COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
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TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: **Mark Cavagnero Associates, for Community Foundation of SC County**

APPLICATION NO.: **07-0388**

APN: **039-471-08**

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.)

XX Mitigations will be attached to the Negative Declaration.

_____ No mitigations will be attached.

_____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact 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: **June 11, 2008**

Randall Adams
Staff Planner

Phone: **454-3218**

Date: **May 8, 2008**

NAME: Community Foundation of Santa Cruz
APPLICATION: 07-0388
A.P.N: 039-471-08

NEGATIVE DECLARATION MITIGATIONS

A. To prevent drainage discharges from carrying silt, grease, and other contaminants from paved surfaces into nearby waterways, the applicant/owner shall maintain the silt and grease traps in the storm drain system according to the following monitoring and maintenance procedures:

- **a.** The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
- **b.** A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the drainage section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

B. In order to mitigate impacts to historical resources that might accidentally be discovered during construction:

- **a.** A qualified historical archaeologist shall be on site during earthwork and excavation. If significant resources are discovered, work that disturbs the area of the find shall be halted until the archaeologist submits a plan to the Environmental Coordinator for the preservation of the find. Upon written approval of the plan, work may resume;
- **b.** Prior to final inspection of the building permit the archaeologist shall submit a brief report to Planning Department staff indicating that either no resources were found, or verifying that the approved plan to preserve any resources that were found was implemented.

Environmental Review Initial Study

Application Number: 07-0388

Date: May 5, 2008
Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Mark Cavagnero Associates **APN**: 039-471-08

OWNER: Community Foundation of Santa Cruz County **SUPERVISORAL DISTRICT**: 2

LOCATION: Northeast corner of Soquel Drive and Aptos Rancho Road in Aptos. (Attachment 1)

SUMMARY PROJECT DESCRIPTION: Proposal to construct an office building (approximately 9,200 square feet), to grade approximately 3,350 cubic yards (cut) and 300 cubic yards (fill) and to construct associated improvements.

Requires a Rezoning from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district, a Commercial Development Permit, a Preliminary Grading Approval, a Soils Report Review, and an Archaeological Site Review.

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
____	Hydrology/Water Supply/Water Quality	____	Air Quality
____	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	__X__	Grading Permit
____	Land Division	____	Riparian Exception
__X__	Rezoning	____	Other:
__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:

___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

__X__ 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

5/8/08
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 28,436 square feet
Existing Land Use: Vacant
Vegetation: Grasses & small trees
Slope in area affected by project: _X_ 0 - 30% ___ 31 – 100%
Nearby Watercourse: Aptos Creek
Distance To: 600 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A
Water Supply Watershed: Not mapped
Groundwater Recharge: Not mapped
Timber or Mineral: Not mapped
Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Not mapped
Fire Hazard: Not mapped
Floodplain: Not mapped
Erosion: Not mapped
Landslide: Not mapped

Liquefaction: Low potential
Fault Zone: Not mapped
Scenic Corridor: Not mapped
Historic: No historic resource on site
Archaeology: Mapped resource
Arch. Site Review completed

Noise Constraint: Not mapped
Electric Power Lines: N/A
Solar Access: Adequate
Solar Orientation: Northeast
Hazardous Materials: N/A

SERVICES

Fire Protection: Aptos/La Selva FPD
School District: Pajaro Valley USD
Sewage Disposal: Santa Cruz County Sanitation District

Drainage District: Zone 6
Project Access: Aptos Rancho Road
Water Supply: Soquel Creek Water District

PLANNING POLICIES

Zone District: C-1
General Plan: C-C

Special Designation: None

Urban Services Line:	_X_ Inside	___ Outside
Coastal Zone:	___ Inside	_X_ Outside

PROJECT SETTING AND BACKGROUND:

The subject property is approximately 28,438 square feet in area and is located on the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos. The property is vacant and slopes gently down to the northeast. A driveway is located along the eastern side of the parcel to provide access to the adjacent property to the north. The site is cleared with low grasses and small orchard trees. Two large cypress were removed due to disease and instability prior to application submittal. The uses surrounding the property are commercial office and retail, with multi-family residential development to the north.

DETAILED PROJECT DESCRIPTION:

This application is a proposal to construct a two story office building (approximately 9,200 square feet) on a parcel approximately 28,438 square feet in area. (Attachment 2) The site will be rezoned from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district. The PA zone district will be consistent with the adjacent bank use to the east and existing professional office uses across Aptos Rancho Road to the west.

The parking area for the proposed commercial development will be accessed from Aptos Rancho Road. The existing driveway from the adjacent parcel to the north (which runs through the subject property) to Soquel Drive will be abandoned and reconnected to Aptos Rancho Road (as a condition of prior Minor Land Division 05-0583). No improvements are proposed to Aptos Rancho Road and no on-street parking will be provided along the roadway. An exception to the County Design Criteria will be required to recognize the existing condition of Aptos Rancho Road, with reduced right of way and width, no on-street parking or landscape strips, and sidewalk on one side. A public utility easement, currently extending 15 feet east from the Aptos Rancho Road right of way, is proposed to be reduced in width to 10 feet to accommodate the proposed development. No public utilities are located within the 5 feet of width to be abandoned.

Grading will be required to prepare the site for development and to ensure that the site is properly drained. Grading volumes will be approximately 3,350 cubic yards (cut) and 300 cubic yards (fill), with the 3,050 cubic yards to be exported off site. The excavation is proposed to allow the two story building to be placed within the grade of the site and result in a one story elevation fronting on Soquel Drive and a two story elevation at the parking area to the north. The existing small orchard trees will be removed due to site disturbance associated with construction. Replacement trees will be installed throughout the site.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

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. 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	____
D. Landslides?	____	____	X	____

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone. A geotechnical investigation for the proposed project was performed by Dees & Associates, dated 1/07 (Attachment 3). The report concluded that seismic shaking can be managed through proper structure and foundation design, and that the potential for liquefaction is low. The report has been reviewed and accepted by Environmental Planning staff (Attachment 4).

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	____

See response A-1, above.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
3. Develop land with a slope exceeding 30%?				X

All slopes on the subject property are less than 30%.

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 standard erosion controls are a required condition of the project. The project plans include an Erosion Control Plan, which specifies detailed erosion and sedimentation control measures.

5. Be located on expansive soil, as defined in section 1802.3.2 of the California Building Code(2007), 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 waste water disposal systems?			X	

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

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.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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
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 Soquel Creek Water District and will not rely on private well water. Although the project will incrementally increase water demand, Soquel Creek Water District has indicated that adequate supplies are available to serve the project as the project is required to participate in the District's offset program (Attachment 5). 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.

6. Degrade septic system functioning?				X

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

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

Drainage Calculations prepared by Ifland Engineers, revised 1/08 (Attachment 6), have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the net increase in runoff will be 0.71 cubic feet per second for a ten year storm event before considering the detention systems. The runoff rate from the property will be controlled by a detention system in the east corner of the parking lot and retention through pervious paving in the parking area. DPW staff have determined that existing off-site storm water facilities are adequate to handle the increase in drainage associated with the project (Attachment 7). Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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

See response B-8 above.

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 and reduce this impact to a less than significant level.

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

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 only known special status plant or animal species in the site vicinity is Dudley's Lousewort, which was not observed in the project area during site visits performed by Planning Department staff. 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 and further biotic investigations have not been required.

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

There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

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 development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
5. Make a significant contribution to the reduction of the number of species of plants or animals?				X
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	

Four trees in excess of 6 inches in diameter will be removed. Three of the four trees to be removed are old orchard trees and one tree is an oak. None of the trees are significant in size or canopy cover and requiring redesign of the project to preserve these trees is not considered as necessary to achieve the goals of the Design Review ordinance. Adequate replacement trees, including large evergreen species, are proposed in the landscape plan for this project.

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
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.

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

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 ridge line?			X	

The existing visual setting is a vacant parcel within an existing urbanized area. The proposed project is designed and landscaped as an infill project to fit into this setting.

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

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

The project will create an incremental increase in night lighting. However, this increase will be small, and will be similar in character to the lighting associated with the surrounding existing uses.

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

There are no unique geological or physical features on or adjacent to the site that would be destroyed, 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	____

There are no designated historic resources on the subject property.

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 10/17/07 (Attachment 8), there was no evidence of pre-historic cultural resources at the surface of the project site. However, due to the close proximity to known archaeological sites, an archaeological monitor is recommended during the trenching and excavation stages of the project to ensure protection of archaeological resources. 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	____

See response F-2 above. 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.

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

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:

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

The commercial office use will not be engaged in the production or handling of hazardous materials.

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

The project site is not included on the 3/4/08 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

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

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 number of new trips (166 trips based on 9,205 square feet of office space) created by the project, this increase is less than significant. Department of Public Works Road Engineering staff have not required a traffic study for the proposed development due to the limited number of new trips (Attachment 7).

2. Cause an increase in parking demand which 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. The applicant has requested an increase in the percentage of compact spaces (from 10 percent to 30 percent) but this request will not affect the provision of the required number of parking spaces on the project site.

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

The proposed project will redirect existing access from Soquel Drive (an arterial roadway) to Aptos Rancho Road (a local street). This will improve safety by eliminating turning movements in and out of the existing private driveway on the arterial roadway.

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

Although no road improvements are proposed, the proposed project will include an exception to the County Design criteria for Aptos Rancho Road. The County standard for new roadways is a 56 feet wide right of way with parking, sidewalks, and landscape strips on both sides. No improvements are proposed to Aptos Rancho Road and no on-street parking will be provided along the roadway. An exception to the County Design Criteria will be required to recognize the existing condition of Aptos Rancho Road, with a 40 feet wide right of way, 24 feet wide pavement section, no on-street parking or landscape strips, and a 4 feet wide sidewalk on one side. Off street parking will be provided on the project site and adequate pedestrian circulation has been provided within the site and on the sidewalk along Aptos Rancho Road which will prevent potential hazards to motorists, bicyclists, and/or pedestrians. Landscaping is provided throughout the project.

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.

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. Acoustic studies for nearby projects have shown that traffic noise along Soquel Drive can exceed these standards. As this is a commercial development with limited outdoor activity areas, no

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

further acoustical studies are required. Standard construction techniques will reduce noise levels within the commercial office building to acceptable levels.

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.
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.
Construction projects using typical construction equipment such as dump trucks, scrappers, bulldozers, compactors and front-end loaders which temporarily emit precursors of ozone [i.e.,volatile organic compounds (VOC) or oxides of nitrogen (NOx)], are accommodated in the emission inventories of State- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone standards. Project construction may result in a short-term, localized decrease in air quality due to generation of small amounts of dust. Standard dust control BMPs (e.g., periodic watering) are incorporated into the project, so air quality impacts associated with construction will be at a less than significant level.

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

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

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	
	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.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

See response B-8 above.

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 obtain water from Soquel Creek Water District and will not rely on private well water. Although the project will incrementally increase water demand, Soquel Creek Water District has indicated that adequate supplies are available to serve the project as the project is required to participate in the District's offset program (Attachment 5).

Sanitary sewer service is available to serve the project, as reflected in the comments from the Santa Cruz County Sanitation District (Attachment 9).

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

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 has been approved by the local fire agency assuring conformity with fire protection standards that include minimum requirements for emergency vehicle access.

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

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	

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

A General Plan Amendment and Rezoning is included with this application to rezone the project site to professional and administrative office General Plan and zoning designations as is more appropriate given the location of the project site and adjacent professional and administrative office uses. The proposed project is designed at the density and intensity of development allowed by the resulting 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 not affect any existing 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:

1. Vicinity Map, Map of Zoning Districts, Map of General Plan Designations, Assessors Parcel Map
2. Architectural Plans prepared by Mark Cavagnero Associates, dated 2/20/08; Preliminary Improvement Plans prepared by Ifland Engineers; Landscape Plan prepared by Joni L. Janecki & Associates, dated 1/9/08.
3. Geotechnical Investigation (Conclusions and Recommendations) prepared by Dees & Associates, dated 1/07.
4. Geotechnical Review Letter prepared by Carolyn Banti - Civil Engineer, dated 10/31/07.
5. Letter from Soquel Creek Water District, dated 7/18/07.
6. Drainage calculations (Summary) prepared by Ifland Engineers, revised 1/08.
7. Discretionary Application Comments, dated 4/11/08.
8. Archeological Reconnaissance Survey Letter prepared by Christine Hu, dated 10/17/07.
9. Memo from Santa Cruz County Sanitation District, dated 7/3/07.

Location Map

LEGEND

- APN: 039-471-08
- Streets
- Assessors Parcels
- State Highways

N
W E
S

Map created by
County of Santa Cruz
Planning Department
August 2007

Environmental Review Inital Study
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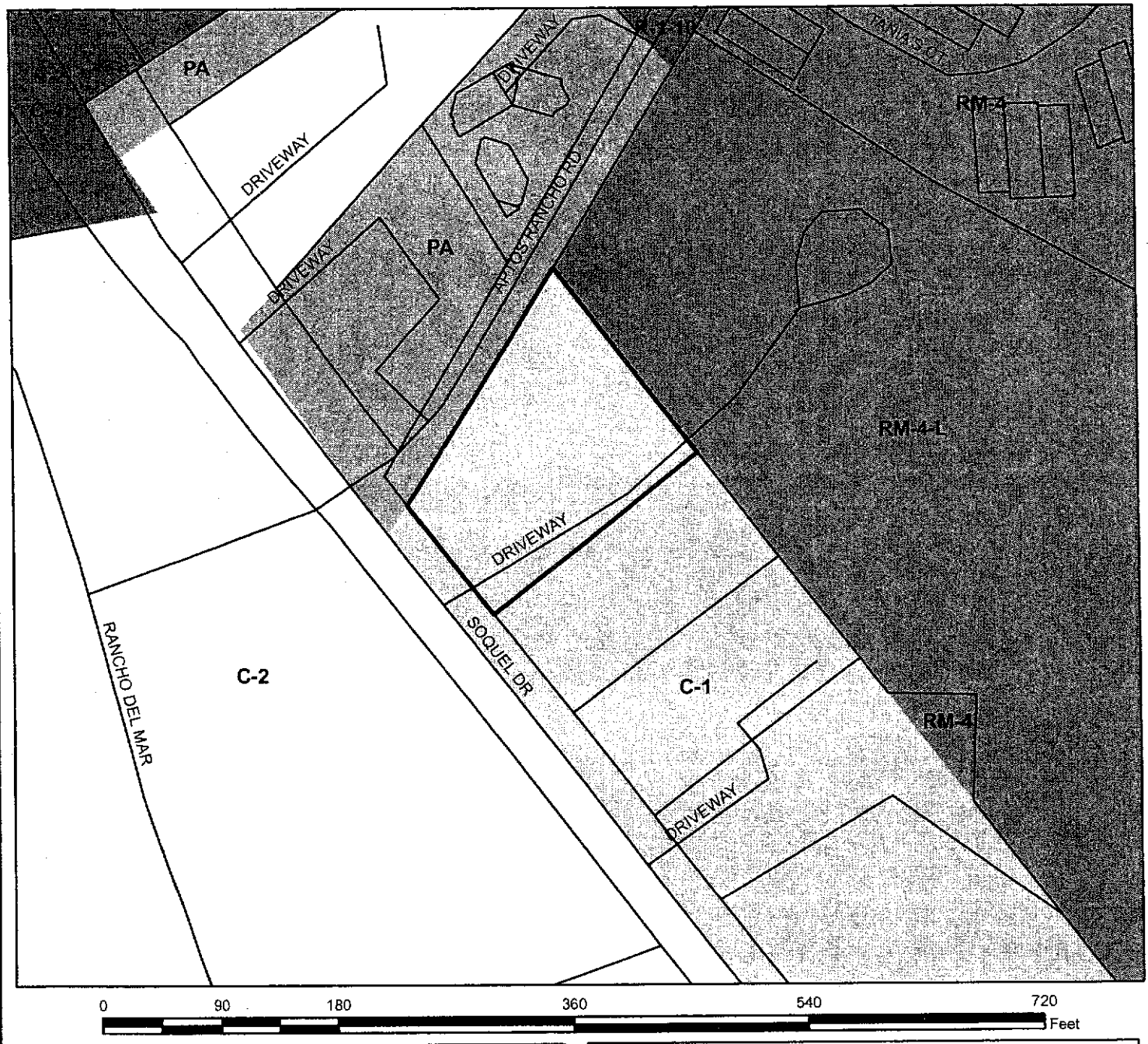
APPLICATION 07-0388

Zoning Map



LEGEND

- APN: 039-471-08
- Streets
- Assessors Parcels
- State Highways
- COMMERCIAL-COMMUNITY
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-PROF OFFICE
- RESIDENTIAL-MULTI FAMILY
- COMMERCIAL-SERVICE

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August 2007

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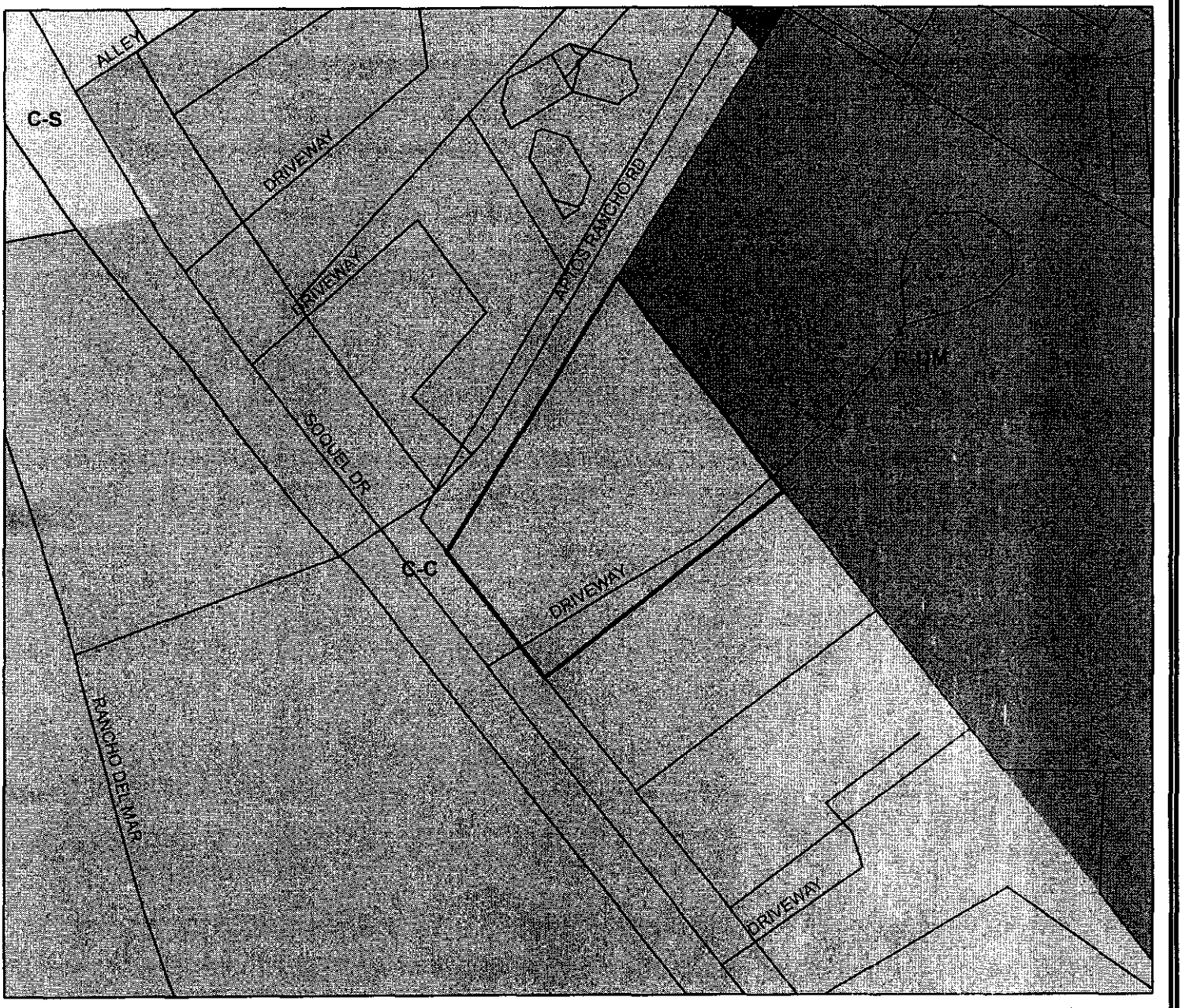
ATTACHMENT 1, 2 & 4
APPLICATION 07-0388

