICAL PERMIT, AND RECORDED ACKNOWLEDGEMENT
* MAXIMUM TRENCH DEPTH NOT TO EXCEED FOUR (4') FEET.

(Note: Failure to comply with conditions may result in recordation of Notice of Violation.)

INSTALLER _____

INSPECTIONS:	INSPECTOR	DATE		INSPECTOR	DATE
TANK:			ELECTRICAL PERMIT *		
LEACHING:			IWS CONDITIONS:		
DIST. BOX:			OTHER: OSP		5-11-07
INSP. RISERS:			OTHER: letter		6-5-07
ALT. SYSTEM			AS BUILT RECEIVED		
WATER CONSERVATION:			FINAL:		

NOTES: Environmental Review Initial Study

ATTACHMENT 12, 2 of 2

APPLICATION 07-0228

SHOULD THIS SYSTEM BE RECHECKED? _____ **WHEN?** _____ **DESCRIBE WHAT TO CHECK FOR:** _____

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Sheila Mcdaniel
Application No.: 07-0228
APN: 081-253-25

Date: December 27. 2007
Time: 08:42:54
Page: 1

Environmental Planning Completeness Comments

========== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI ==========
The following are Completeness Comments in regards to soils and grading iss ues:

1. The soils report has been accepted. Please see letter dated 6/4/07.

2. Prior to the discretionary application being deemed complete, a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

3. The plan notes refer to plans for wastewater dispersal trenches by Biosphere Consultants. Please include these plans for review. ========== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI ==========

The geotechnical plan review letter has been accepted.

All other comments have been addressed

Environmental Planning Miscellaneous Comments

========== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI ==========
The following are Compliance Comments in regards to soils and grading issue s:

No Comments

The following are Miscellaneous Comments/Conditions of Approval in regards to soils and grading issues:

1. Plans to be submitted with the building permit application shall include total earthwork quantities for the project.

2. Building permit application plans shall include a line indicating the lateral extents of overexcavation and recompaction. as well as a footing detail showing the minimum required depth of overexcavation and recompaction.

3. A plan review letter shall be submitted to Environmental Planning with the improvement plans and/or building permit application as appropriate. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations. ========== UPDATED ON JUNE 4, 2007 BY JESSICA L DEGRASSI ==========
Please submit an erosion and sediment control plan with the building permit submittal. THis plan shall show how sediment will be controlled onsite. Suggest use of a rocked construction entrance and silt fencing around the perimeter of the site.
========== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI ==========

Dpw Drainage Completeness Comments

Environmental Review Inital Study
ATTACHMENT 13 1 of 5
APPLICATION 07-0228

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========== REVIEW ON JUNE 4. 2007 BY ALYSON B TOM ========== Application with civil plans dated May 2007 has been received. Please address the following:

1) YOU may be eligible for fee and impact credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existin impervious areas, please submit documentation of permitted impervious areas (buildings. paved areas. gravel areas etc.) to establish eligibility. Documentations such as assessor's records, surveys records, or other official records will help establish and determine the dates they were built, the structure footprint. or to confirm if a building permit was previously issued is accepted.

2) Will this project result in an increase in impervious area? What is the nature of the existing surfaces? Are these surfaces permitted? If this project will result in an increase in permitted impervious coverage mitigations are required.

3) Provide a drainage plan describing how runoff from all proposed impervious surfaces wi11 be handled. Consider discharging to pervious surfaces wherever possible in order to mimic existing conditions, as much of the existing impervious surfacing is disconnected and the existing site is less steep.

4) More information is needed about drainage patterns in the watershed area containing the subject parcel. How much runoff is received onsite from upslope properties and how is this runoff to be controlled? Show (quantitatively. if necessary) that the proposed drainage plan is adequate in this respect.

5) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering prior to discharge from the site.

All submittals should be made through the Planning Department. For questions regarding these review comments Public Works stormwater management staff is available from 8-12 M-F.

