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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: ***Doron & Melanie Fishbin, Trustees***

APPLICATION NO.: **07-0002**

APN: **042-022-12**

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: **August 4, 2008**

Randall Adams
Staff Planner

Phone: **454-3218**

Date: **July 9, 2008**

NAME: Doron Fishbin
APPLICATION: 07-0002
A.P.N: 042-022-12

NEGATIVE DECLARATION MITIGATIONS

A. In order to prevent erosion, off site sedimentation, and pollution of creeks, prior to start of site work the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization and details of temporary drainage control.

B. 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.

Environmental Review
Initial Study

Application Number: 07-0002

Date: May 19, 2008 (Revised July 8, 2008)
Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Doron Fishbin **APN**: 042-022-12

OWNER: Doron & Melanie Fishbin, trustees **SUPERVISORAL DISTRICT**: 2

LOCATION: Property located at the northeast corner of North Ave. and Broadway in Seacliff. (270 North Ave.) (Attachment 1)

SUMMARY PROJECT DESCRIPTION: Proposal to construct a 3 story, 12 room hotel, restaurant, and gymnasium/spa, to grade approximately 321 cubic yards (cut) and 177 cubic yards (fill) of earth, and to construct associated improvements.

Requires a General Plan Amendment (to amend the Seacliff Village Plan), Commercial Development Permit, Coastal Development Permit, Roadway/Roadside Exception, Design Review Exception to reduce the required 5 feet wide landscape strip on the north and east sides of the parking area, Soils Report Review, and Preliminary Grading 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	X	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
____	Cultural Resources	____	Growth Inducement
____	Hazards & Hazardous Materials	____	Mandatory Findings of Significance
X	Transportation/Traffic		

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

X	General Plan Amendment	X	Grading Permit
____	Land Division	____	Riparian Exception
____	Rezoning	____	Other:
X	Development Permit	____	
X	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

Matt Johnston

7/9/08

Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS
Parcel Size: 14,000 square feet
Existing Land Use: Vacant
Vegetation: Grasses and shrubs
Slope in area affected by project: __X__ 0 - 30% ___ 31 – 100%
Nearby Watercourse: Aptos Creek
Distance To: 1,700 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:
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: Not mapped
Archaeology: Not mapped
Noise Constraint: Not mapped
Electric Power Lines: N/A
Solar Access: Yes
Solar Orientation: Level
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: North Avenue (off Broadway)
Water Supply: Soquel Creek Water District

PLANNING POLICIES

Zone District: VA (Visitor Accommodations)
General Plan: C-V (Visitor Accommodations)
Special Designation: Site 4-b Seacliff Village Plan
Urban Services Line: __X__ Inside ___ Outside
Coastal Zone: __X__ Inside ___ Outside

PROJECT SETTING AND BACKGROUND:

The subject property is located on the north side of North Avenue in the Seacliff Village and is currently vacant. Single family residential development is located to the east and the railroad right of way is located to the north. Mobile home parks are located to the west and south, with multi-family residential development located to the south east. The roadways leading to the property (Broadway and North Avenue) are not currently maintained. The eastern side of Broadway serves as an informal parking area for the surrounding parcels.

The proposal is located within the Seacliff Village Plan (SVP) area and is designated as Site 4-b in the SVP (Exhibit E). The site is designated for Type A (hotel/bed and breakfast) visitor accommodations uses, consistent with the Visitor Accommodations (VA) zone district and (C-V) General Plan land use designation. (Attachment 1)

DETAILED PROJECT DESCRIPTION:

This application is a proposal to construct a 3 story, 12 room hotel, restaurant, and gymnasium/spa on a parcel approximately 14,000 square feet in area. (Attachment 2) The hotel rooms will be located on the second floor, with a small lobby and office on the first floor. Four of the twelve hotel rooms are proposed with kitchens and eight of the hotel rooms are proposed without kitchens. The restaurant will be located on the third floor and will be approximately 1,650 square feet in area, including an approximately 1,100 square feet dining area with seating proposed for up to 45 people. An uncovered deck will surround the dining area on the south, east, and west sides. The gymnasium/spa area will occupy the majority of the ground floor, with approximately 525 square feet for the exercise room and an additional 2,000 square feet for bathroom facilities and a full size indoor pool.