General Plan Designation Map



LEGEND

- APN: 039-471-08
- Streets
- Assessors Parcels
- State Highways
- Commercial-Community
- Commercial-Service
- Residential - Urban Medium Density

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August 2007

Environmental Review Initial Study
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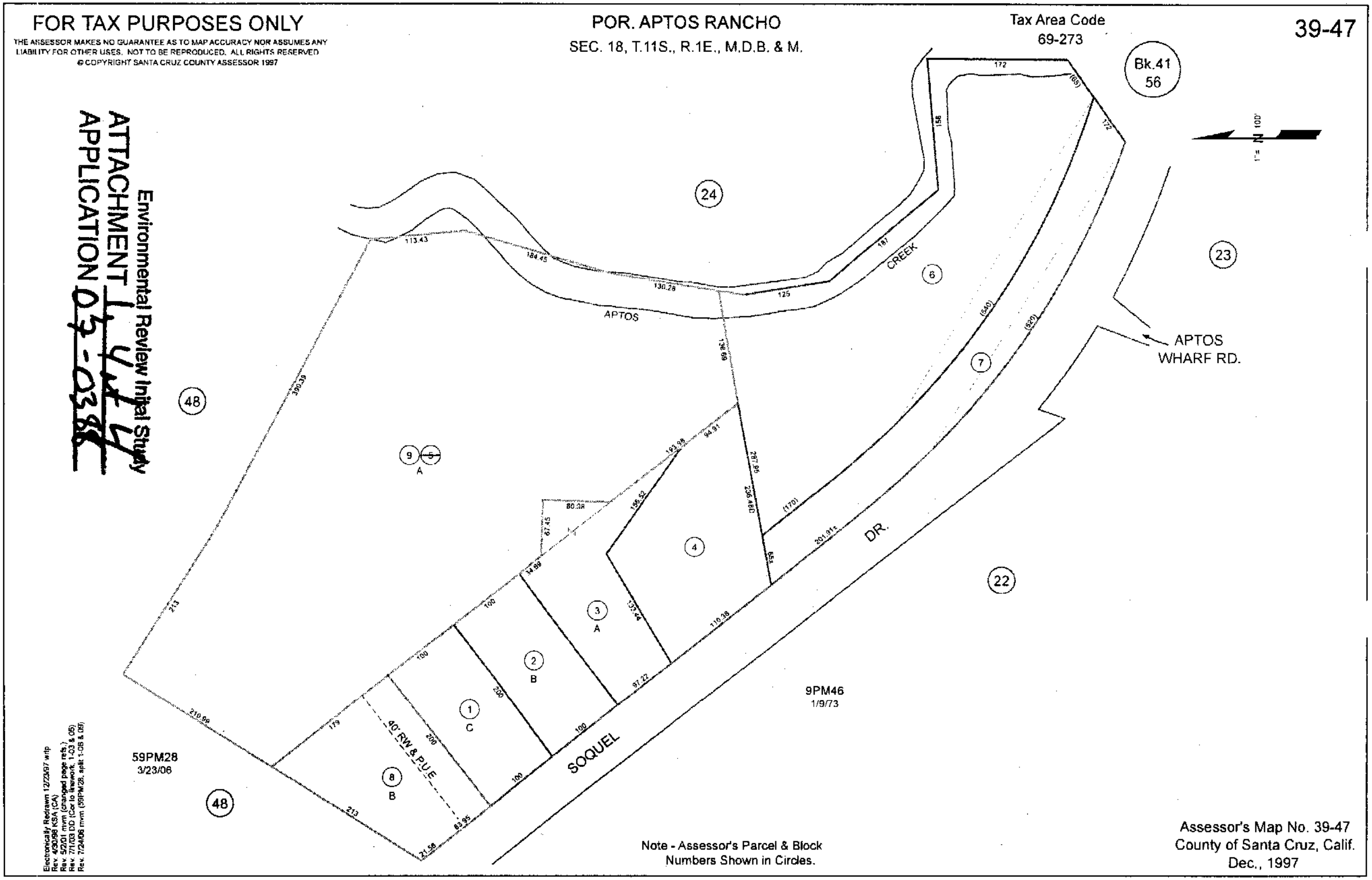
APPLICATION 07-0388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POR. APTOS RANCHO
SEC. 18, T.11S., R.1E., M.D.B. & M.
Tax Area Code
69-273
39-47
Bk.41
56
1" = 100'
N
APTOS
WHARF RD.
APTOS
CREEK
SOQUEL
DR.
40' RW & P.U.E.
9PM46
1/9/73
59PM28
3/23/06
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 39-47
County of Santa Cruz, Calif.
Dec., 1997
Electronically Redrawn 12/23/97 wtp
Rev. 4/30/98 KSA (CA)
Rev. 5/2/01 mvm (changed page refs.)
Rev. 7/1/03 DD (Cor to linework, 1-03 & 05)
Rev. 7/24/06 mvm (59PM28, split 1-08 & 09)

Environmental Review Inital Study

ATTACHMENT 1, 4 of 4

APPLICATION 07-0388

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

SYMBOLS

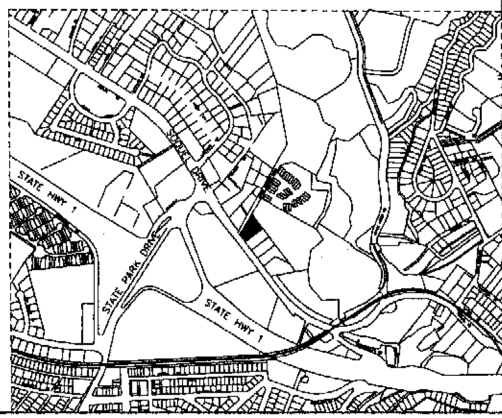
Symbol	Description
SECTION	SECTION NUMBER / SHEET NUMBER
DETAIL	DETAIL NUMBER / SHEET NUMBER
ELEVATIONS	ELEVATION NUMBER / SHEET NUMBER
ROOM IDENTIFICATION	ROOM NAME / ROOM NUMBER
DOOR TYPE	DOOR NUMBER / HARDWARE GROUP - SEE SPEC
PARTITION TYPE	PARTITION LETTER
TOILET ACCESSORY TYPE	ACCESSORY NUMBER
	ELEMENTS TO ALIGN
EL. + XX	F.F / CLG. ELEVATION
	(E) TO REMAIN
	WALL
	(E) TO BE REMOVED

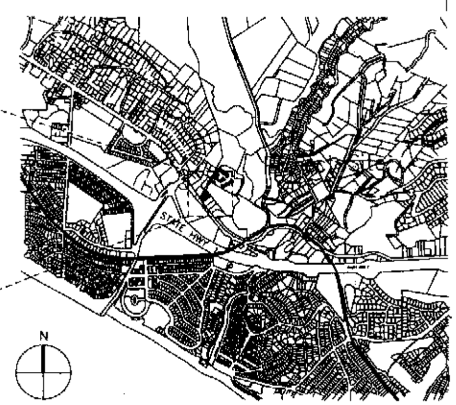
PROJECT DATA

PROJECT LOCATION:	7839 SOQUEL DRIVE APTOS, CA 95003 ASSESOR'S PARCEL NUMBER: 039-471-05
ZONING INFORMATION:	
ZONING DISTRICT:	C1 (PROPOSED TO BE REVISED TO PA)
LOT SIZE:	28,438 SF
HEIGHT:	2 STORY - 21'-10" TO TOP OF ROOF FROM AVERAGE OF NATURAL GRADE OF COVERED PORTION OF LOT. SEE SHEET A3.3 FOR DETERMINATION OF AVERAGE NATURAL GRADE AT FOOTPRINT
BUILDING FLOOR AREA:	GROSS BUILDING FLOOR AREA: 9,205 SQ.FT.
CAR PARKING:	1:200 = 46 SPACES 30% COMPACT = 14 (PROPOSED VARIANT)
BICYCLE PARKING:	1:1000 = 9 REQ. 10 SPACES (2'X6') PROVIDED
CONSTRUCTION:	TYPE V NOT RATED - FULLY SPRINKLERED
OCCUPANCY:	B OFFICES
PROJECT DESCRIPTION:	NEW CONSTRUCTION FOR THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY. THE PROJECT INCLUDES OFFICE SPACE AND TENANT SPACE. THE BUILDING IS A CONCRETE STRUCTURE WITH PARTS BEING CLAD IN WOOD SIDING
CLIENT CONTACT:	THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY CONTACT: LANCE LINARES 2425 PORTER STREET, SUITE 17 E-MAIL: linares@cfscc.org TEL: 831.477.0800 FAX: 831.477.0991
ARCHITECT, (OWNER'S AGENT)	MARK CAVAGNERO ASSOCIATES, ARCHITECTS 1045 SANSOME STREET, SUITE 200 TEL: 415.398.6944 FAX: 415.398.6943

SHEET INDEX

A0.1	TITLE SHEET
A0.2	AREA PLAN
A0.3	ACCESSIBILITY PLAN
A1.0	SITE PLAN
A2.0	PARKING LEVEL PLAN
A2.1	STREET LEVEL PLAN
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS / BUILDING SECTIONS
A3.3	BUILDING SECTIONS
L1.0	LANDSCAPE PLAN
C1	EXISTING CONDITIONS & DEMOLITION PLAN
C2	PRELIMINARY SITE GRADING & DRAINAGE PLAN
C3	PRELIMINARY SITE - UTILITIES PLAN
C4	PRELIMINARY SITE GRADING & CROSS-SECTIONS





REV	DATE	DESCRIPTION
	02.02.2007	USE PERMIT REVIEW SET
	10.02.2007	SUPPLEMENTAL INFORMATION -APPL.07-0388
	02.20.08	SUPPLEMENTAL INFORMATION -APPL.07-0388

ARCHITECT	MARK CAVAGNERO ASSOCIATES
LANDSCAPE ARCHITECT	JOHN L. JANECKI & ASSOCIATES
STRUCTURAL ENGINEER	JON BRODY STRUCTURAL ENGINEERS
CIVIL ENGINEER	IFLAND ENGINEERS
ELECTRICAL ENGINEER	PRIME DESIGN GROUP
MECHANICAL ENGINEER	YOUNG ENGINEERING SERVICES

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7839 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER: 039-471-05

TITLE SHEET

A0.1

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Environmental Review Inital Study
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APPLICATION 07-0388

Environmental Review Inital Study
ATTACHMENT 2, 3 of 24
APPLICATION 07-0388

Environmental Review Inital Study
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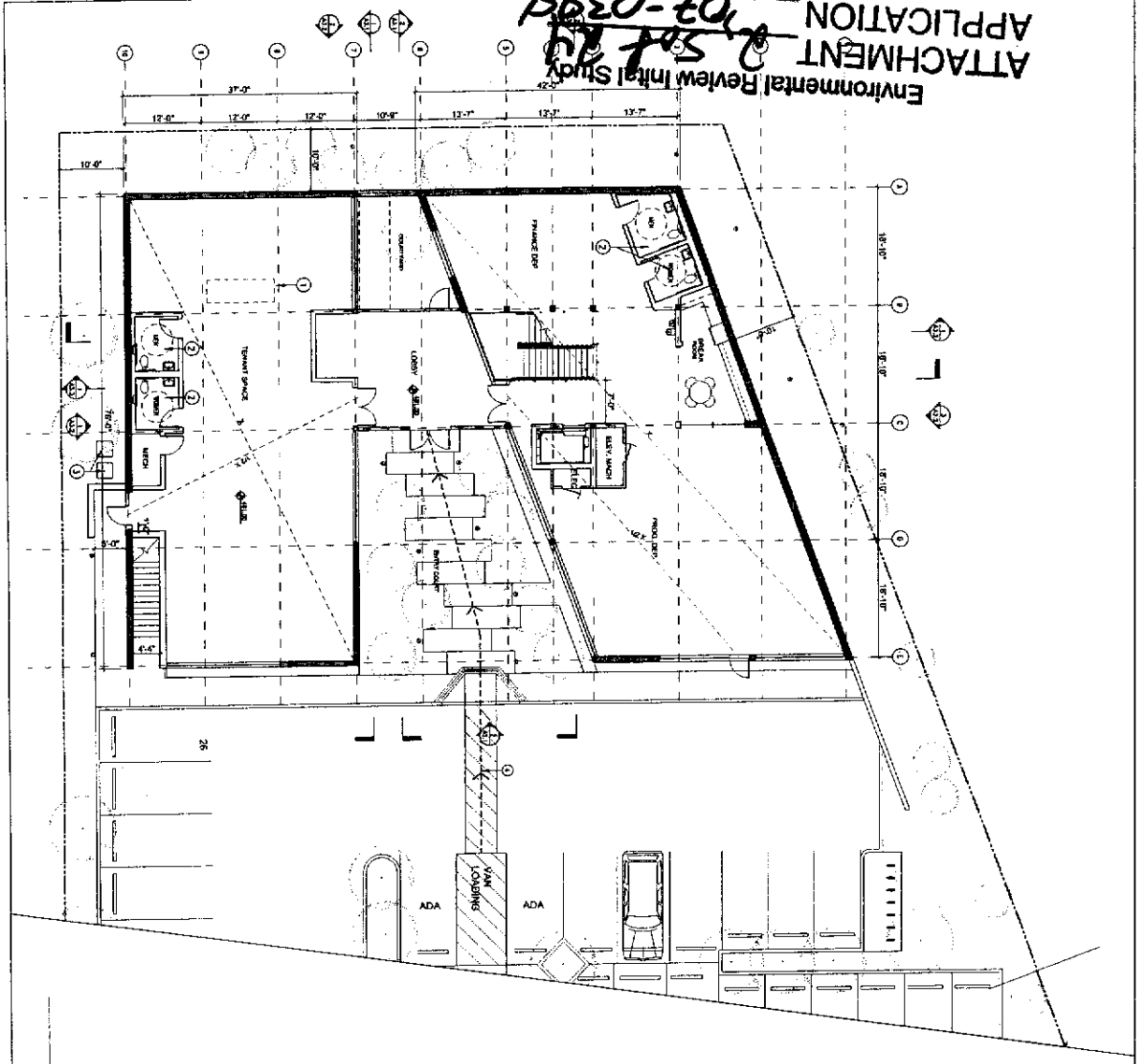
APPLICATION 07-0388

ATTACHMENT 2
APPLICATION
07-0388
Environmental Review Initial Study



PARKING LEVEL
1/8" = 1'-0"

KEYNOTES
- STUDY NOOK
- AV EQUIPMENT TOILET
- MECHANICAL EQUIPMENT 42"h. MAX
- SEE A3.0 FOR ACCESSIBLE PATH

N

0 4' 8' 16' 24'

A2.0	ENRICHMENT CENTER FLOOR PLAN BASEMENT	COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY 7838 SOQUEL DRIVE, APTOS, CA ASSESSOR'S PARCEL NUMBER: 038-471-05	MARK CAVAGNERO ASSOCIATES — ARCHITECT JOHN L. MADDEN & ASSOCIATES — LANDSCAPE ARCHITECT JON GROOV STRUCTURAL ENGINEERS — STRUCTURAL ENGINEER PLANO ENGINEERS — CIVIL ENGINEER PRIME DESIGN GROUP — ELECTRICAL ENGINEER YOUNG ENGINEERING SERVICES — MECHANICAL ENGINEER	REV	DATE	DESCRIPTION
					02.02.2007	USE PERMIT REVIEW SET
					10.22.2007	SUPPLEMENTAL INFORMATION--APPL.07-0388
					02.20.08	SUPPLEMENTAL INFORMATION--APPL.07-0388

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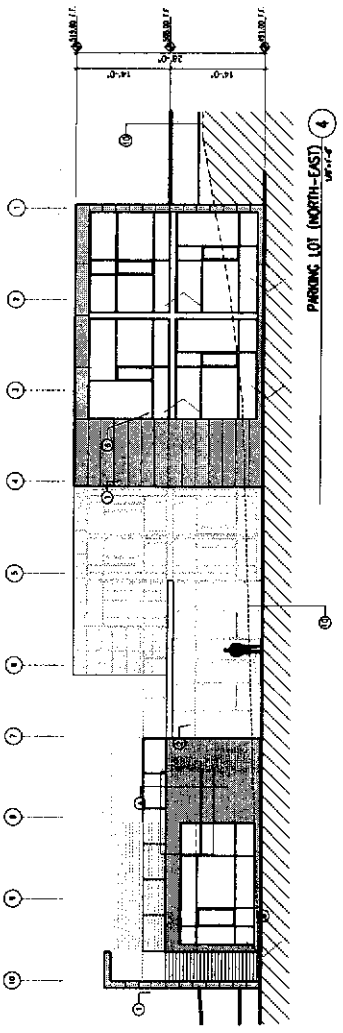
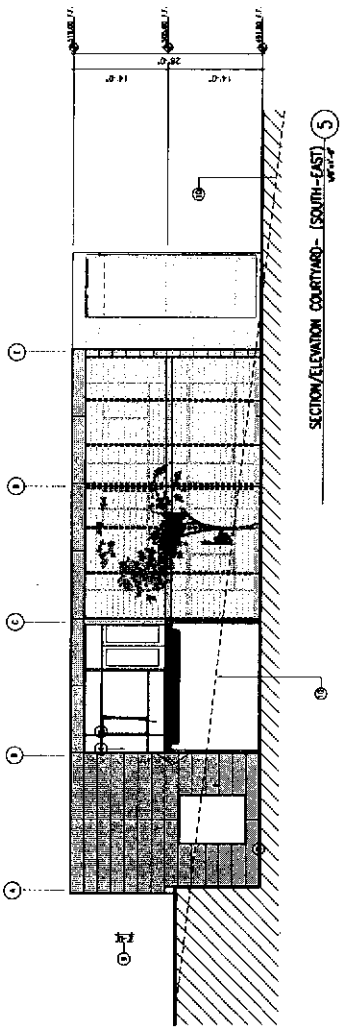
Environmental Review Inital Study
ATTACHMENT 2, 7 of 24
APPLICATION 07-0388

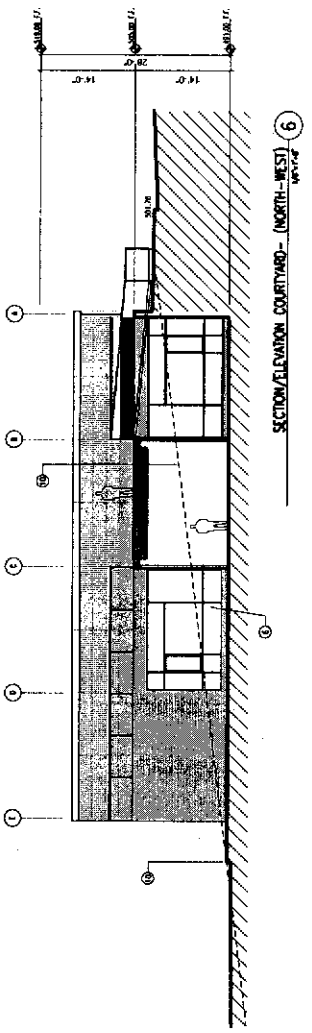
A3.1

EXTERIOR ELEVATIONS

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY







Environmental Review Inital Study
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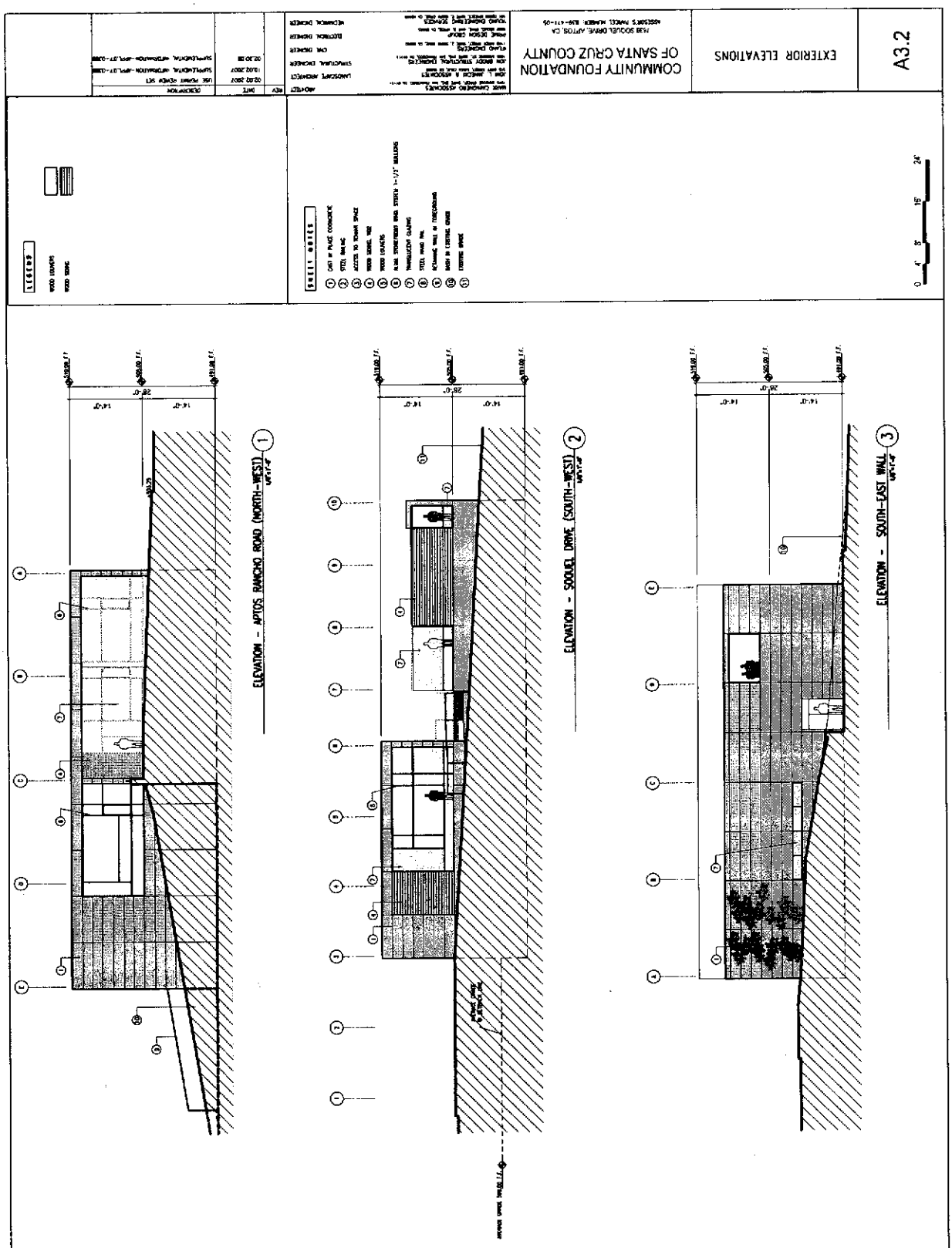
APPLICATION 07-0388