========== UPDATED ON OCTOBER 27. 2007 BY LOUISE B DION ==========

Comments #1 from 1st submittal review has been sufficiently answered. However, it is unclear from the information submitted how the permitted areas relate to the existing area calculations provided in Dewitt-s drainage calculation. For example the calculations for existing impervious areas indicated 7002 sq ft while the building records indicate 7245 sq ft.. IS there overlap between the CCP and the black top regarding impervious area?

Regarding Comment #2 -The drainage calculations indicate an increase in impervious area which requires mitigation. Notes #6 and #7 from Sheet of the drainage calculations indicate that runoff from the building and sidewalks will be directed towards the landscaping. Please provide documentation (i.e. infiltration rate, surface areas etc.) which verifies that the runoff rate will be held to predevelopment rates. Also consider using Best Management Practice measures such as pervious or semi-pervious pavements to mitigate runoff increases.

Comment 3# - Drainage Plan - Sheet C-2 of 5, does not show how roof runoff will be

handled. Moreover, for the most part, where slopes are indicated, the drainage from the concrete appears to be directed towards the parking lot. Please clarify and note all concrete slopes on the plan. As an aside it would behelpful if the sheet included a legend, at least for the existing site plan delineated on sheet C-2.

Comment #4 - Notes #1-5 from Sheet 1 Drainage calculations sufficiently address this question.

Comment #5 - A silt and grease trap has been proposed, is outsloping the driveway to drain to landscaped areas for filtering prior to discharge from the site not feasible? This approach would not require a recorded maintenance agreement.

If you have questions, please contact me at 831-233-8083

========== UPDATED ON DECEMBER 16, 2007 BY LOUISE B DION ==========
Discretionary permit stage considered complete. Please address all applicable miscellaneous comments during building application stage.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========== REVIEW ON JUNE 4, 2007 BY ALYSON B TOM ========== 1) If structural water quality treatment is proposed, recorded maintenance agreement(s) are required. Attached is a sample agreement which can be updated for use on this project. This agreement should be signed, notorized, and recorded. and a copy of the recorded agreement should be submitted to the County Department of Public Works.

2) Zone 8 fees will be assessed on the net increase in permitted impervious area due to this project.
========== UPDATED ON OCTOBER 27. 2007 BY LOUISE B DION ==========
No new miscellaneous comments.

========== UPDATED ON DECEMBER 16, 2007 BY LOUISE B DION ==========
Please address all applicable previous comments during building permit application stage.

Environmental Review Inital Study
ATTACHMENT 13, 3 of 5
APPLICATION 07-0228

Dpw Driveway/Encroachment Completeness Comments

========== REVIEW ON JUNE 4, 2007 BY DEBBIE F LDCATELLI ==========
monument sign shall not obstruct motorists or pedestrian site from traffic entering onto Hwy 9 from Grove Street. ========== UPDATED ON DECEMBER 18. 2007 BY DEBBIE F

LOCATELLI ========
12/18/07: Line of Sight Exhibit, prepared by Robert L. DeWitt & Associates reflects that the monument sign shall not obstruct 250' minimum line of sight distance. No further comments.

Dpw Driveway/Encroachment Miscellaneous Comments

========= REVIEW ON JUNE 4. 2007 BY DEBBIE F LOCATELLI =========
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way (Grove Street)
========= UPDATED ON JUNE 4. 2007 BY DEBBIE F LOCATELLI ==========

Dpw Road Engineering Completeness Comments

========= REVIEW ON MAY 29. 2007 BY GREG J MARTIN =========
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON MAY 29. 2007 BY GREG J MARTIN ==========

Environmental Health Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK ========== Septic permit appl. has been submitted but is not approved. Contact 8. Blease of EHS at 454-2736.

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK =========
NO COMMENT

Environmental Review Initial Study
ATTACHMENT 13, 4 of 5
APPLICATION 07-0228

Boulder Creek Fire Protecttion Dist Completeness C

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON MAY 30, 2007 BY RON GRIESINGER =========
DEPARTMENT NAME: Boulder Creek Fire
NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building offical and outlined in Part IV of the California Building Code, e.g. R-3. Type V-N. Sprinklered.
NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.
Monitoring of the sprinkler system by a constantly attended location, U.L. Central

Station may be required due to special circumstances.
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.
Show the location of Knox Box.
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.
Please submit plans to OES for re-addressing. Please indicate the proposed location of post indicator valve and fire department connection. Due to the location of an existiog fire hydrant across a state HWY a new fire hydrant shall be installed on Grove St. Please contact the local water company and fire department for location.
========== UPDATED ON OCTOBER 23. 2007 BY RON GRIESINGER ==========
NO COMMENT
DEPARTMENT NAME:Boulder Creek Fire
No comments for second review.