The access to the project will be from Broadway to the south of the subject property. The 80 feet wide Broadway right of way will be improved to allow angled parking on both sides of Broadway. The 40 feet wide North Avenue right of way will be improved with sidewalk and parking on one side where it fronts the subject property. Although the Broadway right of way will be fully improved, an exception to the County Design Criteria will be required due to the width of the right of way and angled parking layout. The angled parking layout will provide additional on street parking and adequate right of way width exists for the proposed street design. The parking area will be accessed from Broadway via a proposed private driveway to the west of the subject property. 26 parking spaces are proposed, including 2 accessible parking spaces. An exception to the Design Review ordinance will be required due to reduced width (under 5 feet) of landscape strips on the north and east sides of the parking area.

Grading will be required to prepare the site for development and to ensure that the site is properly drained. Grading volumes for the proposed building and parking area will be approximately 321 cubic yards (cut) and 177 cubic yards (fill), with 144 cubic yards to be exported off site. Utilities trenching and minor additional grading will be required to install road improvements within the Broadway right of way.

The project will require an amendment to the Seacliff Village Plan to modify the development requirements for the subject property, indicated as Site 4-b in the plan. (Attachment 1). The modifications will include allowing a structure that is three stories in height, allowing the proposed mix of uses (hotel, restaurant, and gymnasium), and modifying the language regarding residential design. The modifications will allow the proposed development to be consistent with the requirements for Site 4-b in the Seacliff Village Plan.

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

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1.	Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:				
	A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?	____	____	X	____
	B. Seismic ground shaking?	____	____	X	____
	C. Seismic-related ground failure, including liquefaction?	____	____	X	____
	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 Haro, Kasunich & Associates, dated 1/06 (Attachment 3). The report concluded that seismic shaking can be managed through proper structure and foundation design. The report has been reviewed and accepted by Environmental Planning staff (Attachment 4). The site is mapped as having a low potential for liquefaction.

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

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

	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. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures.

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.

A silt and grease trap, and a plan for maintenance, will be required to reduce this impact to a less than significant level.

6. Degrade septic system functioning?	____	____	____	X

	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 RI Engineering, dated 3/21/07 (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 25 year storm event before considering the detention systems. The runoff rate from the property will be controlled by a detention system in the northern portion 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.

	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, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

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.

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

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?			X	

The project will not conflict with any local policies or ordinances related to protection of biological ordinances.

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.

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

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

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.

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

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

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

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

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

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

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 visitor accommodations 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 4/2/08 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
5. Create a potential fire hazard?	____	____	X	____

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

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

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

H. Transportation/Traffic

Does the project have the potential to:

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

The project will create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the project (98 trips), this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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

The project provides 26 on-site parking spaces and will develop an additional 14 parking spaces off-site within the rights of way of Broadway and North Avenue that do not currently exist. Based on the Parking Utilization Assessment prepared by Higgins Associates, dated 3/11/08 (Attachment 8) the 26 on-site parking spaces will accommodate the combined parking demand from the hotel, restaurant, and gymnasium at all times except between the hours from 6 to 9 PM on weekdays and 6 to 7 PM on weekends. At those times, peak parking demand will exceed on-site parking by 2 spaces. The parking shortfall during these times of peak parking demand will be accommodated by new spaces created within the rights of way of Broadway and North Avenue. As a result, the proposed parking facilities will accommodate the parking demand generated by the project.