Environmental Review Inital Study
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A3.3

BUILDING SECTIONS

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

1638 SOQUEL DRIVE, APTOS, CA

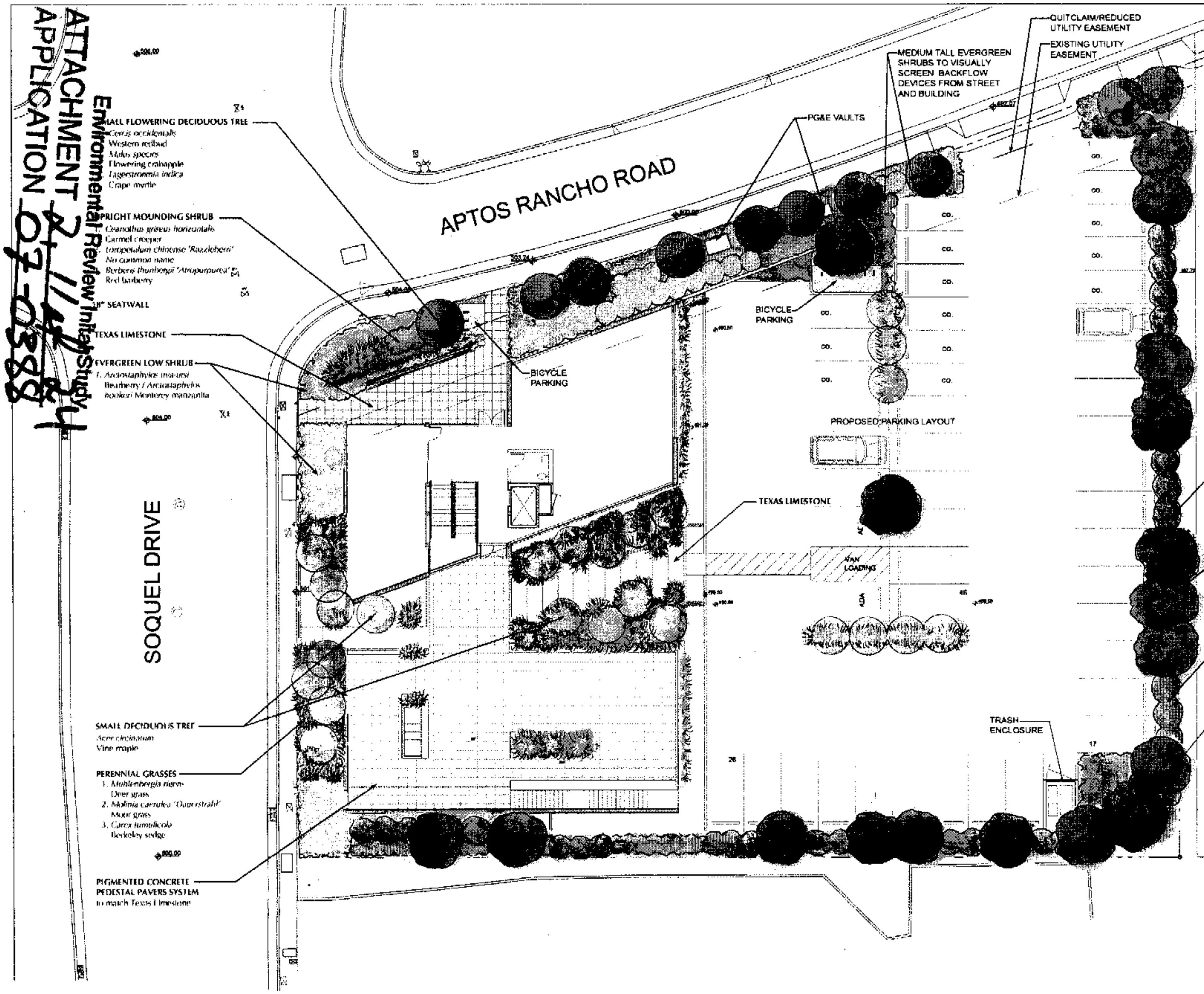
ASSESSOR'S PARCEL NUMBER: 038-171-10

SHEET NOTES

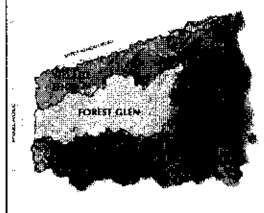
BUILDING SECTION 2

BUILDING SECTION 1

Environmental Review Inital Study
ATTACHMENT 2, 10 of 24
APPLICATION 07-0388



A CLEARING AT A WOODLAND'S EDGE



LANDSCAPE CONCEPT:
The site of the Community Foundation of Santa Cruz County in Aptos, California, sits at a clearing between the Village and the Woodland forest. The new landscape will mimic these characteristics. Users will be invited into the building and central courtyard through an opening in the built and landscape forms that reflect a Forest Glen of light canopied trees with lush, billowy grasses at ground level. The street edge planting will reflect the neighborhood landscape characteristic and the perimeter edges will have clusters of larger scale trees and tall shrubs. Woodland trees are specifically located to screen foreground views and frame distant mountain views.

MEDIUM - LARGE SHRUB
1. *Cornus stolonifera* Red-twig dogwood
2. *Heteromeles arbutifolia* Toyon
3. *Leptospermum laevigatum 'Ruby Glow'* Australian tea tree

LARGE CANOPY WOODLAND TREE
1. *Quercus agrifolia* Coast live oak / *Quercus suber* Cork oak
2. *Carpinus betulus 'Fastigiata'* European hornbeam
3. *Lophostemon confertus* Brisbane box

EVERGREEN LOW SHRUB
1. *Arctostaphylos uva-ursi* Bearberry / *Arctostaphylos hookeri* Monterey manzanita

EVERGREEN UPRIGHT TREE, THREE (3) TREES AT CORNER
1. *Sequoia sempervirens* Coast redwood

NOTES (Per County submittal requirements):
1. 25% OF PERIMETER SCREENING TREES SHALL BE A MINIMUM OF 24" BOX WHEN PLANTED. REMAINING TREES ARE TO BE MINIMUM SIZE OF 15-GALLONS.
2. ALL SHRUBS ARE TO BE 5-GALLONS UNLESS NOTED OTHERWISE.
3. IRRIGATION SYSTEM WILL BE AN AUTOMATICALLY TIMED, SPRAY AND DRIP COMPONENTS WILL BE USED WHERE APPROPRIATE.

0 5' 10' 20' 30'
SCALE: 1" = 10' - 0"

REV	DATE	DESCRIPTION
	05.23.2007	USE PERMIT REVIEW SET
	10.02.2007	SUPPLEMENTAL INFORMATION - APPL. 07-0388
	01.09.2008	

ARCHITECT / LANDSCAPE ARCHITECT / STRUCTURAL ENGINEER / CIVIL ENGINEER / ELECTRICAL ENGINEER / MECHANICAL ENGINEER

MARK CAVAGNERO ASSOCIATES
JOHN L. JANSEN & ASSOCIATES, INC.
JON BRODY STRUCTURAL ENGINEERS
IFLAND ENGINEERS
PRIME DESIGN GROUP
CYUNG ENGINEERING SERVICES

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
1829 SOQUEL DRIVE, APTOS CA
ASSESSOR'S PARCEL NUMBER: 039-411-05

SCHEMATIC LANDSCAPE PLAN

L1.0

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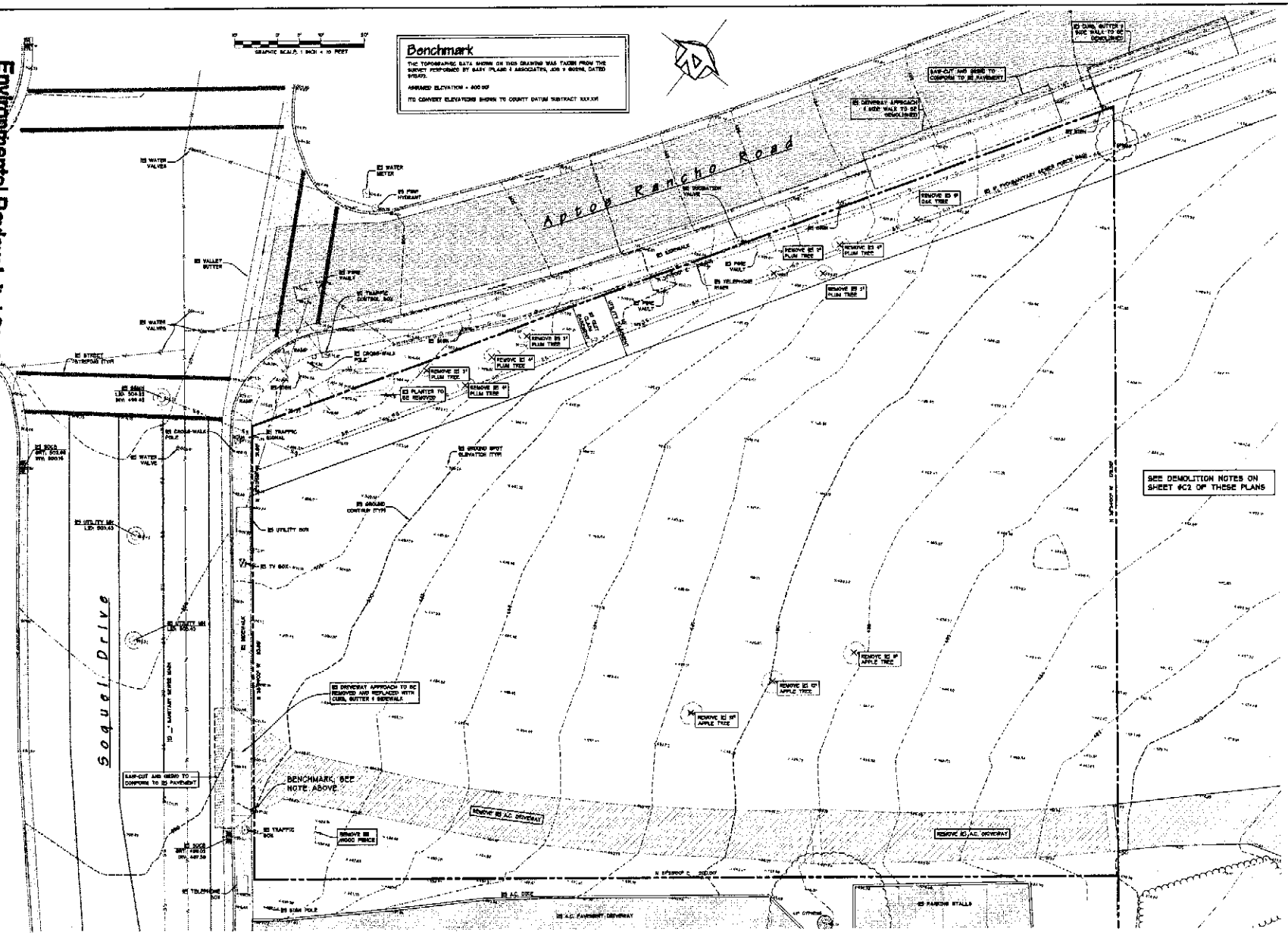
Environmental Review Initial Study
ATTACHMENT 2
APPLICATION # 07-0388



Existing Conditions & Demolition Plan
SCALE: 1" = 10'

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7808 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER: 039-471-08

Existing Conditions & Demolition Plan

A.P.N. 039-471-08
APPLC. NO. 07-0388

C1

(E) JOB NO. 07001

Environmental Review Inital Study
ATTACHMENT 2, 13 of 24
APPLICATION 07-0388

General Notes

1. SHADING IN PLAN INDICATES NEW ASPHALTIC CONCRETE PAVING.

2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

3. THE OWNER/DEVELOPER SHALL DESIGNATE A DISTURBANCE COORDINATOR TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES FROM AREA RESIDENTS DURING CONSTRUCTION. A 24-HOUR CONTACT NUMBER SHALL BE CONSPICUOUSLY POSTED ON THE JOB SITE. THE NAME, PHONE NUMBER AND PURPOSE OF THE DISTURBANCE SHALL BE RECORDED BY THE DISTURBANCE COORDINATOR. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

4. ALL CONSTRUCTION SHALL BE LIMITED TO THE TIME BETWEEN 8:00 AM AND 6:00 PM WEEKDAYS UNLESS A TEMPORARY EXCEPTION TO THIS TIME RESTRICTION IS APPROVED IN ADVANCE BY COUNTY PLANNING TO ADDRESS AN EMERGENCY SITUATION. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

5. EACH DAY THAT IT DOES NOT RAIN, WET ALL EXPOSED SOIL FREQUENTLY ENOUGH TO PREVENT SIGNIFICANT AMOUNTS OF DUST FROM LEAVING THE SITE. STREET SWEEPING MAY BE REQUIRED BY STAFF TO CONTROL THE EXPORT OF EXCESS DUST AND DIRT.

6. ON-SITE SECURITY MAY BE REQUIRED BY STAFF DURING CONSTRUCTION TO CONTROL HOUSEKEEPING OF THE SITE.

7. SAW CUTS WITHIN THE TRAVELED ROADWAY, WHICH CAUSE TEMPORARY DEPRESSIONS IN THE SURFACING PRIOR TO REPAIR, SHALL BE LEVELED WITH TEMPORARY MEASURES AND SIGNAGE SHALL BE POSTED NOTING SUCH.

8. ALL FIGURE (FIG) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA"

9. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

10. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 AND THE EARTHWORK FOR THE SUBDIVISION IMPROVEMENTS SHALL COMMENCE ON OR PRIOR TO AUGUST 15TH OR SHALL BE DELAYED UNTIL ON OR AFTER APRIL 15TH.

11. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION 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. REFER TO EROSION CONTROL PLAN FOR DETAILS.

12. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF BUILDING PERMITS, EXCEPT THE MINIMUM REQUIRED TO INSTALL STREET IMPROVEMENTS, PROVIDE ACCESS FOR COUNTY REQUIRED TESTS OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS.

13. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

14. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

15. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. THE GEOTECHNICAL ENGINEER SHALL PROVIDE TESTING, OBSERVATION AND CONSULTING SERVICES DURING CONSTRUCTION AS NECESSARY TO PROVIDE WRITTEN DOCUMENTATION INDICATING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER.

16. 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 ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.040 AND 16.42.100, SHALL BE OBSERVED.

17. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAINS AND WATER LINES SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.

18. FOR DESIGN AND CONSTRUCTION PURPOSES, "FACE OF CURB" AS SHOWN ON THESE PLANS SHALL BE DEFINED AS THE CONTROL LINE FROM WHICH THE LOCAL AGENCY REQUIRES THE STREET WIDTH TO BE DETERMINED.

19. THE DIRECTOR OF PLANNING, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

20. ALL REQUIRED OFF-SITE IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE COUNTY DIRECTOR OF PLANNING PRIOR TO THE GRANTING OF OCCUPANCY FOR ANY NEW UNIT.

21. THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831-454-2160), OR LEAVE MESSAGE AT 831-469-2249 BEFORE 9:00 AM AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF. (IN THE CASE OF ABANDONMENTS, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN ABANDONED)

22. THE TOP 12" OF SUB-GRADE UNDER ALL PAVED SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION AS DETERMINED BY ASTM D-1557. THE CONTRACTOR'S ATTENTION IS ALSO REFERRED TO FIG. SS-6 "SANITARY SEWER - STANDARD TRENCH BACKFILL" FOR ADDITIONAL BACKFILL AND COMPACTION STANDARDS.

23. EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A DWELLING UNIT SHALL BE MARKED WITH A 2" X 4" X 8' REDWOOD STAKE MARKED TO 18" ABOVE FINISH GRADE AT THE END OF EACH NEW LATERAL STUB-OUT. AN "S" SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.

24. INSULATED COPPER WIRE (NO. 10) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.

25. FOLLOWING THE SUCCESSFUL COMPLETION OF CLEANING AND TESTING, ALL SANITARY SEWER MAINS WHICH ARE TO BE COUNTY MAINTAINED, OR PRIVATE LINES AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, SHALL FIRST BE FLUSHED, THEN TELEVISED AT THE DEVELOPER'S EXPENSE WITH VHS FORMAT VIDEO TAPE. SAID VIDEO TAPE AND ACCOMPANYING REPORT SHALL BE SUBMITTED TO THE SANITATION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF THE PROJECT AND ANY ASSOCIATED SIGN-OFFS FOR BUILDING OCCUPANCY. THE CONTRACTOR SHALL REFER TO PART 4, "SANITARY SEWER DESIGN" OF THE DESIGN CRITERIA FOR SPECIFICATIONS ON PIPE LAYING, PIPELINE TESTING AND ALLOWABLE DESIGN TOLERANCES.

26. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ON ALL LATERALS WHERE THE FINISHED FLOOR ELEVATION IS LESS THAN ONE FOOT ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE OR CLEANOUT. THE VALVES SHALL BE LOCATED IN SUCH A WAY AS TO PREVENT ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF SEWAGE RELEASED THROUGH THE DEVICE, AS NOTED ON FIGURE SS-11.

27. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

28. LATERAL UTILITY TRENCHES IN COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL BE BACKFILLED WITH 2-SACK CEMENT/SAND SLURRY, PER FIG. SD-8, OR AS DIRECTED BY THE COUNTY INSPECTOR.

29. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING. FOR LOCATION, CALL USA (800-642-2444)

30. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

31. ALL SANITARY SEWERS WITHIN THE ROADWAY OR UNDER CURB, GUTTER OR SIDEWALK, SHALL BE IN PLACE, VIDEOTAPED, AND APPROVED FOR ACCEPTANCE PRIOR TO PLACING THE PERMANENT PAVING OF SAID ROADWAY OR PLACING ANY CURB, GUTTER OR SIDEWALK THEREON.

32. SANITARY SEWER MANHOLE COVERS SHALL HAVE CLOSED PICKHOLES. SANITARY SEWER MANHOLES, SUBJECT TO SURFACE OR STORM WATER, SHALL HAVE WATERTIGHT LIDS.

33. IF SIDEWALK IS NOT PLACED MONOLITHICALLY WITH CURB AND GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 3" BELOW TOP OF CURB, 9" INTO CONCRETE, AS PER STANDARD FIG. ST-4A.

34. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES PRIOR TO FURTHER CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.

35. REFER TO FIGURES SS-6A, SS-3B & EP-1 FOR BACKFILL REQUIREMENTS. REFER TO SS-9 FOR CONCRETE CAP AND ENCASEMENT REQUIREMENTS.

36. 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. 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 SPECIFICALLY EXCEPTED BY THE CONDITIONS OF APPROVAL.

37. WATER SERVICES FOR SITE SHALL BE INSTALLED BY THE CONTRACTOR ACCORDING TO THE SOQUEL CREEK WATER DISTRICT REQUIREMENTS PER DETAILS BY ENGINEER AND THE WATER DEPARTMENT.

38. ALL REQUIREMENTS OF THE APTOS-LA SELVA FIRE PROTECTION DISTRICT SHALL BE MET. THIS SHALL INCLUDE ALL REQUIREMENTS RELATING TO SMOKE DETECTORS, ADDRESS NUMBERS, FIRE ALARM, AUTOMATIC SPRINKLER SYSTEM, ACCESS WIDTHS AND TURNAROUNDS, AND FIRE HYDRANTS.

39. PRIOR TO CONSIDERATION FOR FORMAL COUNTY ACCEPTANCE OF THE IMPROVEMENTS, AS-BUILT PLANS WILL BE PREPARED BY COUNTY STAFF. ANY CHANGES FROM THE IMPROVEMENT PLANS NOT PREVIOUSLY APPROVED BY THE PLANNING COMMISSION WILL REQUIRE NEGOTIATION AND ADJUSTMENT TO THE SATISFACTION OF THE COUNTY. NO CHANGES WILL BE MADE IN THE FIELD WITHOUT SAID APPROVAL.

40. PVC SEWER PIPE SHALL BE SDR GLUE SPIGOT (AWWA C900) OR APPROVED EQUAL. RCP STORM DRAIN PIPE SHALL BE CLASS III. HDPE SHALL BE ADS (N-12) OR HANCOR BLUE SEAL, WITH WATER TIGHT JOINTS CONFORMING TO AASHTO M252 OR AASHTO M294.

41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

42. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

43. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.

44. STATIONS AND DIMENSIONED LOCATIONS OF ALL SEWER AND STORM DRAIN MANHOLES AND RELATED STRUCTURES AND THEIR GRATE, RIM, FLOWLINE OR INVERT ELEVATIONS SHALL TAKE PRECEDENCE OVER ANY PIPE LENGTHS OR SLOPES SHOWN ON THE PLAN AND PROFILE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SUCH SLOPES AND LENGTHS TO BE IN AGREEMENT WITH SURVEY LAYOUT PRIOR TO CONSTRUCTION.

45. FOR ROAD WORK INVOLVING A PAVEMENT CONFORM SECTION BETWEEN THE LIP OF GUTTER AND THE EXISTING PAVED ROAD, THE CONFORM SHALL BE EXTENDED AS FAR AS NECESSARY TO ACHIEVE A STREET CROWN SLOPE OF 2% - 4%.

46. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY UTILITY TRENCH WORK WITHIN COUNTY RIGHT-OF-WAY NOT SPECIFICALLY SHOWN ON THESE PLANS.

Demolition Notes

1. CONTRACTOR TO INSPECT THE SITE PRIOR TO COMMENCING THE WORK. DETERMINE SCOPE OF ALL APPLICABLE SITE CONDITIONS.

2. CONTRACTOR TO VERIFY AND MAINTAIN ALL BENCHMARKS, SURVEY MONUMENTS AND OTHER REFERENCE POINTS. REPLACE THEM, IF DISTURBED OR DESTROYED.

3. PROTECT EXISTING IMPROVEMENTS NOTED TO REMAIN.

4. CONTRACTOR TO KEEP IN OPERATION EXISTING UTILITIES AT ALL TIMES.

5. CONTRACTOR SHALL VERIFY LOCATION OF ALL AFFECTED UTILITY LINES AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.

6. WITHIN THE LIMITS SHOWN ON THE PLANS, COMPLETELY REMOVE ALL TREES, ROOTS, ROOT BALLS, CONCRETE AND ASPHALT PAVEMENT.

7. SAW CUT EXISTING ASPHALT PAVEMENT AS SHOWN ON THE PLAN ACCURATELY AND CLEANLY. WATER AND DEBRIS FROM SAW CUTTING SHALL NOT BE DISPOSED OF OUTSIDE THE PROJECT LIMITS OR TO A STORM DRAINAGE SYSTEM.

8. CLEARING AND GRUBBING SHALL INCLUDE THE REMOVAL OF ALL INTERFERING EXISTING IMPROVEMENTS AND OBJECTIONABLE MATERIALS FROM THE LIMITS OF CONSTRUCTION INCLUDING CURB, CURB RAMP, SIDEWALK, SIGNS, TREES, FENCING, BRUSH, WEEDS, AND ALL OTHER OBJECTIONABLE MATERIALS NOT SPECIFIED ELSEWHERE.

9. VEGETATION SHALL BE CLEARED, GRUBBED ONLY WITHIN THE EXCAVATION AND EMBANKMENT SLOPE LINES. ALL EXISTING VEGETATION, OUTSIDE THE AREAS TO BE CLEARED AND GRUBBED, SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS.

10. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL KEEP THE ENTIRE JOB SITE IN A CLEAN AND ORDERLY CONDITION. SPILLAGE RESULTING FROM HAULING OPERATIONS ALONG OR ACROSS STREETS, ROADS, PATHS OR LAWNS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. ALL GUTTERS AND ROADSIDE DITCHES SHALL BE KEPT CLEAN AND FREE FROM OBSTRUCTION. ANY DEVIATION FROM THIS PRACTICE MUST HAVE WRITTEN APPROVAL FROM THE ENGINEER.

11. THE CONTRACTOR SHALL GOVERN HIS OPERATIONS AND CONSTRUCTION METHODS AT ALL TIMES SO AS TO PREVENT ANY DUST PROBLEMS WITHIN THE AREA OF WORK, ALONG HAUL ROUTES OR ALONG ADJACENT PROPERTIES AND SHALL PROVIDE THE WATER WAGONS, WATER, LABOR OR ANY MATERIAL OR EQUIPMENT REQUIRED TO PROVIDE ADEQUATE CONTROL OF DUST TO THE COMPLETE SATISFACTION OF THE ENGINEER.

12. DUST PROBLEM IS DEFINED AS ANY VISIBLE AIRBORNE PARTICLES WITHIN THE PROJECT SITE AND PROJECT HAUL ROUTES THAT ARE A RESULT OF THE CONTRACTOR'S ACTIVITIES.

13. WHEN AIRBORNE PARTICLES ARE VISIBLE AND THE ENGINEER ORDERS A DUST CONTROL APPLICATION, SUCH WORK SHALL BE PERFORMED WITHIN THE SAME DAY.

14. STREET SWEEPERS WITH DUST CONTROL SYSTEMS WILL BE ALLOWED AS AN ALTERNATIVE FOR DUST CONTROL ON PAVED APPROACHES TO THE PROJECT. POWER BROOMS OR OTHER SIMILAR DEVICES WITHOUT DUST CONTROL SYSTEMS WILL NOT BE ALLOWED. ANY DAMAGE RESULTING FROM DUST SHALL BE THE COMPLETE AND SOLE RESPONSIBILITY OF THE CONTRACTOR.

15. IN ACCORDANCE WITH STATE LAW AND GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE SERVICES OF THE INSPECTOR IN CONDUCTING CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S WORK METHODS, EQUIPMENT, BRACING OR SCAFFOLDING OR SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE.

16. CONTRACTOR IS HEREBY INFORMED THAT WORK ON THIS PROJECT COULD BE HAZARDOUS. CONTRACTOR SHALL CAREFULLY INSTRUCT ALL PERSONNEL WORKING IN POTENTIALLY HAZARDOUS WORK AREAS AS TO POTENTIAL DANGERS AND SHALL PROVIDE SUCH NECESSARY SAFETY EQUIPMENT AND INSTRUCTION AS IS NECESSARY TO PREVENT INJURY TO PERSONNEL AND DAMAGE TO PROPERTY. SPECIAL CARE SHALL BE EXERCISED RELATIVE TO WORK IN TRENCHES AND MANHOLES.

17. ALL WORK, INCLUDING TEMPORARY CONSTRUCTION, SHALL BE IN FULL ACCORD WITH THE LATEST ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (CAL-OSHA) AND FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

18. SAFETY HATS: CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING THE REQUIREMENT THAT SAFETY HATS BE WORN BY ALL PERSONS ON THE JOB SITE AT ALL TIMES, AND CONTRACTOR SHALL PROVIDE ADEQUATE SIGNS AT APPROPRIATE LOCATIONS THROUGHOUT THE JOB SITE SETTING FORTH THIS REQUIREMENT. IN ADDITION, CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF SAFETY HATS FOR THE USE OF AUTHORIZED VISITORS, AND SHALL BE RESPONSIBLE FOR THE DISTRIBUTION THEREOF BEFORE ALLOWING ANY VISITOR TO ENTER THE JOB SITE.

19. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FENCING, BARRICADES, GUARD RAILS, BRIDGES, WARNING SIGNS, LIGHTS AND THE LIKE AS ARE NECESSARY TO PROTECT CONTRACTOR'S OWN PERSONNEL, AUTHORIZED VISITORS, AND OUTSIDE PUBLIC TO THE PROJECT SITE.

20. BEFORE FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL CAREFULLY CLEAN UP THE WORK AREA AND PREMISES, REMOVE ALL SURPLUS CONSTRUCTION MATERIALS AND RUBBISH OF ALL KINDS FROM THE GROUNDS WHICH HE HAS OCCUPIED AND LEAVE THEM IN A NEAT CONDITION.

Fire District Notes

1. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES. IN ADDITION, AGREEING THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.

2. ALL NEW FIRE HYDRANTS TO PROVIDE A MINIMUM FLOW OF 1,000 G.P.M.

3. ALL CURB, EXCEPT AT DRIVEWAY DEPRESSIONS, SHALL BE PAINTED RED AND "NO PARKING FIRE LANE" PAINTED IN WHITE LETTERS ON THE TOP OF CURB AT 30-FOOT SPACING, OR AS REQUIRED BY APTOS-LA SELVA FIRE PROTECTION DISTRICT.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR AGREES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE APPLIED CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY, AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

Abbreviations

AB	AGGREGATE BASE	LP	LIGHT POLE
AC	ASPHALT CONCRETE	LS	LAND SURVEYOR LICENSED
ADS	ADVANCED DRAINAGE SYSTEMS	LT	LEFT OF CONTROL LINE
AS	AGGREGATE SUBBASE	M	SUBDIVISION MAP
BC	BEGIN CURVE	MAX.	MAXIMUM
BCR	BEGIN CURB RETURN	MB	MAIL BOX
BLDG	BUILDING	MC	MIDPOINT OF CURVE
BM	BENCHMARK	MH	MANHOLE
BP	BRACE POLE	MON.	MONUMENT
BVC	BEGIN VERTICAL CURVE	N	NORTH
B/W	BACK OF SIDEWALK	NLY	NORTHERLY
C	CUT	OC	ON CENTER
CALC	CALCULATED	O/S	OFFSET
CATV	CABLE TELEVISION	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PR	PROPOSED
CI	CAST IRON	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PM	PARCEL MAP
CG&S	CURB, GUTTER & SIDEWALK	POT	POINT OF TANGENCY
Δ	CENTRAL ANGLE OF CURVE	PP	POWER POLE
℄	CENTER LINE	PI	POINT OF INTERSECTION
CLA	CLASS	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PRVC	POINT OF REVERSE VERTICAL CURVE
CO	CLEANOUT	PT	POINT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
COR.	CORNER	PVI	POINT OF VERTICAL INTERSECTION
CP	CONTROL POINT	R	RADIUS
CPP	CORRUGATED PLASTIC PIPE	RCE	REGISTERED CIVIL ENGINEER
CSP	CORRUGATED STEEL PIPE	RCP	REINFORCED CONCRETE PIPE
DBL.	DOUBLE	RD.	ROAD
DI	DROP INLET	RR	RAILROAD
DN	DOWN	R/S	RECORD OF SURVEY MAP
D/W	DRIVEWAY	RT	RIGHT OF CONTROL LINE
E	EAST	R/W	RIGHT OF WAY
ELY	EASTERLY	S	SLOPE, SOUTH
EC	END CURVE	SLY	SOUTHERLY
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE PAVEMENT	℄	STATION LINE
ER	END RETURN	SPK	SPIKE
ETW	EDGE OF TRAVELED WAY	SS	SANITARY SEWER
EVC	END VERTICAL CURVE	ST.	STREET
EX	EXISTING	STA	STATION
F	FILL	STD.	STANDARD
FH	FIRE HYDRANT	S/W	SIDEWALK
FIG.	FIGURE	T	TELEPHONE
FL	FLOWLINE	TB	TOP OF BANK
FNC	FENCE	TBM	TEMPORARY BENCHMARK
FT.	FEET/FOOT	TC	TOP OF CURB
G	GAS	TF	TOP OF FOOTING
GV	GAS VALVE	TFC	TOP FACE OF CURB
HT.	HEIGHT	TG	TOP OF GRATE
H&T	HUB & TACK	TP	TELEPHONE POLE
HDPE	HIGH DENSITY POLYETHYLENE	TYP.	TYPICAL
IN.	INCH	UG	UNDERGROUND
INT.	INTERSECTION	VC	VERTICAL CURVE
INV.	INVERT	VCP	VITRIFIED CLAY PIPE
IP	IRON PIPE	W	WATER, WEST
JB	JUNCTION BOX	WLY	WESTERLY
JP	JOINT POLE	WM	WATER METER
L	LENGTH OF CURVE	WV	WATER VALVE
LF	LINEAL FEET	✕	CHISELED CROSS

REGISTERED PROFESSIONAL ENGINEER — DAVID A. HEINRICHSON — STATE OF CALIFORNIA — CIVIL

REV	DATE	DESCRIPTION

MARK CAVAGNERO ASSOCIATES — ARCHITECT
JONI L. JANECKI & ASSOCIATES — LANDSCAPE ARCHITECT
JON BRODY STRUCTURAL ENGINEERS — STRUCTURAL ENGINEER
IFLAND ENGINEERS, INC. — CIVIL ENGINEER
PRIME DESIGN GROUP — ELECTRICAL ENGINEER
YOUNG ENGINEERING SERVICES — MECHANICAL ENGINEER

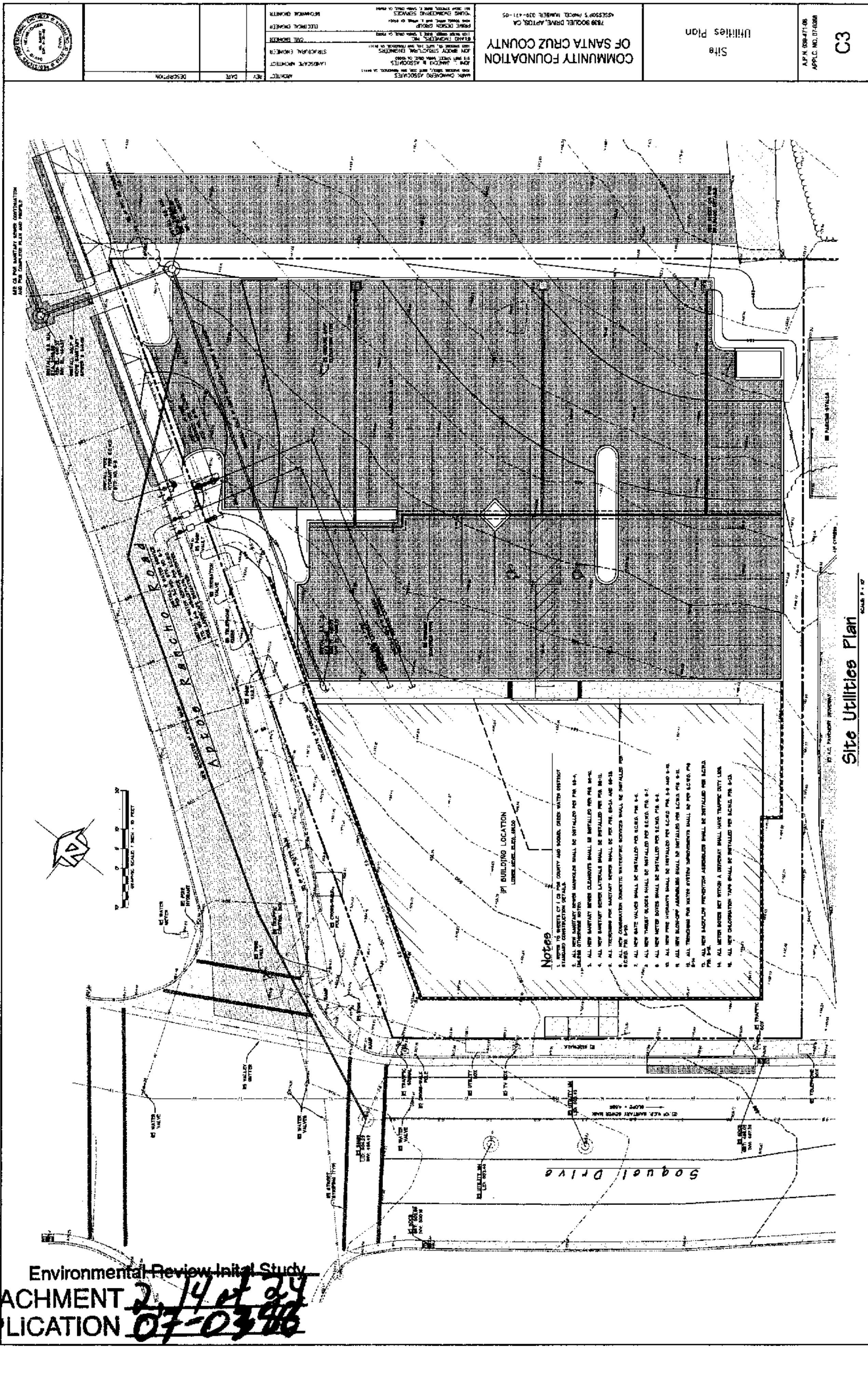
COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7838 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER 039-471-08

General Notes, Demolition Notes & Abbreviations

A.P.N. 039-471-08
APPLC. NO. 07-0388

C2

I.E.I. JOB NO. 07001

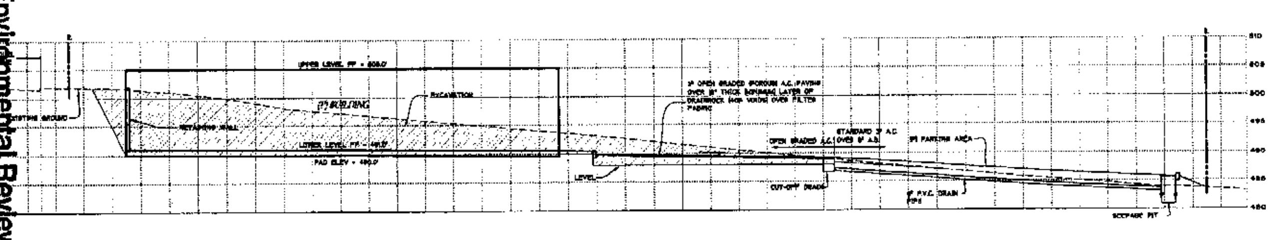


Environmental Review Inital Study
ATTACHMENT 2, 14 of 24
APPLICATION 07-0396

Environmental Review Inital Study

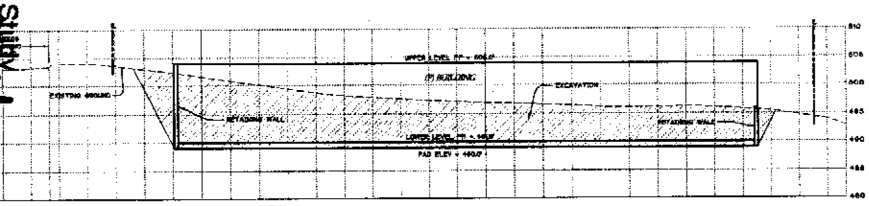
ATTACHMENT 2 15 of 24

APPLICATION 07-0388



Section A-A

SCALE: 1" = 10' HORZ. 1" = 10' VERT.



Section B-B

SCALE: 1" = 10' HORZ. 1" = 10' VERT.