Boulder Creek Fire Protecttion Dist Miscellaneous

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========== REVIEW ON MAY 30. 2007 BY RON GRIESINGER ==========
========== UPDATED ON OCTOBER 23. 2007 BY RON GRIESINGER ==========
NO COMMENT

Environmental Review Initial Study
ATTACHMENT 13, 5 of 5
APPLICATION 07-0228

SAN LORENZO VALLEY WATER DISTRICT
13060 Highway 9 • Boulder Creek, CA 95006-9119
Office (831) 338-2153 • Fax (831) 338-7986
Website: www.slvwd.com

January 25,2007

Mr. Ron Powers
1607 Ocean St., Suite 8
Santa Cruz, CA **95060**

Subject: Request for Meter Service
APN: 81-253-25

Dear Customer:

The District has on file your request for meter service on the above parcel.

Your request has been:

- ☐ Approved. Please come to the District to pay your connection charges
- ☐ Approved. Please bring your plumbing plans and sprinkler system flow requirement to the District to determine the cost of the water connection.
- ☒ Conditions. Need to submit additional information regarding fire sprinklers to each condominium unit and septic system facilities for cross connection survey. Contact District Engineer.
- ☐ Denied. Please contact the District office to discuss **this** meter request if you have any questions.

APPROVAL CAN BE WITHDRAWN AT *ANY* TIME.
WATER SERVICE IS NEVER GUARANTEED UNTIL SERVICE HAS BEEN APPROVED, SIZED AND ALL FEES PAID.

If you have any questions regarding this matter, please contact our office

Sincerely:

Roxanne White Spring
Customer Service Officer

Environmental Review Inital Study
ATTACHMENT 14, 1 of 2
APPLICATION 07-0228

L:\Word\CustomerService\FormLetters\MeterReviewD.doc

ORIGINAL

Request Date 11/27/06 APN 81-253-25

Why Building new mixed use building (2-residential + 2-commercial) may also need landscaping meter

Existing water sources: None ____ Well ____ Spring ____ Meter ____ Account # 66-0864-005

Owner's Name 126 E Grove St LLC

MAIL TO: Ron Powers

1607 Ocean St Suite 8

Santa Cruz Ca 95060

Existing Units 1

Units to be built ____

Pad Elevation ____

Phone 831-426-166

ENGINEERING REVIEW: Date 11/28/2006

6" Main on Hwy 9, 8" Main on Grove. Need Fire Service Information on all fire sprinkler system(s).

Reimbursement Agreement for Parcel 1-

In/Out District IN

Tank Elevation 730

Main Size 6

Zone 8

Engineering Department

FIELD OPERATION REVIEW: Date 1/23/2007

NEED SEPTIC PLAN FOR CROSS-CONNECTION REVIEW.

NEED FIRE FLOW AND SIZING.

6" MAIN ON GROVE STREET FOR SYSTEM — OK FOR SERVICE - NEED ADDITIONAL INFORMATION

Backflow Needed ____

DC ____ RP ____

Operations Superintendent

WATERSHED ANALYST REVIEW: Date ____

Watershed Analyst

MANAGERREVIEW. Date 1/23/06 Approved X Conditions X Denied ____

NEED TO SUBMIT ADDITIONAL INFORMATION RE; FIRE SPRINKLERS TO EACH CONDOMINIUM UNIT AND SEPTIC SYSTEM FACILITIES FOR CROSS CONNECTION SURVEY. CONTACT DISTRICT ENGINEER

District Manager

SECOND W A G E R REVIEW: Date ____ Approved ____ Agreement ____

Environmental Review Inital Study

ATTACHMENT 14 2 of 2

APPLICATION 07-0228

District Manager