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

The proposed project will comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. The design of Broadway will vary from County Design Criteria in that it exceeds the width of a typical local street. The street design will safely accommodate angled parking while providing safe travel for motorists, bicyclists, and pedestrians.

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

According to the traffic study performed by Higgins Associates, dated 2/26/07 (Attachment 9), the proposed project is anticipated to add 98 trips to area intersection, and will not reduce operations at these intersections to a level of service below D.

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 L_{eq} during the day and 45 L_{eq} during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The project is located adjacent to the railroad right of way which is infrequently used. In order to determine if noise levels could exceed the established thresholds during railroad operations, a noise study was prepared by Edward L. Pack Associates, Inc., dated 6/26/08 (Attachment 10). The noise study concluded that exterior and interior noise levels will be in compliance with established thresholds for the proposed project.

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).

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

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

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

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 capital improvement fees to be paid by the applicant will be used to offset the incremental increase in demand for public facilities.

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.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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 7).

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.

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

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

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	____

A General Plan Amendment (to amend the Seacliff Village Plan) is included with this application to amend the height, uses, and structure design allowed at the project site. The proposed project is designed at the density and intensity of development allowed by the resulting General Plan, Seacliff Village Plan, and zoning designations for the parcel. This project is an urban infill project and 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.

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

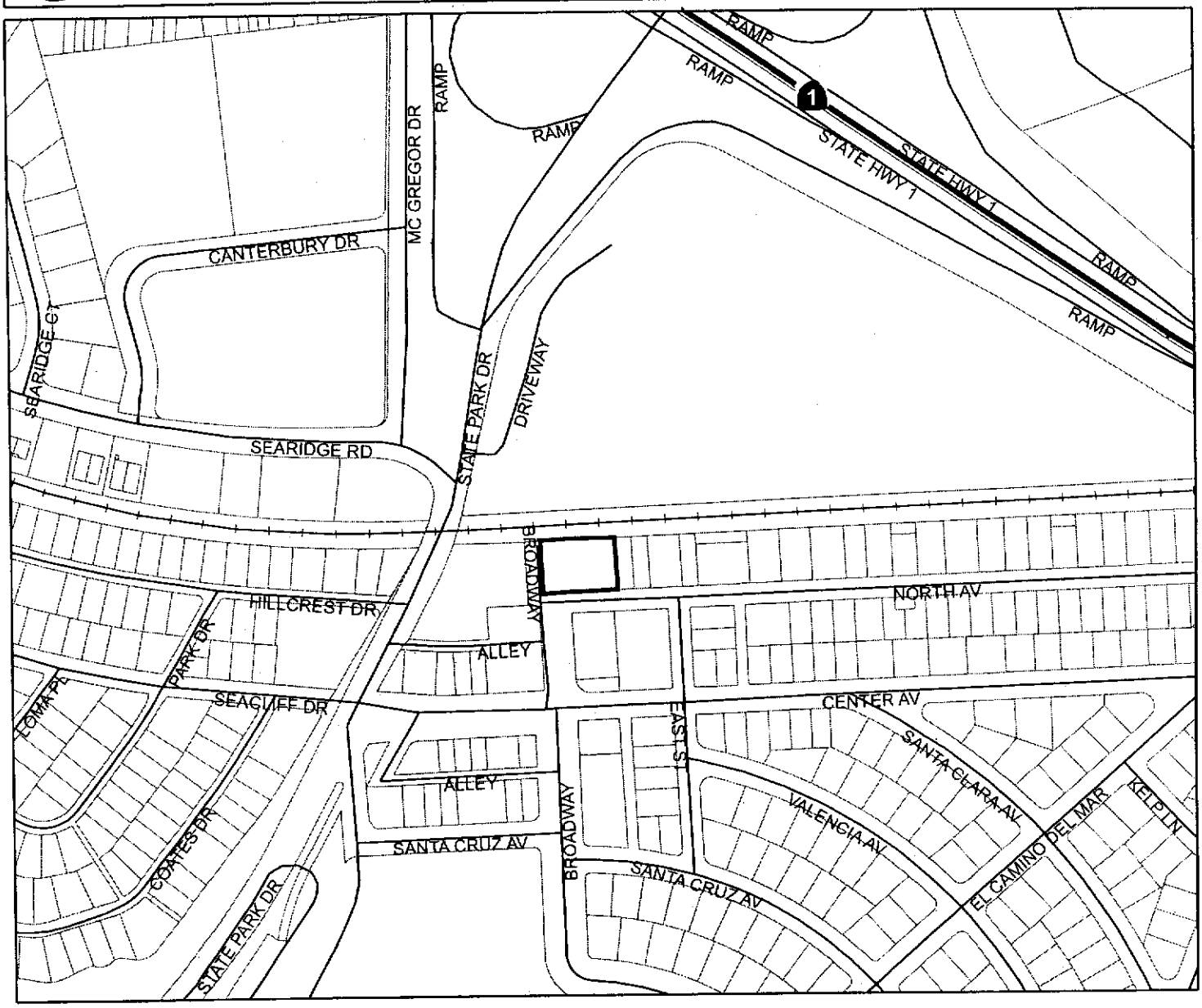
TECHNICAL REVIEW CHECKLIST

	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, Map of Seacliff Village Plan Land Use Designations, Assessors Parcel Map
2. Architectural & Landscape Plans prepared by JJ Design & Michael Holden Architect, revised 1/08; Preliminary Improvement Plans prepared by Richard Irish Engineering, dated 4/21/08.
3. Geotechnical Investigation (Conclusions and Recommendations) prepared by Haro, Kasunich & Assoc., dated 7/06.
4. Geotechnical Review Letter prepared by Kent Edler - Civil Engineer, dated 1/29/07.
5. Letter from Soquel Creek Water District, dated 11/22/06.
6. Drainage calculations (Summary) prepared by Richard Irish Engineering, dated 3/21/07.
7. Discretionary Application Comments, dated 4/29/08.
8. Parking Utilization Assessment prepared by Higgins Associates, dated 3/11/08.
9. Traffic Study prepared by Higgins Associates, dated 2/26/07.
10. Noise Study prepared by Edward L. Pack Associates, Inc., dated 6/26/08.