GRAPHIC SCALE
VERT: 1 INCH = 10 FEET
HORIZ: 1 INCH = 10 FEET

Grading Notes

1. DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR AN INQUIRY.

2. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PLANNING DEPARTMENT.

3. NO LAND CLEARING, GRADING, OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR.

4. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF BUILDING PERMITS, EXCEPT THE MINIMUM REQUIRED TO INSTALL STREET IMPROVEMENTS, PROVIDE ACCESS FOR COUNTY REQUIRED TESTS OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN NPDES PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO GRADING.

5. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

6. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

7. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY DEES & ASSOCIATES, INC., DATED JANUARY 2007, PROJECT NO. SCP-0310. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND STATE IN WRITING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.

8. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHAEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.040 AND 16.42.100, SHALL BE OBSERVED.

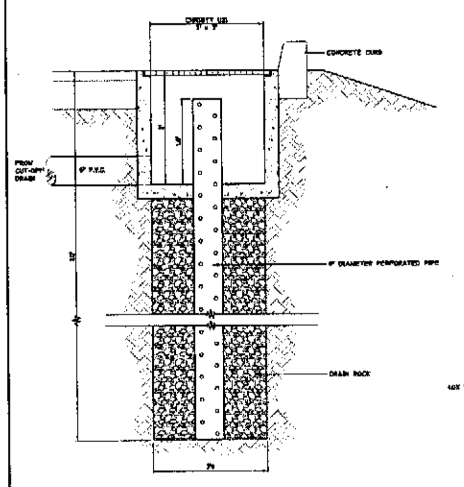
9. THE DIRECTOR OF PLANNING, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

10. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (408-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.

11. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

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.

NOTE:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR AGREES THAT HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE APPLIED CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

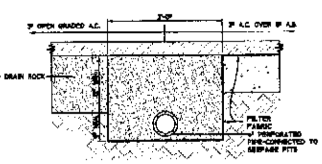


Parking Lot Catchbasin Detail (Seepage Pit)
SCALE: 1" = 1'-0"

Estimated Earthwork Quantities

3,380 CUBIC YARDS EXCAVATION
300 CUBIC YARDS EMBANKMENT
3,080 CUBIC YARDS EXPORT FROM SITE

NOTES:
1. ESTIMATE DOES NOT INCLUDE STRIPPINGS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 10% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.



Cut-Off Drain Detail
SCALE: 1" = 1'-0"

GRAPHIC SCALE: 1 INCH = 1 FOOT

Geotechnical Recommendations

SITE GRADING
1. THE SOIL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING TO MAKE ARRANGEMENTS FOR CONSTRUCTION OBSERVATION AND TESTING SERVICES. THE RECOMMENDATIONS OF THE SOILS REPORT ARE BASED ON THE ASSUMPTION THAT THE SOIL ENGINEER WILL PERFORM THE REQUIRED TESTING AND OBSERVATION DURING GRADING AND CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO MAKE NECESSARY ARRANGEMENTS FOR THESE REQUIRED SERVICES.

2. AREA TO BE GRADED SHOULD BE CLEARED OF OBSTRUCTIONS AND OTHER UNSUITABLE MATERIAL. VOIDS CREATED DURING SITE CLEARING SHOULD B BACKFILLED WITH ENGINEERED FILL.

3. PORTIONS OF THE SITE TO RECEIVE ENGINEERED FILL SHOULD BE SCARIFIED 8 INCHES, MOISTURE CONDITIONED TO 1 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO 90 PERCENT RELATIVE COMPACTION. WHERE REFERENCED IN THE SOILS REPORT, PERCENT RELATIVE COMPACTION AND OPTIMUM MOISTURE CONTENT SHALL BE BASED ON ASTM TEST DESIGNATION D1557-00.

4. THE NATIVE SOILS ARE SUITABLE FOR USE AS ENGINEERED FILL AS LONG AS THEY ARE PROPERLY MOISTURE CONDITIONED. NATIVE SOILS USED AS ENGINEERED FILL SHOULD BE MOISTURE CONDITIONED TO 1 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT PRIOR TO COMPACTION. SOILS USED FOR ENGINEERED FILL SHOULD BE FREE OF ORGANIC MATERIAL AND CONTAIN NOT ROCKS OR CLODS GREATER THAN 6 INCHES IN DIAMETER, WITH NO MORE THAN 15 PERCENT LARGER THAN 4 INCHES. WE ESTIMATE SHRINKAGE FACTORS OF ABOUT 15 TO 20 PERCENT FOR THE ON-SITE MATERIALS WHEN USED IN ENGINEERED FILLS.

5. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED 1 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO 90 PERCENT RELATIVE COMPACTION.

6. THE UPPER 8 INCHES OF THE DRIVEWAY PAVEMENT SHOULD BE MOISTURE CONDITIONED 1 TO 4 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95 PERCENT RELATIVE COMPACTION. THE AGGREGATE BASE BELOW DRIVEWAYS AND PAVEMENTS SHOULD BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.

7. ENGINEERED FILL SLOPES SHOULD BE INCLINED LESS THAN 2:1 (HORIZONTAL TO VERTICAL) AND KEYED AND BENCHED INTO FIRM NATIVE SOIL. THE BACK OF KEYS AND BENCHES EXPOSING POTENTIAL SEEPAGE ZONES SHOULD BE DRAINED. THE FACE OF FILL SLOPES SHOULD BE GROOMED AND PROTECTED FROM EROSION. TEMPORARY CUTSLOPES SHOULD BE INCLINED LESS THAN 0.5:1 (HORIZONTAL TO VERTICAL) FOR CUT SLOPES LESS THAN 5 FEET HIGH. CUTSLOPES BETWEEN 5 AND 10 FEET SHOULD BE INCLINED LESS THAN 1:1 (HORIZONTAL TO VERTICAL) OR PROPERLY SHORED. PERMANENT CUTSLOPES SHOULD BE INCLINED LESS THAN 2:1 (HORIZONTAL TO VERTICAL).

8. AFTER THE EARTHWORK OPERATIONS HAVE BEEN COMPLETED AND THE SOIL ENGINEER HAS FINISHED THEIR OBSERVATION OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.

Storm Drainage Calculations

RUNOFF COEFFICIENT	- PRE-DEVELOPMENT = 0.30 - POST-DEVELOPMENT = 0.80
RAINFALL INTENSITY	- 10 YEAR STORM = 2.00 IN/HR - 100 YEAR STORM = 3.00 IN/HR
SITE AREA = ACRES	- 0.663 ACRES [28,445 SQ. FT.]

Pre-Development Run-off

Q_{10} = (0.30)(2.00)(0.663)
= 0.39 C.F.S.

Q_{100} = (0.39)(1.5)(1.25)
= 0.73 C.F.S.

Post-Development Run-off

Q_{10} = (0.30)(2.00)(0.10) + (0.90)(2.00)(0.56)
= 1.06 C.F.S.

Q_{100} = (1.05)(1.5)(1.25)
= 1.97 C.F.S.

Impervious Surfaces

ROOF =	6,800 SQ. FT. / 0.02 AC
CONCRETE =	1,566 SQ. FT. / 0.04 AC
NON-PERVIOUS PAVEMENT =	8,458 SQ. FT. / 0.19 AC
TERRACE =	3,200 SQ. FT. / 0.07 AC
TOTAL =	22,074 SQ. FT. / 0.51 AC

Site Grading Notes & Cross-Sections

SCALE: 1" = 10'

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7820 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER: 039-471-08

Site Grading Notes & Cross-Sections

A.P.N. 039-471-08
APPLIC. NO. 07-0398

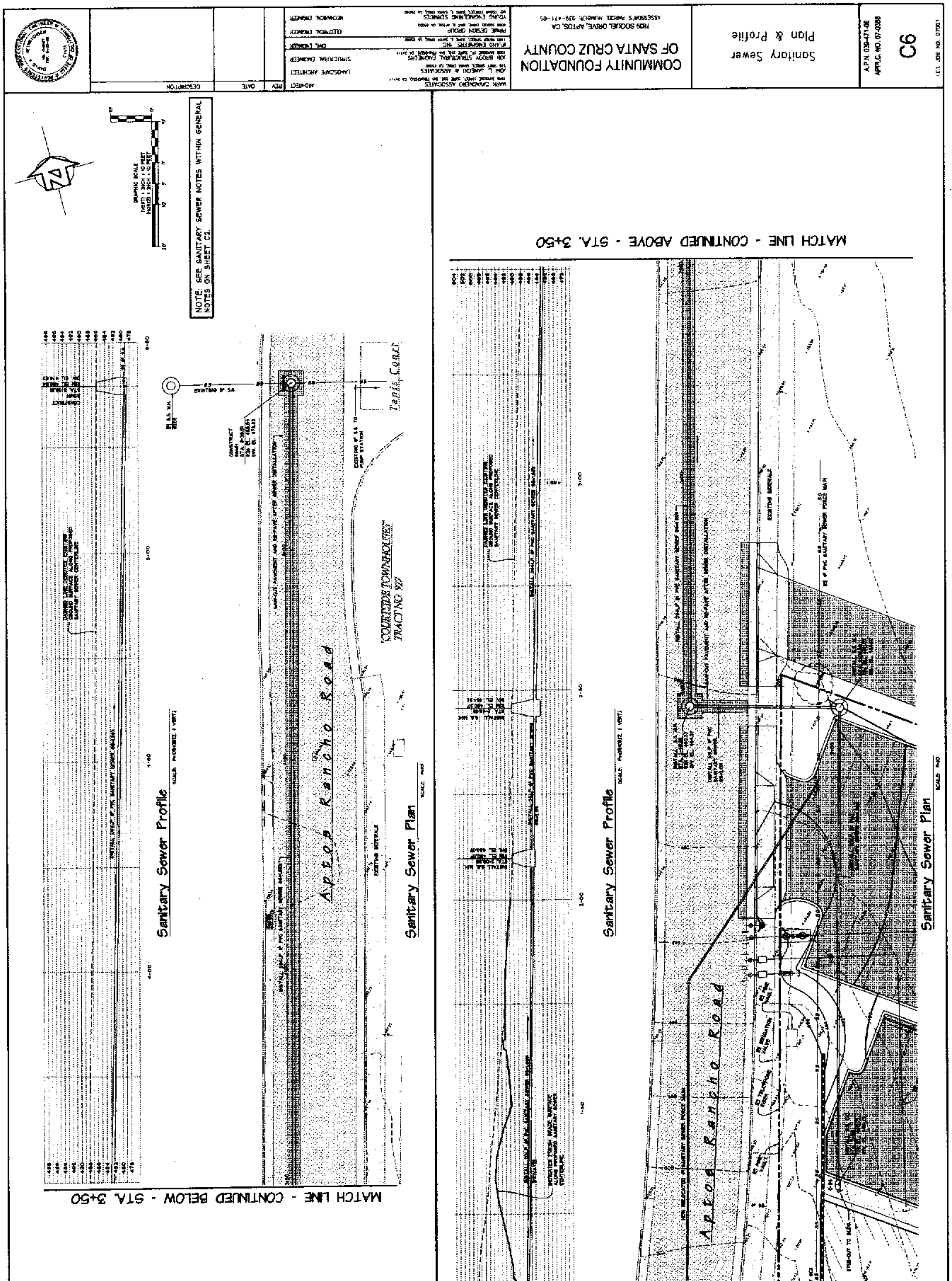
C5

I.T.I. JOB NO. 07001

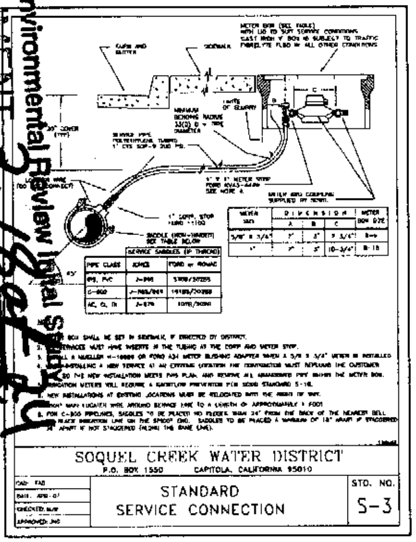
ARCHITECT: MARK CAVAGNERO ASSOCIATES
LANDSCAPE ARCHITECT: JOHI ... & ASSOCIATES
STRUCTURAL ENGINEER: JON BRODY STRUCTURAL ENGINEERS
CIVIL ENGINEER: IFLAND ENGINEERS, INC.
ELECTRICAL ENGINEER: PRIME DESIGN GROUP
MECHANICAL ENGINEER: YOUNG ENGINEERING SERVICES

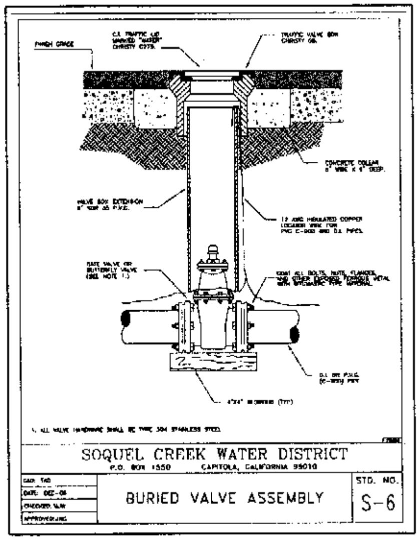
REV | DATE | DESCRIPTION

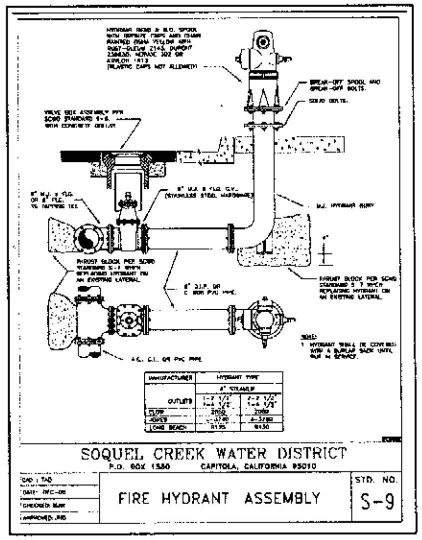
Environmental Review Inital Study
ATTACHMENT 2, 16 of 24
APPLICATION 07-0398

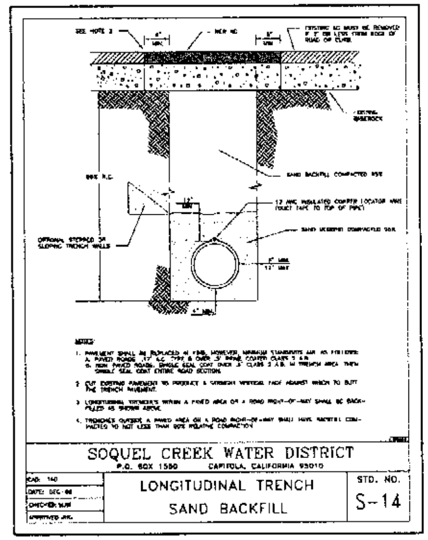

COMMUNITY FOUNDATION
OF SANTA CRUZ COUNTY
Sanitary Sewer
Plan & Profile
C6
NOTE: SEE SANITARY SEWER NOTES WITHIN GENERAL NOTES ON SHEET C2.
Sanitary Sewer Profile
Sanitary Sewer Plan
Aptos Rancho Road
Tanis Court
COURTSIDE TOWNHOUSES
TRACT NO 927
MATCH LINE - CONTINUED BELOW - STA. 3+50
MATCH LINE - CONTINUED ABOVE - STA. 3+50
Sanitary Sewer Profile
Sanitary Sewer Plan
Aptos Rancho Road

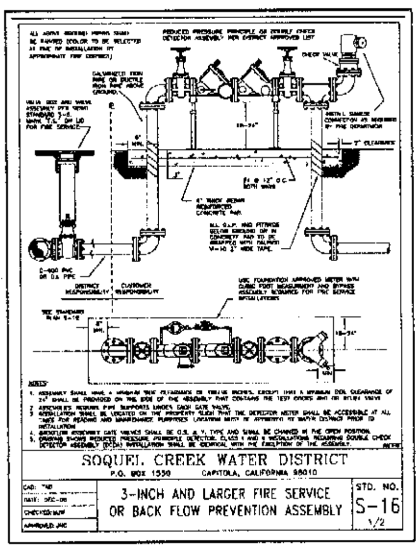
Environmental Review Inital Study
ATTACHMENT 2, 17 of 24
APPLICATION 07-0388

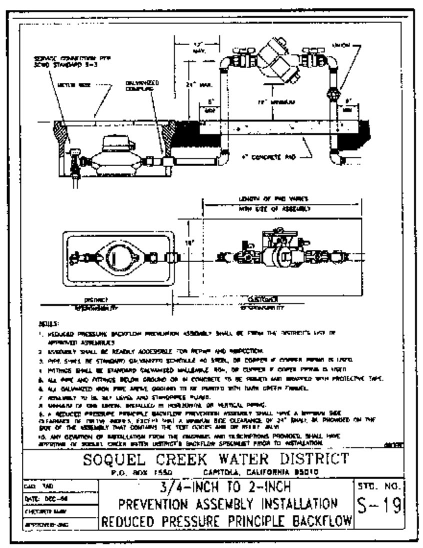


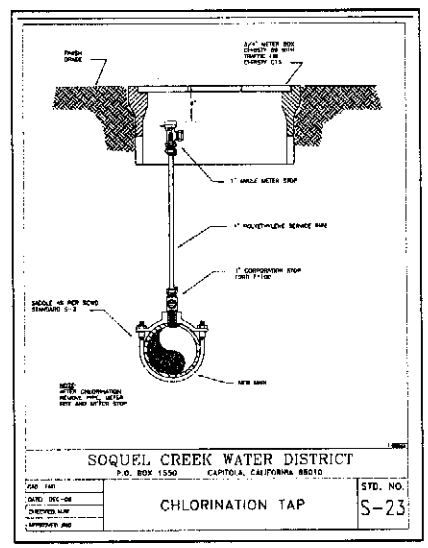












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COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7839 SOQUEL DRIVE, APTOS, CA

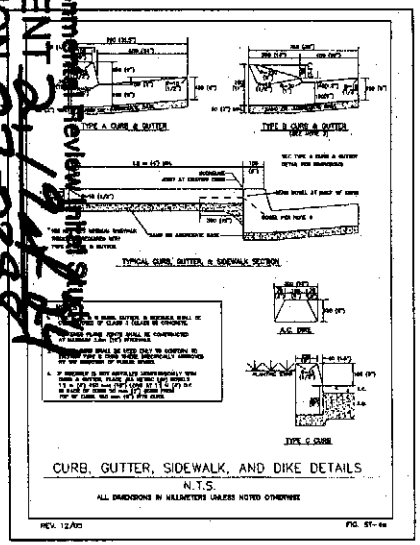
Standard Agency Construction Details

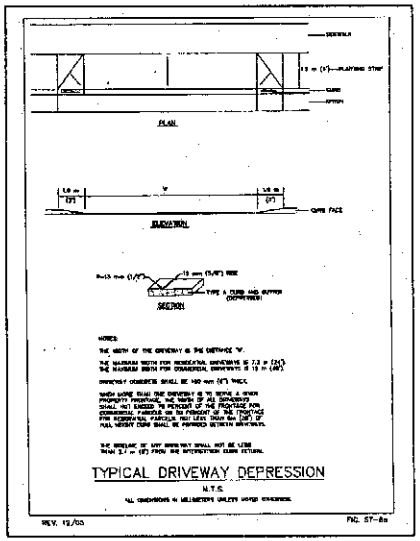
A.P.N. 039-471-08
APPL.C. NO. 07-0388

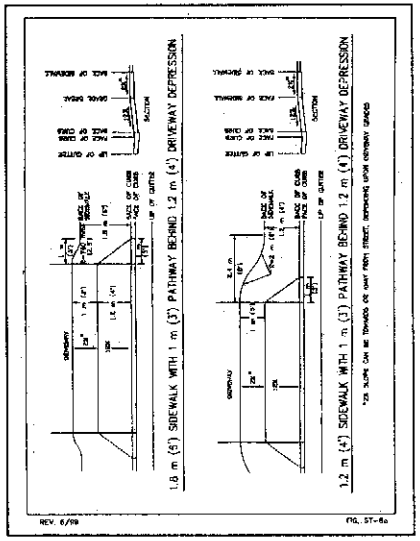
C7

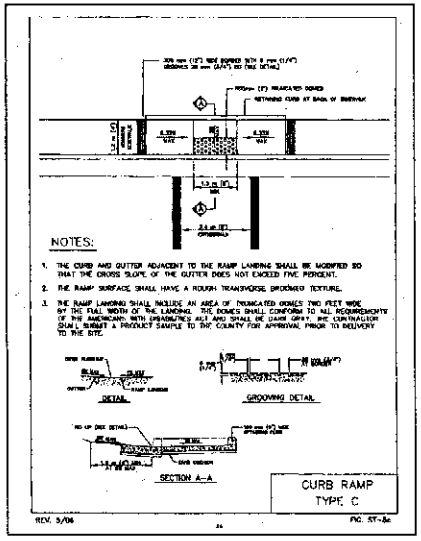
Environmental Review Initial Study
ATTACHMENT 2, 18 of 24
APPLICATION 07-0388

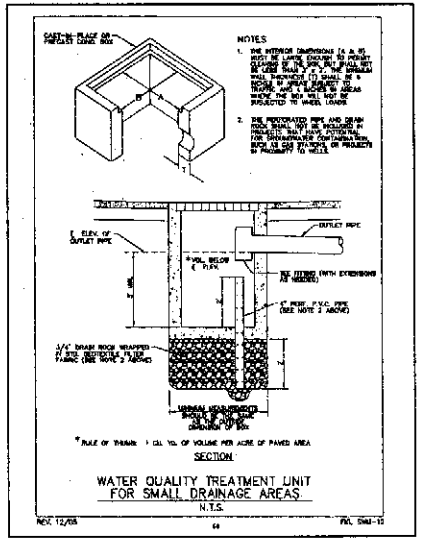
ATTACHMENT 2
Environmental Review Initial Study
APPLICATION 07-0388

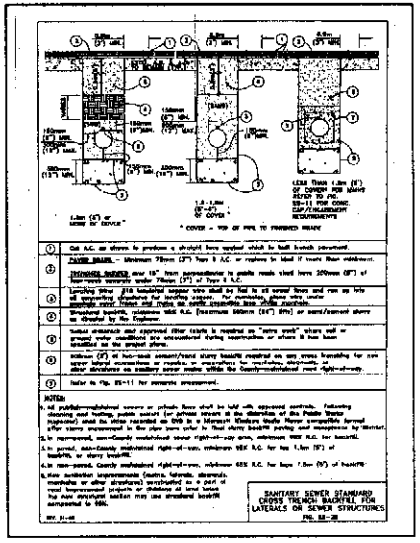


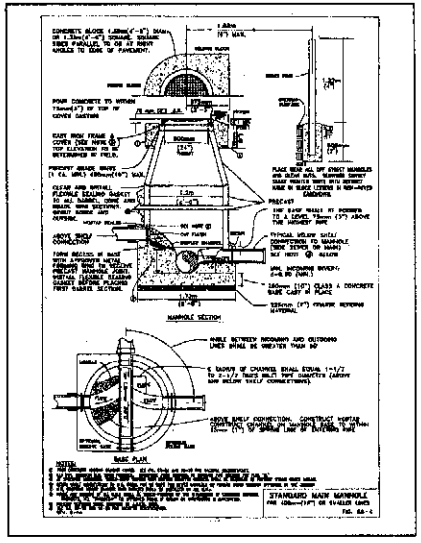












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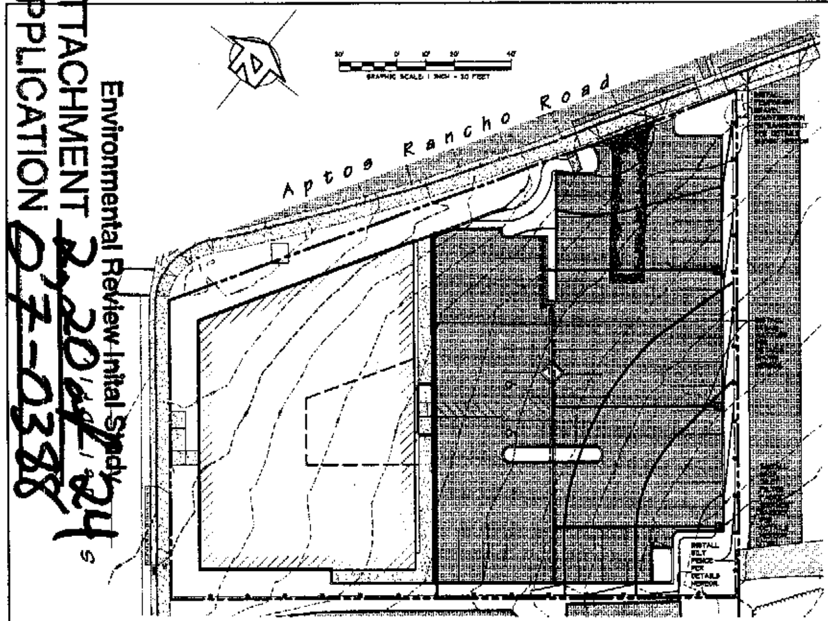
COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7535 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER 039-47-05

Standard Agency Construction Details

A.P.N. 039-471-05
APPLC. NO. 07-0388

C8

T.C.I. JOB NO. 07001



Erosion Control Plan

SCALE: 1" = 20'

Erosion Control Notes

1. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15th AND APRIL 15th. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.

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

3. BETWEEN OCTOBER 15th AND APRIL 15th EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATER COURSE.

4. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.

5. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING SCS APPROVED EROSION CONTROL MIX AT A RATE OF 35 LBS. PER ACRE.

BLANDO BROME	50%
ROSE CLOVER (PELLET INOCULATED)	35%
CREEPING RED FESCUE	15%
ZORRO ANNUAL FESCUE	TRACE
WILDFLOWERS	TRACE

6. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

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

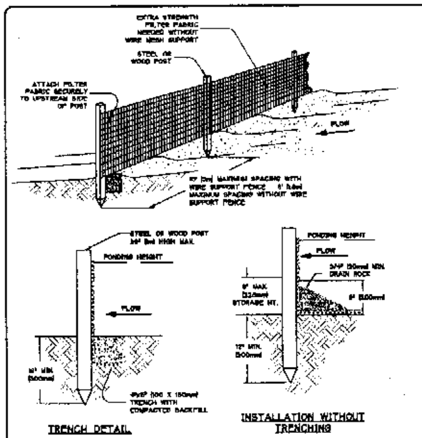
8. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN.

9. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.

10. IT IS THE DEVELOPERS RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.

ENVIRONMENTAL PLANNING COUNTY OF SANTA CRUZ STATE OF CALIFORNIA	
REVIEWED BY:	DATE
APPROVED BY:	DATE

Silt Fence



NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

CONSTRUCTION SPECIFICATIONS:

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (0.9 M). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (0.5 M).

THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH (0.2 M) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AND DRIVEN SECURELY INTO THE GROUND MINIMUM OF 12 INCHES (0.3 M). WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).

TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (100 MM) WIDE AND 6 INCHES (0.15 M) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25.4 MM) LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51 MM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (0.9 M) ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (0.15 M) OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (0.9 M) ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET (1.8 M) FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

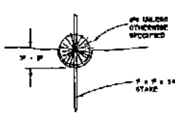
INSPECTION AND MAINTENANCE:

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH (25.4 MM) IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES (0.2 M) MAXIMUM.

THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.

Straw Wattles



DEFINITION:
STRAW WATTLES ARE MANUFACTURED FROM STRAW THAT IS WRAPPED IN TUBULAR BLACK PLASTIC NETTING. THEY ARE APPROXIMATELY 8 INCHES (200 mm) IN DIAMETER BY 20-30 FEET (6-9 m) LONG. WATTLES ARE PLACED AND STAKED AS NOTED ON THE CONSTRUCTION DRAWINGS.

NOTE:
1. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH 3"-5" (75-125 MM) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

CONSTRUCTION SPECIFICATIONS

PREPARE THE SURFACE BEFORE THE WATTLING PROCEDURE IS STARTED.

SHALLOW GULLIES OR RUTS SHOULD BE SMOOTHED AS WORK PROGRESSES.

THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE.

IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

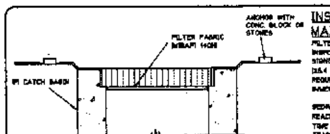
DRIVE THE STAKE THROUGH THE WATTLE INTO SOIL. LEAVE ONLY 1 OR 2 INCHES (25 OR 51 MM) OF STAKE EXPOSED ABOVE ROLL.

INSTALL STAKES AT LEAST EVERY 4 FEET (1.2 M) APART THROUGH THE WATTLE.

INSPECTION AND MAINTENANCE

INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.

Drop Inlet Filter Fabric Sediment Barrier



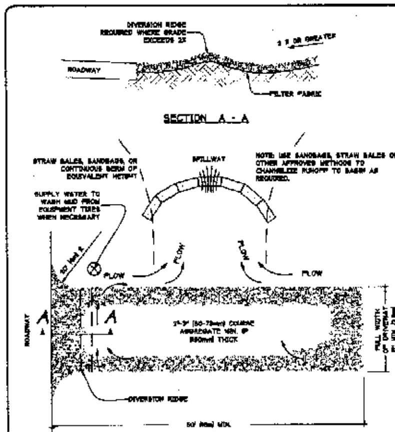
INSPECTION AND MAINTENANCE:

FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.

THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

Temporary Gravel Construction Access



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-3 INCH (50-75 MM) STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES (152 MM). USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET (3.6 M) WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET (15.2 M).

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEE SEDIMENT BASIN BMP.

ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

INSPECTION AND MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.

AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.

IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.

MARK CAMMARANO ASSOCIATES — ARCHITECT
JONI L. JANECKI & ASSOCIATES — LANDSCAPE ARCHITECT
JON BRODY STRUCTURAL ENGINEERS — STRUCTURAL ENGINEER
IFLAND ENGINEERS, INC. — CIVIL ENGINEER
PRIME DESIGN GROUP — ELECTRICAL ENGINEER
YOUNG ENGINEERING SERVICES — MECHANICAL ENGINEER

REV | DATE | DESCRIPTION

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
7839 SOQUEL DRIVE, APTOS, CA
ASSESSOR'S PARCEL NUMBER: 039-471-05

Erosion Control Plan

A.P.N. 039-471-06
APPLC. NO. 07-0388

C9

I.E.I. JOB NO. 07001

Environmental Review Inital Study
ATTACHMENT 2, 20 of 24
APPLICATION 07-0388

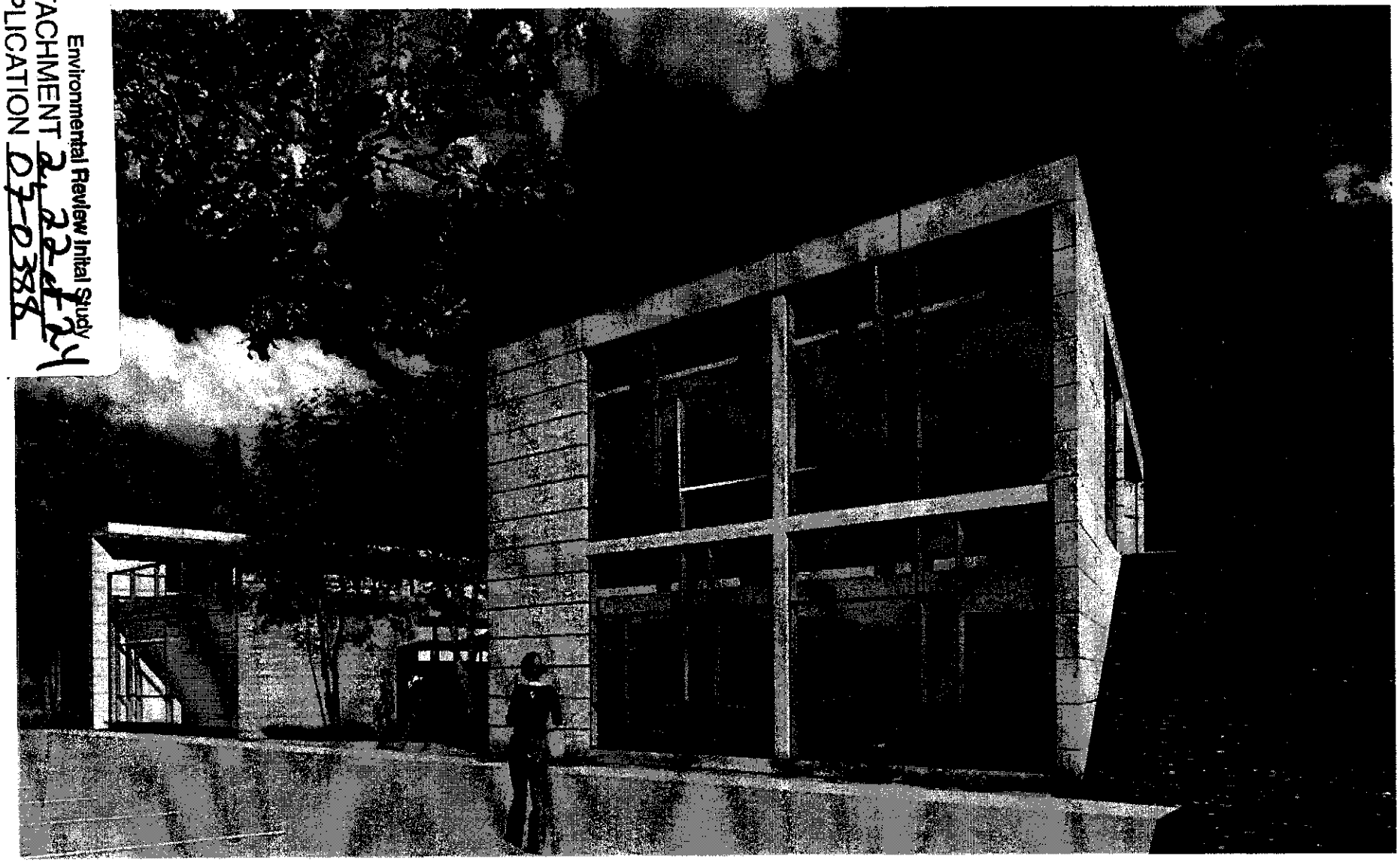
Environmental Review Inital Study
ATTACHMENT 2, 21 of 23
APPLICATION 07-0388

MARK CAVAGNERO ASSOCIATES
01.09.2008

THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

VIEW OF PARKING LEVEL ENTRANCE

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 07-0388



MARK CAVAGNERO ASSOCIATES
01.09.2008

THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

VIEW FROM PARKING LOT

STREET LEVEL ENTRANCE FROM SOQUEL DRIVE

THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

MARK CAVAGNERO ASSOCIATES
01.09.2008

Environmental Review Inital Study
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Environmental Review Inital Study
ATTACHMENT 2, 24 of 24
APPLICATION 07-0388

MARK CAVAGNERO ASSOCIATES
01.09.2008

THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

VIEW FROM SOQUEL DRIVE

Dees & Associates
Geotechnical Engineers
501 Mission Street, Suite 8A Santa Cruz, CA 95060 Phone (831) 427-1770 Fax (831) 427-1794

January 10, 2007 Project No. SCR-0210

COMMUNITY FOUNDATION
2425 Porter Street, Suite 17
Soquel, California 95073

Attention: Susan Farrar

Subject: Geotechnical Investigation

Reference: Proposed Office Building
7839 Soquel Avenue, Aptos
APN 039-471-08
Santa Cruz County, California

Dear Ms. Farrar:

As requested, we have completed a Geotechnical Investigation for the new office building proposed at the referenced site.

The purpose of our investigation was to evaluate the site soil conditions and provide geotechnical recommendations for the proposed development.

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

Very truly yours,

DEES & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
REBECCA L. DEES
No. 2623
Exp 12/07
STATE OF CALIFORNIA

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Copies: 4 to Addressee
1 to Mark Cavagnero Associates, Attn: Daniel Baroni
1 to John Swift
1 to Ifland Engineers, Attn: Don Ifland

Environmental Review Initial Study
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APPLICATION 07-0386

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GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for the new office building proposed at the referenced site in Santa Cruz County, California. The preliminary site plan provided to us indicates the site will be developed with a two story office building and paved parking.

Purpose and Scope

The purpose of our investigation was to evaluate surface and subsurface soil conditions at the site in order to provide geotechnical recommendations for design and construction of the proposed improvements.

The specific scope of our services included:

1) A site reconnaissance and review of available data in our files regarding the site and region.

2) Exploration of subsurface soil conditions with four (4) exploratory borings drilled with 6-inch diameter auger equipment mounted on a truck. The soil samples obtained from the test borings were sealed and returned to the laboratory for testing.

4) Laboratory classification of selected samples obtained. Moisture content and dry density tests were performed to evaluate the consistence of the in situ soils. Grain size analyses and Atterberg Limits were performed to aid in soil classification and to determine the soils relative shrink swell potential and aid in soil classification. Shear strength properties of the subsoils were determined from saturated direct shear and unconfined compression tests performed in the laboratory and with Standard Penetration Testing during sampling.

5) Engineering analysis and evaluation of the resulting data. Based on our findings we have developed geotechnical design criteria and recommendations for site grading, foundations, retaining walls, concrete slabs-on-grade, pavements and site drainage.

6) Submittal of this report presenting the results of our investigation.

Project Location and Description

The project site is located at the northeast corner of Soquel Drive and Aptos Rancho Road in the Aptos area of Santa Cruz County, California, Figure 1. The property is bordered by Aptos Rancho Road to the west, vacant land to the north, residential property to the east and Soquel Drive to the south. The 0.65-acre site is gently sloping to the northeast (away from Soquel Drive) with slope gradients on the order of 10 to 20 percent. Slope gradients

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are steeper at the northwest corner of the site and become gentler to the southeast. The undeveloped site is vegetated with grasses and a few trees.

The project consists of a new two story office building located in the southern portion of the site next to Soquel Drive and a parking lot in the northern portion of the site. The building will be excavated into the slope on the uphill side and will meet existing grades at the northeast corner. The structure will be supported on slab-on-grade floors with basement walls along the upslope sides. Paved parking will be provided on the downslope side of the structure away from Soquel Drive. The entrance to the site will be off Aptos Rancho Road.

A site plan showing the location of proposed improvements is included on Figure 2 in the Appendix.

Field Investigation

Subsurface conditions at the site were explored on November 28, 2006 with four (4) exploratory borings drilled to depths of 16.5 to 26.5 feet below existing grades. The borings were drilled with 6-inch continuous flight auger equipment mounted on a truck. The approximate location of our test borings are indicated on our Boring Site Plan, Figure 2. Our boring site plan is based on the preliminary site plan provided to us.

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

The soils encountered in the exploratory borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487), Figure 3. The test boring logs are included on Figures 4 through 7 of this report. The logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The field and laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Percent moisture content (by weight) tests were performed on select samples to determine the moisture variation of the subsoils. Grain size analyses and Atterberg Limits were determined on the foundation zone soils to aid in soil classification and to characterize their relative shrink/swell potential. Soil strength parameters were determined using saturated direct

shear and unconfined compression tests performed in the laboratory. The results of field and laboratory testing appear on our Test Boring Logs.

Subsurface Conditions

The USGS Santa Cruz County Geologic Map,, indicates the site is underlain by Lowest Emergent Coastal Terrace Deposits (Qcl), Figure 8. Lowest emergent coastal terrace deposits are described as, "Semiconsolidated, generally well sorted sand with a few thin, relatively continuous layers of gravel. Deposited in nearshore high-energy marine environment. Grades upward into eolian deposits of Manresa Beach in southern part of county. Thickness variable; maximum approximately 40 feet thick. Unit thins to the north where it ranges from 5 to 10 feet thick. Weathered zone ranges from 5 to 20 feet thick. As mapped, locally includes many small areas of fluvial and colluvial silt, sand and gravel, especially at or near wave-cut cliffs."

Our borings indicate the general subsurface conditions at the site consist of 9 to 11 feet of predominately silt and silt with sand over weathered Purisima sandstone consisting of silty sand and sand with silt. Gravelly lenses were encountered in Borings 3 and 4 drilled at the downslope end of the proposed structure and within the sandstone bedrock. The silty soils in the top 9 to 11 feet are generally stiff to very stiff with a low expansion potential and the sandstone is dense to very dense. Clayey soils with a low to medium plasticity index were encountered in Boring 2 about 2 to 3.5 feet below grade and the top 5.5 feet of Boring 4 was softer than the other three borings. A detailed description of the subsoils are included on our test boring logs, Figures 4 to 7.

Groundwater

Groundwater was not encountered in our borings and the soils were damp to moist throughout the explored soil profile. However, it should be noted that groundwater levels may vary due to seasonal variations and other factors not evident during our investigation.