Location Map



0 245 490 980 1,470 1,960 Feet

Legend

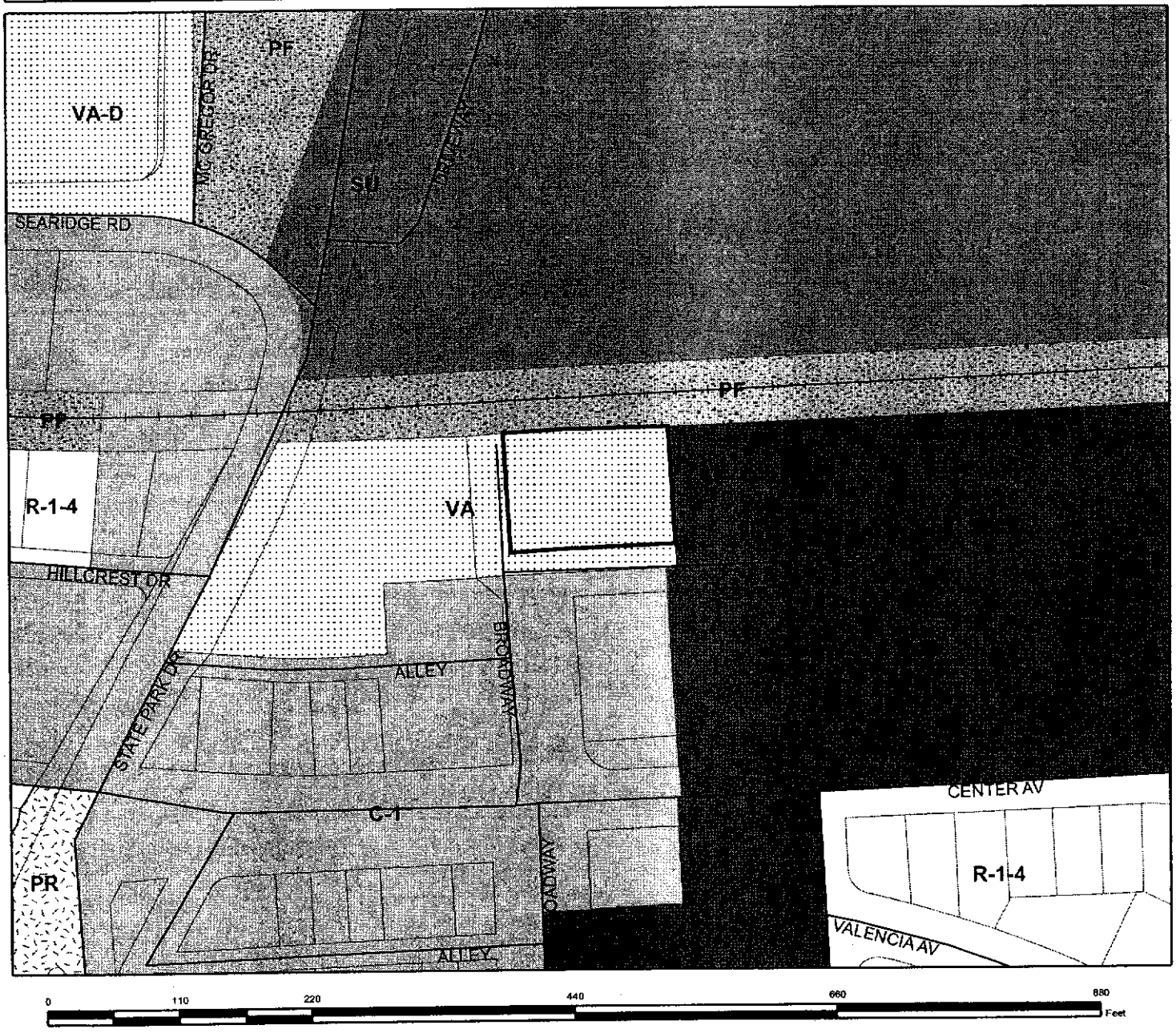
- APN 042-022-12
- Assessors Parcels
- Streets
- State Highways
- Railroads

N
W E

Environmental Review Inital Study
ATTACHMENT 1, 1 of 5
APPLICATION 07-0002

Map Created by
County of Santa Cruz
Planning Department
January 2007

Zoning Map



Legend

- APN 042-022-12
- Assessors Parcels
- Streets
- Railroads
- COMMERCIAL-VISITOR ACCOM. (VA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- SPECIAL USE (SU)
- RESIDENTIAL-MULTI FAMILY (RM)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PARK (PR)
- PUBLIC FACILITY (PF)