Seismicity

The project site is located about 10.6 km (6.5 miles) southwest of the San Andreas Fault zone, 26.0 km (16.0 miles) northeast of the San Gregorio Fault, 19.0 km (11.7 miles) northeast of the Monterey Bay-Tularcitos Fault, 15.9 km (9.8 miles) southwest of the Sargent Fault and 5.6 km (3.5 mile) southwest of the Zayante Fault. The San Andreas and the San Gregorio Faults are both considered to be a Seismic Fault Source Type A, according to the 1997 UBC and the Zayante, Sargent and Monterey Bay-Tularcitos Faults are considered to be Seismic Fault Source Type B, according to the 1997 UBC. Type A faults have Moment magnitudes greater than 7 and a creep rate greater than 5mm per year. Type B faults have Moment magnitudes between 6.5 and 7 and a creep rate between 2 and 5mm per year.

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

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DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the new office building proposed at the site is feasible from a geotechnical standpoint provided the recommendations presented in this report are incorporated into the design and construction of the proposed improvements. Primary geotechnical concerns for the project include providing firm, uniform support for foundations, controlling site drainage and designing for strong seismic shaking.

With the exception of Boring 4 where 5.5 feet of soft soil was encountered, the soils at the site are stiff to very stiff and are suitable for foundation support in their present condition. The new building will be excavated up to 12 feet below existing grades. Most of the foundation will embedded into stiff silt with sand. The portion of the structure closest to Soquel Drive will penetrate the silty soils and will be embedded into sandstone. To mitigate differential settlements between foundations supported on different soil types the bearing capacities provided in this report were developed using the soil strength data of the weaker silty soils. Footings should penetrate any loose soil encountered during foundation excavation.

The surface soils at the site are silty and have low permeability. Therefore, it will be important to provide adequate surface and subsurface drainage around the structure to prevent ponding water and seepage into the sub-excavated portion of the structure. The ground surface around the structure should be sufficiently sloped away from the foundation to provide rapid removal of surface runoff. Due to the semi-impermeable nature of the surface soils, collected surface runoff will likely need to be discharged off-site, stored on-site or percolated back into the ground with seepage pits. (Refer to our letter, dated January 4, 2007 for percolation test results and recommendations for discharging runoff into the ground with seepage pits).

The proposed structures will most likely experience strong seismic shaking during the design lifetime. The foundations and structures should be designed utilizing current Uniform Building Code (UBC) seismic design standards. Structures designed in accordance with the most current seismic design codes should react well to seismic shaking. The underlying soils are classified as a "Soil Type S_D" for analysis using the 1997 UBC seismic design provisions.

RECOMMENDATIONS

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

Site Grading

1. The soil engineer should be notified at least four (4) working days prior to any site clearing or grading to make arrangements for construction observation and testing services. The recommendations of this report are based on the assumption that the soil engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Areas to be graded should be cleared of obstructions and other unsuitable material. Voids created during site clearing should be backfilled with engineered fill.

3. Portions of the site to receive engineered fill should be scarified 6 inches, moisture conditioned to 2 to 4 percent over optimum moisture content and compacted to 90 percent relative compaction. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-00.

4. The native soils are suitable for use as engineered fill as long as they are properly moisture conditioned. Native soils used as engineered fill should be moisture conditioned 2 to 4 percent over optimum moisture content prior to compaction. Soils used for engineered fill should be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches. We estimate shrinkage factors of about 15 to 20 percent for the on-site materials when used in engineered fills.

5. Engineered fill should be placed in thin lifts not exceeding 6 inches in loose thickness, moisture conditioned 2 to 4 percent over optimum moisture content and compacted to 90 percent relative compaction.

6. The upper 6 inches of the driveway pavement should be moisture conditioned 2 to 4 percent over optimum moisture content and compacted to 95 percent relative compaction. The aggregate base below driveways and pavements should be compacted to 95 percent relative compaction.

7. Engineered fill slopes should be inclined less than 2:1 (horizontal to vertical) and keyed and benched into firm native soil. The back of keys and benches exposing potential seepage zones should be drained. The face of fill slopes should be groomed and protected from erosion. Temporary cutslopes should be inclined less than 0.5:1 (horizontal to vertical) for cutslopes less than 5 feet high. Cutslopes between 5 and 15 feet should be inclined less than 1:1 (horizontal to vertical) or properly shored. Permanent cutslopes should be inclined less than 3:1 (horizontal to vertical).

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

Spread Footings

9. Spread footings, embedded into firm native soil may be used to support structures.

10. Foundations should be embedded at least 12 inches below the lowest adjacent grade for one-story structures and at least 18 inches below the lowest adjacent grade for two-story structures. Footings should penetrate any loose soils and be embedded into firm native soil. Firm native soil was encountered 1 to 2 feet below grade in Borings 1, 2 and 3 and 5.5 feet below grade at Boring 4 drilled at the north corner of the proposed structure.

11. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 3,500 psf. The allowable bearing capacity may be increased by 400 psf for every extra foot of embedment beyond the minimum 12 and 18 inch embedment provided above up to a maximum of 5,000 psf. The allowable bearing capacity may also be increased by 1/3 for short term seismic and wind loads.

12. Total and differential settlements under the proposed building loads are anticipated to be less than 1 inch and ½ inch respectively for footings designed and constructed in accordance with the above.

13. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.40 is considered applicable. Where footings are poured neat against firm native soil a passive lateral pressure of 275 pcf, equivalent fluid weight, may be assumed.

14. Footings and utility trenches located adjacent to other footings should not extend within an imaginary 1.5:1 plane projected downward from the bottom edge of the adjacent footing.

15. The foundation trenches should be kept moist and be thoroughly cleaned of slough or loose materials prior to pouring concrete.

16. Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.

Retaining Wall Lateral Pressures

17. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. Walls up to 15 feet high should be designed to resist an active equivalent fluid pressure of 55 pcf for level backfills, and 75 pcf for sloping backfills inclined up to 3:1 (horizontal to vertical). Restrained walls should be designed to resist uniformly applied wall pressure of 38 H psf, where H is the height of the wall for level backfills and 52 H psf for sloping backfills up to 3:1 (horizontal to vertical. The walls should also be

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designed to resist any surcharge loads imposed on the backfill behind the walls.

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

19. Lateral loads on spread footings may be designed for passive resistance acting along the face of the footings. Where footings are poured neat against firm native soils, an equivalent fluid pressure of 275 pcf acting along the face of the footings is considered applicable. Topsoil or other loose materials should be neglected when computing passive resistance.

20. Basement walls should be thoroughly waterproofed and protected from vapor transmission. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. An expert, experienced with moisture transmission and vapor barriers should be consulted for waterproofing recommendations.

Slabs-on-Grade

20. Non load bearing concrete slabs-on-grade should be founded on firm, well-compacted ground. Load bearing concrete slabs-on-grade should be founded on a compacted subgrade surface. The top 6 inches of subgrade below load bearing slabs should be compacted to 95 percent relative compaction.

21. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath floor slabs to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete.

22. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement of exterior slabs should not be tied to the building foundations.

Site Drainage

23. Controlling surface and subsurface runoff is important to the performance of the proposed project. The building site is gently sloping and surface water may pond without adequate drainage control.

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24. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations or other improvements. Minimum slope gradients of 2 to 5 percent should divert runoff away from improvements. The ground surface within 5 feet of buildings should be sloped away from foundations with a 2 percent minimum slope gradient.

25. Surface runoff from the slope above the proposed structure should be collected and/or diverted around the structure and not allowed to percolate into retaining wall backdrains. The ground surface on the upslope side of the structure does not have to be sloped away a full 5 feet. A 2- 3 foot wide bench with a paved drainage swale may be used to divert runoff around structures.

26. Roof gutters should be placed around the eves of the structure. Collected roof runoff should be discharged away from improvements in a controlled manner. Roof runoff should be discharged at least 5 feet from foundations or discharged onto an impermeable surface that carries the water at least 5 feet away from the structure. The discharge area should be adequately sloped to prevent ponding water. Energy dissipaters should be used on earthen slopes steeper than 10 percent. The exact discharge locations should be observed and approved in the field prior to installation.

27. The surface soils at the site are silty and have low permeability. Due to the semi-impermeable nature of the surface soils, collected surface runoff may need to be discharged off-site, stored on-site or percolated back into the ground with seepage pits. Our letter, dated January 4, 2007, provides percolation rates and recommendations for discharging runoff into seepage pits.

28. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Drought tolerant landscaping is recommend within 5 feet of foundations. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

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

Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A, Santa Cruz, CA 95060

Phone: 831 427-1770
Fax: 831 427-1794
Email: dna@dslextreme.com

October 10, 2007
Revised November 9, 2007

Project No. SCR-0210

RECEIVED NOV 1 2 2007

COMMUNITY FOUNDATION
2425 Porter Street, Suite 17
Soquel, California 95073

Attention: Susan Farrar

Subject: Geotechnical Plan Review

Reference: Proposed Office Building
7839 Soquel Avenue, Aptos
APN 039-471-08
Santa Cruz County, California

Dear Ms. Farrar:

As requested, we have reviewed the Civil Plans, Sheets C1 to C9 for the new commercial building proposed at the referenced site. The plans were prepared by Ifland Engineers and are undated. Geotechnical recommendations were presented in our report dated January 10, 2007.

The plans indicate a new building is proposed at the upper end of the site nearest Soquel Drive. The parking area located downslope of the structure will utilize porous asphalt concrete (A.C.) in the upper portion of the parking area and conventional A.C. pavement in the lower portion of the parking area.

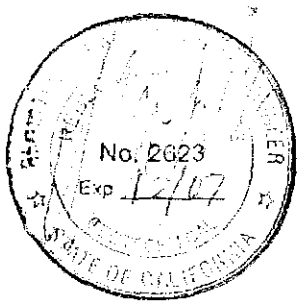
Roof runoff from the building will be directed onto the pervious parking area. Surface runoff from the parking area will be collected and percolated back into the ground under the pervious pavement or into seepage pits located at the downslope edge of the paved parking area. A cut-off drain located along the downslope edge of the pervious pavement section will collect surface runoff that does not percolate into the ground. Water collected in the cut-off drain will be directed to seepage pits.

The aforementioned plans are in general conformance with our recommendations.

If you have any questions, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.



Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Copies: 1 to Addressee

Environmental Review Inital Study
ATTACHMENT 3, Lot 11
APPLICATION 07-0386

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

October 31, 2007

Mark Cavagnero Architect Attn: Daniel Baroni
1045 Sansome Street, Ste. 200
San Francisco, CA, 94111

Subject: Review of Geotechnical Investigation by Dees & Associates, Inc.
Dated January 10, 2007; Project #: SCR-0210
Geotechnical Plan Review; Dated October 10, 2007
APN 039-471-08, Application #: 07-0388

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. The plan review letter has not been accepted. Although the plan review letter describes the drainage patterns on the plans, it does not specifically indicate that the plans are in conformance with the recommendations of their report. Also, the plan review letter must be an original, wet-signed copy. The submitted information is a photocopy.

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 submit two copies of the report at the time of building permit application.

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 4
APPLICATION 07-0388

Cc: Randall Adams, Project Planner
Community Foundation of SCCO, Owners
Dees & Associates, Inc.

SOQUEL CREEK WATER DISTRICT

July 18, 2007

Mr. Robert Ridino
Community Foundatiion of Santa Cruz County
2425 Porter Street, Suite 17
Soquel, CA 95073

SUBJECT: Conditional Water Service Application – 7839 Soquel Drive, Aptos, CA APN 039-471-05

Dear Sirs:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of July 17, 2007 voted to grant you a conditional Will Serve Letter for your project so that you may proceed through the appropriate planning entity. An Unconditional Will Serve Letter cannot be granted until such time as you are granted a Final Discretionary Permit on your project. At that time, an Unconditional Will Serve Letter will be granted subject to your meeting the requirements of the District's Water Demand Offset Program and any additional conservation requirements of the District prior to obtaining the actual connection to the District facilities subject to the provisions set forth below.

Possible Infrastructure Check List	yes	no
1. LAFCO Annexation required		X
2. Water Main Extension required off-site		X
3. On-site water system required	X	
4. New water storage tank required		X
5. Booster Pump Station required		X
6. Adequate pressure	X	
7. Adequate flow	X	
8. Frontage on a water main	X	
9. Other requirements that may be added as a result of policy changes.	X	

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

Environmental Review Initial Study
ATTACHMENT 5, 1 of 3
APPLICATION 07-0388

MAIL TO: P. O. Box 1550 • Capitola, CA 95010
5180 Soquel Drive • TEL: 831-475-8500 • FAX: 831-475-4291 • WEBSITE: www.soquelcreekwater.org

1) Destroys any wells on the property in accordance with State Bulletin No. 74;
2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
3) Satisfies all conditions of Resolution No. 03-31 Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program;
4) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
    a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval. Current Water Use Efficiency Requirements are enclosed with this letter, and are subject to change;
    b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label plus new clothes washers also shall have a water use factor of 7.5 or less;
    c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
5) Completes LAFCO annexation requirements, if applicable;
6) All units shall be individually metered with a minimum size of 5/8-inch by ¾-inch standard domestic water meters;
7) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new

Environmental Review Initial Study
ATTACHMENT 5, 2 of 3
APPLICATION 07-0388

development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available at the District Office.

Sincerely,
SOQUEL CREEK WATER DISTRICT

Jeffery N. Gailey
Engineering Manager/Chief Engineer

Enclosures: Water Use Efficiency Requirements & Sample Unconditional Water Service Application

Environmental Review Inital Study
ATTACHMENT 5, 3 of 3
APPLICATION 07-0388

PRELIMINARY
STORM DRAINAGE STUDY

FOR

COMMUNITY FOUNDATION
OF SANTA CRUZ COUNTY

7839 Soquel Drive
Santa Cruz County, CA

Prepared by:

IFLAND ENGINEERS, INC.
1100 Water Street
Santa Cruz, CA 95062
(831) 426-5313 FAX (831) 426-1763
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Environmental Review Initial Study
ATTACHMENT 6, 1 of 4
APPLICATION 07-0388

September 24, 2007

(Revised January 2008)

Introduction

The subject site is 28, 445 square feet (0.6543 Ac.) in area. It is undeveloped except for a paved driveway along the southeasterly property line. The site slopes at approximately 11% from the southwest corner (Soquel Drive at Aptos Rancho Road) down to the northeast corner. The natural surface drainage continues onto the adjoining land and flows easterly over a shallow earth swale a distance of 300 feet to the bank of Aptos Creek. It continues down a very steep, densely overgrown slope an additional 100 feet to the creek flowline. (See attached map) Aptos Creek flows under the railroad trestle over Soquel Drive and under the Soquel Drive bridge, Highway 1 bridge and the Spreckles Drive bridge until it reaches the concrete channel alongside Moosehead Drive and then discharges into Monterey Bay at Seacliff beach.

There is no offsite drainage entering this site. The upslope land is Soquel Drive and Aptos Rancho Road which are improved with curbs and gutters that con vey the drainage away from this site.

Pre Development Conditions

- Total area = 0.65 AC

C_{10} = 0.30

I_{10} @ T_c = 15 min = 1.7"/hr.

$Q_{10} = (0.30)(1.7)(0.65)$ = 0.33 c.f.s.

$Q_5 = (0.85)(Q_{10})$ = 0.28 c.f.s.

$Q_{100} = (1.5)(1.25)(Q_{10})$ = 0.62 c.f.s.

Environmental Review Inital Study
ATTACHMENT 6, 2nd 4
APPLICATION 07-0388

Post Development Conditions

Due to restricted flows in Aptos Creek at the Spreckles Drive Bridge, flooding has occurred at that location during past major storms. Therefore, onsite detention/retention is proposed to mitigate the increased runoff from the subject site. Detention will be achieved by means of an underground detention/retention system installed in the east corner of the parking lot. Retention will be achieved by installing pervious pavement in the parking area.

- Total area = 0.65 AC
- Impervious area = 0.53 AC
- Pervious area = 0.12 AC

$C_{10} = \frac{(0.9)(0.53) + (0.3)(0.12)}{0.65} = 0.79$

I_{10} @ T_c = 10 min = 2.0"/hr.

$Q_{10} = (0.79)(2.0)(0.65)$ = 1.04 c.f.s.

$Q_{100} = (1.5)(1.25)(Q_{10})$ = 1.95 c.f.s.

The detention/retention system is sized for a 10-year storm event with a 5-year pre-development allowable release rate. Exhibit A shows the calculations used to determine the storage volume required to mitigate the increased runoff from the development.

Allowable Release Rate

The following calculations provide analysis of the allowable release rate. The allowable release rate will be based on a 5-yr pre-development storm.

Restricting discharge to pre development levels will be achieved by means of a catch basin with a built in flow restrictor orifice. This controlled discharge will then exit through a flow spreader in the east corner of the site that will disperse the runoff on the surface where it can continue to flow in the shallow earth swale to the Aptos Creek

Treatment

The design shall include pervious pavement in the flatter portion of the parking lot adjacent to the building. The pervious pavement will be an added benefit to the site development through flow delay, water quality filtration and groundwater recharge.

Because the lower section of the parking lot has slopes greater than 5%, which exceeds the slope recommendation for pervious pavement, the Geotechnical Engineer's recommendation is to use drain rock filled dry wells to take care of the runoff from that area.

Percolation tests were taken at the lower side of the site (see attached letter) which indicates the soil below 15 feet can support percolation.

Additional treatment for water quality will be addressed by the use of the Santa Cruz County Standard Water Quality Treatment Unit (Fig. SWM-12) which will also be used to protect the detention/retention system and orifice from debris and sediments.

Environmental Review Inital Study
ATTACHMENT 6.4.4
APPLICATION 07-0388

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
Time: 15:59:46
Page: 1

Environmental Planning Completeness Comments

========= REVIEW ON AUGUST 22, 2007 BY CAROLYN I BANTI =========
The following are Completeness Comments in regards to soils and grading issues:

1. The soils report has not been accepted. Please see letter dated 8/22/07.

2. The soils report states that the bearing capacities are based on weaker, silty soils, but shear and compressive strength tests identify the tested soil as clay with yellow clayey sand. Please clarify what test data was used in the determination of the bearing capacity of the silty soils and revise the report accordingly, including any pertinent testing data.

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

4. Low permeability onsite soils may reduce the effectiveness of pervious pavements. Please show what measures will be taken to avoid ponding of water on the pavement surface.

5. Drainage is directed to a vegetated corner of the parking lot. Due to low permeability onsite soils, this water may be transmitted directly to adjacent parcels. Please detail how the water will be handled such that it will not negatively impact downstream properties. ========= UPDATED ON AUGUST 29, 2007 BY ANTONELLA GENTILE =========
6. This parcel is being surveyed for archeological resources. Based on the survey results, an archeological report may be required in order to deem this application complete.

7. Explain the reasons for removal of all trees over 6 inches in diameter at 5 feet above ground level. See compliance comments for additional information. ========= UPDATED ON OCTOBER 31, 2007 BY CAROLYN I BANTI =========
--- Second Routing ---

The following are Completeness Comments in regards to soils and grading issues:

The soils report has been accepted. Please see letter dated 10/31/07.

The geotechnical plan review letter has not been accepted. Although the plan review letter describes the drainage patterns on the plans, it does not specifically indicate that the plans are in conformance with the recommendations of their report. Also, the plan review letter must be an original, wet-signed copy. ========= UPDATED ON NOVEMBER 6, 2007 BY ANTONELLA GENTILE =========
Completeness items 6 and 7 have been addressed. ========= UPDATED ON NOVEMBER 14, 2007 BY CAROLYN I BANTI =========

The geotechnical plan review letter has been accepted.

Environmental Planning Miscellaneous Comments

========= REVIEW ON AUGUST 22, 2007 BY CAROLYN I BANTI =========
The following are Compliance Comments in regards to soils and grading issues:

No Comments

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

Please provide retaining wall and retaining wall backdrain details on the building permit application plans.

Plan review letters from the soils engineer shall be submitted along with improvement plans as well as building permit plans, stating that the respective plans conform to the soils report recommendations.

Please note on the building permit plans how and where retaining wall backdrains will outlet. ========= UPDATED ON AUGUST 29, 2007 BY ANTONELLA GENTILE =========
Additional compliance/misc. comments regarding environmental resources:

County Code section 13.11.075(a)(2)(i) states that "Mature trees over 6 inches in diameter at 5 feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal."

A complete erosion control plan will be required prior to building permit issuance.
========= UPDATED ON NOVEMBER 6, 2007 BY ANTONELLA GENTILE =========
Due to the proximity of this site to confirmed cultural resource sites, an archaeological monitor is required to be onsite during excavation.

If, during excavation, the archeaological monitor discovers any artifact or other evidence of an historic archeaological resource or a Native American cultural site, the responsible persons shall immediately cease and desist all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.

Long Range Planning Completeness Comments

========= REVIEW ON AUGUST 21, 2007 BY GLENDA L HILL =========
NO COMMENT

Long Range Planning Miscellaneous Comments

========= REVIEW ON AUGUST 21, 2007 BY GLENDA L HILL =========
Policy Section requests that there be sufficient landscaping at the northeast edge of the parking lot to help soften the visual impacts and provide a transition to future 3-story residential buildings on the Miller property to the east of this parcel.

Dpw Drainage Completeness Comments

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

========= REVIEW ON AUGUST 14, 2007 BY ALYSON B TOM ========= Application with civil plans dated 2/2/07 and preliminary storm drainage study dated July 30, 2007 by If-land Engineers has been received. Please address the following:

1) Please provide a copy of the letter from Dees and Associates dated 1/4/07 referred to in the Geotechnical Investigation.

2) This site drains through private property prior to discharge to Aptos Creek. Please provide a complete description and engineered analysis for capacity and condition for the private downstream path from the site to Aptos Creek. This project will be required to make upgrades and/or mitigations and obtain easements as necessary.

3) Due to known capacity restrictions in Aptos Creek this project will at least (depending on the results of the downstream private path analysis in comment No. 2) be required to limit post development runoff to pre development 5 year flow rates considering all proposed impervious areas (both on and off site). Mitigations are required for a range of storms up and including the 10 year storm. Detention should be used only if other methods of mitigation are not feasible. It is anticipated that the letter requested in comment No.1 will speak to the feasibility of other mitigations. Approval of a plan with detention requires a submittal and review of technical support for infeasibility of alternative mitigations. Please update the mitigation design accordingly.

4) Plans should show how runoff from all proposed (both on and off site) impervious areas will be handled and mitigated for. Will roof runoff be directed to landscaped areas or pervious paving areas? Is a subdrain needed below the pervious pavement to direct runoff to the detention system? If not, how will runoff enter the detention facility?

5) Plans should show how discharge from the detention system will be accommodated.

6) Does this site receive any upstream offsite runoff? If so how will it be accommodated? How will surface runoff be routed around the proposed building?

7) There are several discrepancies between the storm drain calculations shown on sheet C4 and those in the preliminary study. Please rectify these.

8) The MLD and permit condition numbers referenced on sheet C2 are incorrect. Please rectify.
========= UPDATED ON NOVEMBER 6, 2007 BY LOUISE B DION =========
Revise civil plans dated 10/02/07 and Preliminary Storm Drainage Study dated 10/24/07 have been received. Please address the following:

1) The letter from Dees and Associates dated 1/4/07 states that the Under lying sandstone percolates moderately well (3rd paragraph), while the results from P-1 and P-2 indicate percolation rates of 57 and 33 inches/hour, respectively. These rates

ATTACHMENT 7-3 of 11
APPLICATION 07-0388

seem high. Please confirm that these rates are correct.

2) The proposed drainage plan indicates that all surface runoff will remain on the parcel. Please describe the pathways of runoff in the event of overflow. If the overflow path is concentrated along one limited water course, an easement dedicating that area/watercourse for the flow will be required. If the overflow path duplicates existing conditions and spreads the flow (overflow) evenly along the property line then an easement will not be required from the adjoining neighbor. However it must be sufficiently demonstrated that the development is not changing the existing pattern. Any steep slope discharge (i.e. along Aptos Creek) will require plan approval from a geotechnical engineer.

3) Caculations in the Preliminary Storm Drainage Report were not based on 5 year pre-development rate, please revise. Also C coefficients for post development rate calculations are not consistent (page 2).

4) Preliminary Storm Drainage Report provided calculations for detention, however if site runoff is controlled assuming run off will infiltrate back into the subsurface then retention rather than detention is proposed. Retention volume sizing calculations differ from those for detention. Please note that soil permeability rates derived from percolation tests must be normalized to appropriately reflect the characteristics of a retention basin. While the tests (P-1 and P-2) using perforated pipe was a three dimensional flow test similar to the expected behavior within the percolation pit, there are very significant proportionality differences of volume and surface area between the dimensions of the test bore and the retention pit dimensions that have not been correlated. If such adjustments were made, permeability would be lower. County criteria does allow use of site specific soils data in place of the more generalized data published in the soil survey, however it requires that the use be appropriate (See CDC Part 3, Section H, Item 5b). It is not clear that this test and/or its results are appropriate as used with the design. Please review and clarify.

5) It is being proposed to use the base rock and the soil below the pervious pavement for runoff mitigation. Please provide percolation rates and storage volumes for this mitigation to demonstrate that the base material is sized accordingly.

6) Please note that the Environmental Protection Agency (EPA) defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are -authorized by rule-. For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page. Although the County does not exclude the design and use of detention facilities that may fall under these EPA regulations, we would prefer to applicant to use other methods to control the surface runoff.

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

========== UPDATED ON JANUARY 25, 2008 BY LOUISE B DION ==========

ATTACHMENT 7, 4 of 11
APPLICATION 07-0388

Plans dated January 9, 2008 and revised drainage calculations dated January 2,2008 have been received. Our concerns regarding offset overflow routing have been addressed and the application is deemed complete with respect to the discretionary permit application stage. Detailed review of drainage system design will be deferred to building permit apllication stage. Please see miscellaneous comments for additional guidance.

========= UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =========

Dpw Drainage Miscellaneous Comments

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

========= REVIEW ON AUGUST 14, 2007 BY ALYSON B TOM ========= The following are compliance and/or permit conditions/additional information required for this application.

1) Recorded maintenance agreement(s) are required for proposed silt and grease traps, detention system, and pervious paving. The maintenance requirements consistent with manufacturers' recommendations (as applicable) should be both in the maintenance agreement(s) and on the final civil drainage plan.

2) Provide specifications (or reference specifications) for the proposed pervious pavement.

3) Show where and how the retaining wall subdrains will discharge.

4) Applicant is required to obtain any and all necessary easements for drainage onto downstream private property.

5) Provide a final storm drain study that is signed and stamped and includes all relevant analysis including offsite, detention, mitigation, and on site storm drain analysis demonstrating compliance with the County Design Criteria.

6) How have the detention systems been designed to minimize clogging and future maintenance as required in the County Design Criteria?

7) Provide a geotechnical letter reviewing and approving of the final drainage plan.

8) Public Works staff will inspect for the installation of the drainage related items. Once all other reviewing agencies have approved of the building permit plans please submit a copy of signed reproducible civil plans with the DPW signature block on the first sheet along with the engineer-s estimate for the construction of the drainage items (there is a 2% inspection fee). These plans will be routed through

ATTACHMENT 7, 5 of 11
APPLICATION 07-0388

DPW for signature (expect 1- 2 weeks for routing time).

9) Zone 6 fees will be assessed on the net increase in impervious areas (both on and off site) due to this project.

10) A hold will be placed on the building permit for final inspection approval and receipt of surveyed as built plans.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F.
========= UPDATED ON NOVEMBER 6, 2007 BY LOUISE B DION =========

All previous miscellaneous comments still apply.

========= UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =========
In addition to all the previous miscellaneous comments please address the following additional comments:

1.Regarding the soil percolations rates there are very significant proportionality differences of volume and surface area between the dimensions of the test bore and the well dimensions that have not been correlated. If such adjustments were made, permeability would be lower. County criteria does allow use of site specific soils data in place of the more generalized data published in the soil survey, however it requires that the use be appropriate (See CDC Part 3, Section H, Item 5b. It is not clear that this test and/or its results are appropriate as used with the design. Please submit the geotechnical engineer-s (Becky Dees) calculations which normalized the percolation test to the proposed well design.

2. Ifland revised drainage study (1/2/2008) includes a plan sheet which indicates a rectangular area for detention/retention as opposed to three retention well proposed on sheet C-4 of the plans. The drainage study and the plans should agree in proposed design.

3. Please note the proposed surface spreader on sheet C-4.

4. It is being proposed to use the base rock and the soil Below the pervious pavement for runoff mitigation. Please provide percolation rates and storage volumes for this mitigation to demonstrate that the base material is sized accordingly.

5. Please provide permanent markings at each inlet that read: "NO DUMPING - DRAINS TO BAY", or equivalent. The property owner is responsible for maintaining these markings.

6.Given that the retention storage area is directly beneath the proposed pervious concrete areas the C value used for the pervious concrete areas should take into account that the majority of the rainfall on these areas will drain to the retention system. Please provide updated calculations and design as necessary.

7. Provide a parking lot maintenance plan that describe sweeping intervals on

project plans.

8. Provide maintenance requirements for the permeable paving areas on the project plans.

9. Provide a visual delineation between the proposed porous pavementand the impervious pavement areas such that in the event of future repaving the the porous pavement area is not repaved with impervious a/c.

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

======== UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =========

Dpw Driveway/Encroachment Completeness Comments

========= REVIEW ON AUGUST 17, 2007 BY DEBBIE F LOCATELLI =========

Dpw Driveway/Encroachment Miscellaneous Comments

========= REVIEW ON AUGUST 17, 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.

Dpw Road Engineering Completeness Comments

1) Provide a minimum width of 26' for the aisles serving the parking lot. =========
REVIEW ON AUGUST 17, 2007 BY RODOLFO N RIVAS =========
1) Soquel Drive is a fully improved road in the area fronting the project. Therefore, no additional improvements are required on Soquel Drive.

---------- 2) The proposed driveway needs to include a driveway ADA wrap-around as per County Design Criteria.

---------- 3) Provide a minimum width of 26' for the aisles serving the parking lot.

---------- 4) We recommend that the trash enclosure be relocated away from the driveway's entrance in order to provide adequate sight distance for motorists when parking on the stall adjacent to the trash enclosure as well as to discourage the interaction of pedestrians and waste management trucks with vehicles entering the parking lot.

---------- 5) The project plans need to show utility easements.

---------- 6) The development is subject to Aptos Transportation Improvement Area (TIA) fees at a rate of $472 per daily trip-end generated by the proposed use. The project plans show 9,205 square

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APPLICATION 07-0388

feet of office space. The estimated trip generation for fee purposes is 18 trip-ends per 1,000 gross square feet (ksf) for office space (per Public Works Department Trip Generation Rate Table). Therefore, the total trip-ends is calculated as 9.205 ksf of office space multiplied by 18 trip-ends/ksf equals 166 trip-ends being generated by the project. The fee is calculated as 166 trip-ends multiplied by $472 per trip-end equals $78,206. The total TIA fee of $78,206 is to be split evenly between transportation improvement fees and roadside improvement fees. Applicant has the option of submitting to the approving body a lower trip-end rate, provided that the proposed trip-end rate is based on a traffic engineering study. ========= UPDATED ON NOVEMBER 6, 2007 BY RODOLFO N RIVAS =========
1) Provide a minimum width of 26' for the aisles serving the parking lot.

========= UPDATED ON NOVEMBER 16, 2007 BY RODOLFO N RIVAS =========
1) Provide a minimum width of 26' for the aisles serving the parking lot.

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON AUGUST 17, 2007 BY RODOLFO N RIVAS =========
NO COMMENT
========= UPDATED ON NOVEMBER 6, 2007 BY RODOLFO N RIVAS =========
NO COMMENT
========= UPDATED ON NOVEMBER 16, 2007 BY RODOLFO N RIVAS =========
NO COMMENT

Dpw Sanitation Completeness Comments

No. 1 Review Summary Statement; Appl. No. 07-0388; APN: 39-471-08:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

Reference for County Design Criteria: http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District

staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show proposed 8-inch sewer main (to be publicly maintained) and profile, and proposed on-site sewer laterals, clean-out(s), and connection to proposed public sewer main (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing public sewer. Elevations shall be based on County datum. The sewer lateral not to be located under proposed trees. Plans shall include Sanitation General Notes.

Identify existing sewer main (4-inch f.m.) in Aptos Ranch Road where shown on plans.

Applicant shall show proof of easement dedicated to the District (or P.U.E.) for construction, maintenance and repair of proposed sewer improvements.

A sewer extension is required to bring a gravity sewer to the property as proposed by the applicant. The applicant/developer is responsible for all costs related to extending the sewer including, but not limited to, design, bonds, construction and plan check and inspection fees.

A condition of approval for this application is to attach an approved copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits. Annexation No. 690 fees are due at time of sewer connection permit issuance (collected along with building permit fees).

Any questions regarding the above criteria should be directed to Carmen Locatellli of the Sanitation Engineering division at (831) 454-2160.

There are no Miscellaneous comments. No. 2 Revised Review Summary Statement; Appl. No. 07-0388; APN: 39-471-08:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

Reference for County Design Criteria: http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval

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APPLICATION 07-0388

from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans in order to bring the proposal into compliance:

The proposed 4-inch lateral from the public sewer main in Soquel Drive shall be deleted.

Show cleanouts on relocated force main sewer at maximum 400 feet separation.

Note that onsite lateral shall be constructed at 2% minimum slope. Connection of proposed 6-inch lateral in proposed manhole shall reflect above shelf connection elevations per Fig. SS-14.

The applicant-s engineer shall analyze the remaining vacant parcels within the sewer basin to facilitate their eventual gravity connection to the proposed sewer main Aptos Rancho Road and shall lower the new proposed sewer main as necessary to accommodate those parcels.

Plans shall include current Sanitation General Notes. Contact District staff for revised copy.

Use County datum.

A condition of approval for this application is to attach an approved copy of the sewer system plan to the building permit submittal. Failure to do so will delay building permit issuance.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no Miscellaneous comments. ========= UPDATED ON FEBRUARY 5, 2008 BY DIANE ROMEO =========
Conditional approval of project is granted dependent upon revision of plans based on prior comments. It shall be the responsibility of the applicant to ensure that the plans are modified and approved by the Sanitation District and Department of Public Works in a timely fashion and that failure to do so may cause a delay in the issuance of the project's building permit. There are no miscellaneous comments.

Dpw Sanitation Miscellaneous Comments

There are no miscellaneous comments. ========= UPDATED ON NOVEMBER 6, 2007 BY CARMEN M LOCATELLI =========

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APPLICATION 07-0388

========= UPDATED ON FEBRUARY 5, 2008 BY DIANE ROMEO =========
There are no miscellaneous comments.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

========= REVIEW ON SEPTEMBER 5, 2007 BY ERIN K STOW =========
DEPARTMENT NAME:Aptos/La Selva Fire Dept. APPROVED
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

========= REVIEW ON SEPTEMBER 5, 2007 BY ERIN K STOW =========
NO COMMENT

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

October 17, 2007

Mark Cavagnero Arch.
Daniel Baroni
1045 Sansome St., Ste. 200
San Francisco, CA 94111

SUBJECT: Archaeological Reconnaissance Survey for APN 039-471-08

Dear Daniel,

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 Initial Study
ATTACHMENT 9, 1 of 5
APPLICATION 07-0388

Santa Cruz County Survey Project

SCAS/CCATP Preliminary Reconnaissance
Prepared for Santa Cruz County Planning Department
SCAS PROJECT # SE - 07 - 1088

Project data are not for public distribution. No part of these forms may be abstracted for an environmental impact report.

Applicant's Name Mark Cavagnaro, Arch. (Daniel Baroni) Phone (415) 398-6944

APN 039-471-08

Development Permit Application # 07-0388 Date Request Rec'd 8/16/07

USGS Quad Soquel Date Mailed to County 10/9/2007

Parcel size not indicated in paperwork submitted; UTMG 5 4091 40 9291

Description of the Proposed Project:
Proposal to construct an office building (approx. 9,205 sq. ft. to grade approx 3,350 cubic yds. (cut) and 300 cubic yds. (fill) and to construct associated improvements continued pg 3

Previously recorded archaeological sites nearby:
~1/5 mile SE; 1/2 mile N; 1/5 mile NNE; ~1/5 mile E, etc

Prehistoric cultural resources evidence: Yes ☐ No ☑
Explain:

☐ continued pg 3

Historic cultural resources evidence: Yes ☐ No ☑
Explain:

☐ continued pg 3

Other comments: Results negative. However, because of the closeness of other sites care should be taken when any trenching, earth movement etc are attempted during construction. Suggested Archaeological monitors on site during this phase.

Environmental Review Initial Study
ATTACHMENT 2, 2 of 5
APPLICATION 07-0388

SC-07-1000

E-230 SCR

Surface Archaeological Reconnaissance

for the

Proposed Stores of Mr. John Miller

for
County of Santa Cruz

by

Mary M. Tyler

Abstract:

The archaeological clearing house at Cabrillo College was researched. Within ¼ mile fo the parcel are sites Ca SCr-1 and 2. A surface reconnaissance was made. No prehistoric cultural material was found.

Location: 974/929 P-44-000457

Sites: Negative

Ref: E-322

Soquel

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Project Location and Description

The proposed stores of Mr. John Miller are on a parcel, approximately .9 acres, NE of the Rancho Del Mar Shopping Center, E of the Security Savings on Soquel Drive in Aptos. The township location is 11S, Range 1E on the 7.5 USGS Soquel Quadrangle. The Universal Transverse Mercator Grid location is 973 928. An existing coin laundry and parking lot are on the SE edge of the property. The parcel drops abruptly on the E.

Research stratigies:

The archaeological records at Cabrillo College were checked regarding the area. Ca SCr-1 and 2 are within ¼ mile of the parcel

On Monday, May 9, 1977 the author made a survace reconnaissance, crossing the parcel at ½ meter intervals. Time spent: 1 hour and 50 Minutes. Soil exposed by rodent activity was given special attention, as was the area around the large cypress on the SW edge of the parcel, next to Soquel Drive. The area along Soquel Dr. has been scraped. The rest of the property has been filled as evidenced by the multiple strata of diverse soils. Soil types were sand, dark brown loam, and reddish brown clay. Rock and gravel were found throughout. Visibility was good in spite of heavy vegetation. In the mid-section of the parcel with surface sand was a scattering of pismo clam shell from ½ cm. to 5 cm. in length. A few smaller pieces of clam shell were found in the surrounding dark loam. No prehistoric cultural material was found.

I found no reason for archaeological mitigation, but feel the close prozimity of sites 1 and 2 should be considered if construction begins.

Environmental Review Inital Study
ATTACHMENT 8, 4 of 5
APPLICATION 07-0388

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 039-471-08 SCAS Project number: SE- 07-1088

Development Permit Application No. 07-0388 Parcel Size not noted in County Paperwork but under 20 acres

Applicant: Mark Cavagnaro, Arch. Daniel Baroni

Nearest Recorded Cultural Resource: ~1/4 mile SE; 1/10 mile N; 1/5 mile NNE; ~1/5 mile E; etc.

* On 5/19/1977 (date) one (#) members of the Santa Cruz Archaeological Society spent a total of 1 3/4 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of 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. Because of closeness of confirmed sites care should be taken during trenching, earth movement, etc

Place Date

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, (831) 479-6294, or email redwards@cabrillo.edu.

* On Feb. 6, 2009, Mr. Edwards & I did a quick walk over this parcel in conjunction with another survey. We spent approx. 1/2 hour walking the parcel reaching the same conclusions.
Lyn O'Neil
SCAS Survey Coordinator

Environmental Review Initial Study
SCAS/CCATP Field Form
ATTACHMENT 2, 5 of 5
APPLICATION 07-0388

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Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH, DISTRICT ENGINEER

July 3, 2007

LANCE LINARES
2425 Porter Street, Suite 17
Soquel, CA 95073

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

APN: 039-471-08 APPLICATION NO.: N/A
PARCEL ADDRESS: 7839 SOQUEL DRIVE, APTOS
PROJECT DESCRIPTION: CONSTRUCT OFFICE BUILDING

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

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

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Environmental Review Initial Study
ATTACHMENT 9, 1 of 2
APPLICATION 07-0388

Other: Annexation No. 690, Fee due $488.00.

If you have any questions, please contact the undersigned at (831) 454-2160.

Yours truly,

THOMAS L. BOLICH
District Engineer

By: Carmen Locatelli

Carmen Locatelli
Sanitation Engineering Staff

CML:bbs/286.wpd

c: Property Owner: The Community Foundation of Santa Cruz County
2425 Porter Street, Suite 17
Soquel, CA 95073

(REV. 3-01)

Environmental Review Inital Study
ATTACHMENT 9, 2 of 2
APPLICATION 07-0388