N

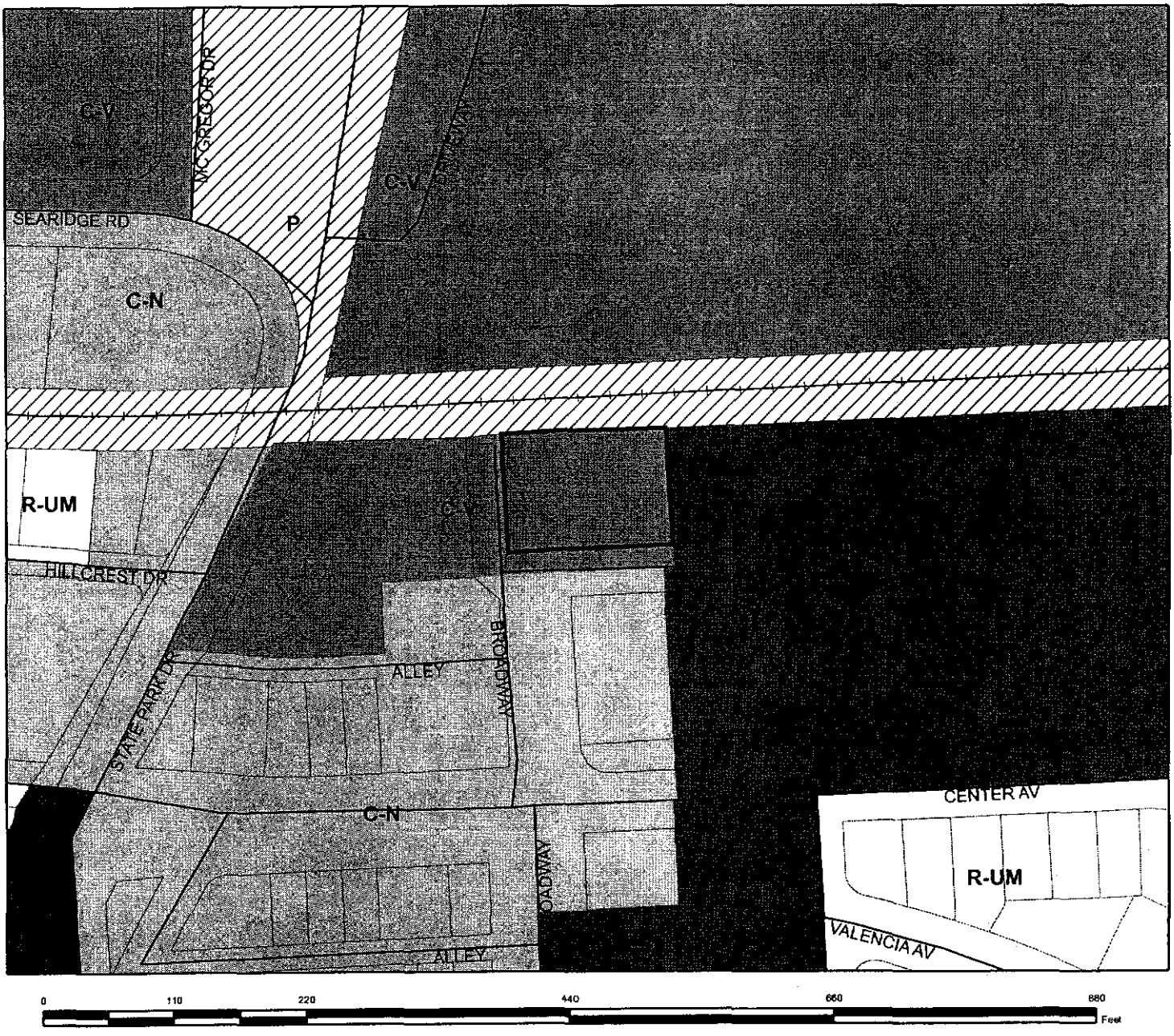
W E

S

Environmental Review Inital Study
ATTACHMENT 1, 2 of 5
APPLICATION 07-0002

Map Created by
County of Santa Cruz
Planning Department
January 2007

General Plan Designation Map



Legend

- APN 042-022-12
- Assessors Parcels
- Streets
- Railroads
- Commercial-Visitor Accom. (C-V)
- Commercial-Neighborhood (C-N)
- Residential - Urban High Density (R-UH)
- Parks and Recreation (O-R)
- Public Facilites (P)
- Residential - Urban Medium Density (R-UM)

N

W E

Environmental Review Inital Study
ATTACHMENT 1, 3 of 5
APPLICATION 07-0002

Map Created by
County of Santa Cruz
Planning Department
January 2007

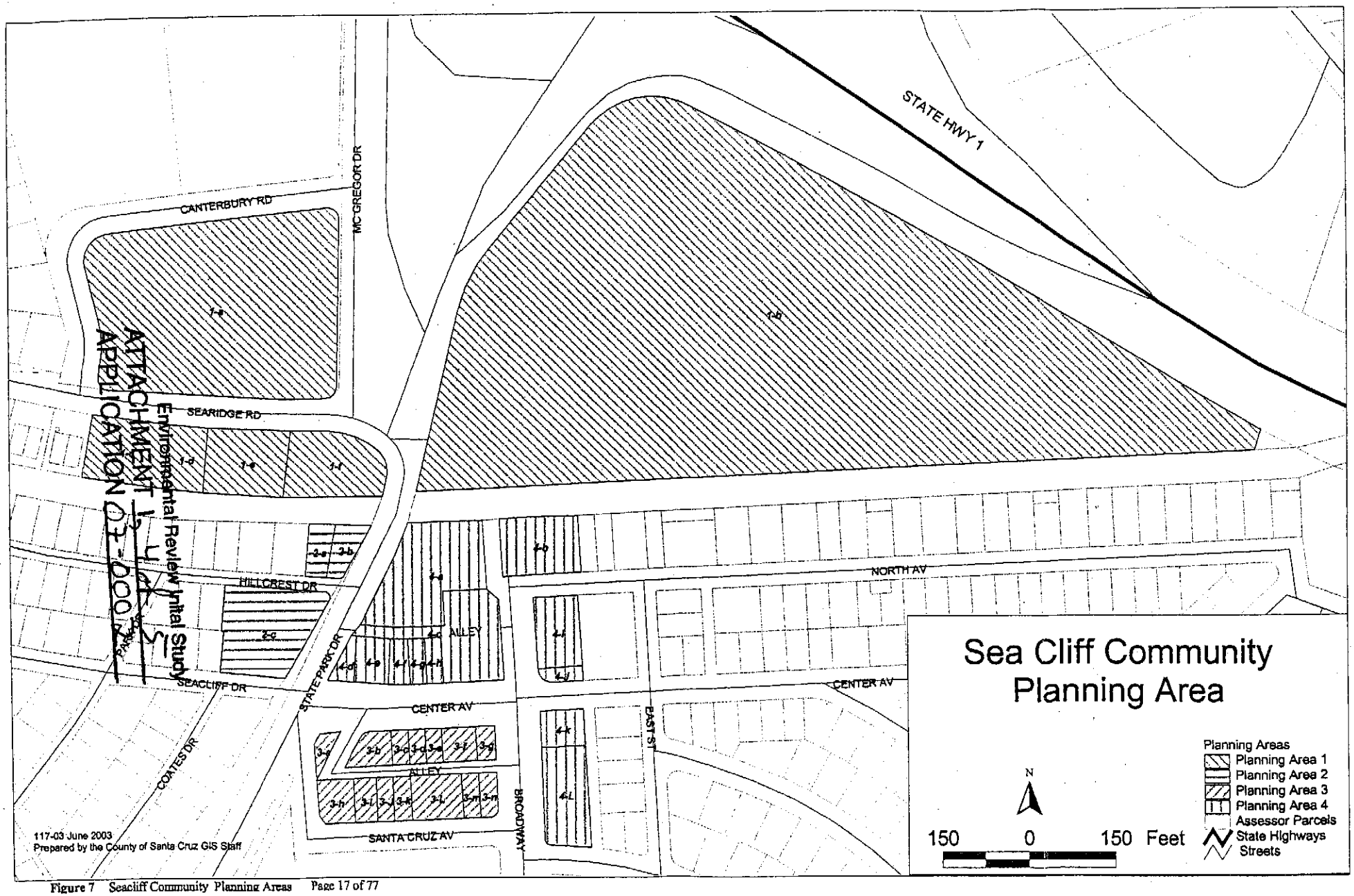
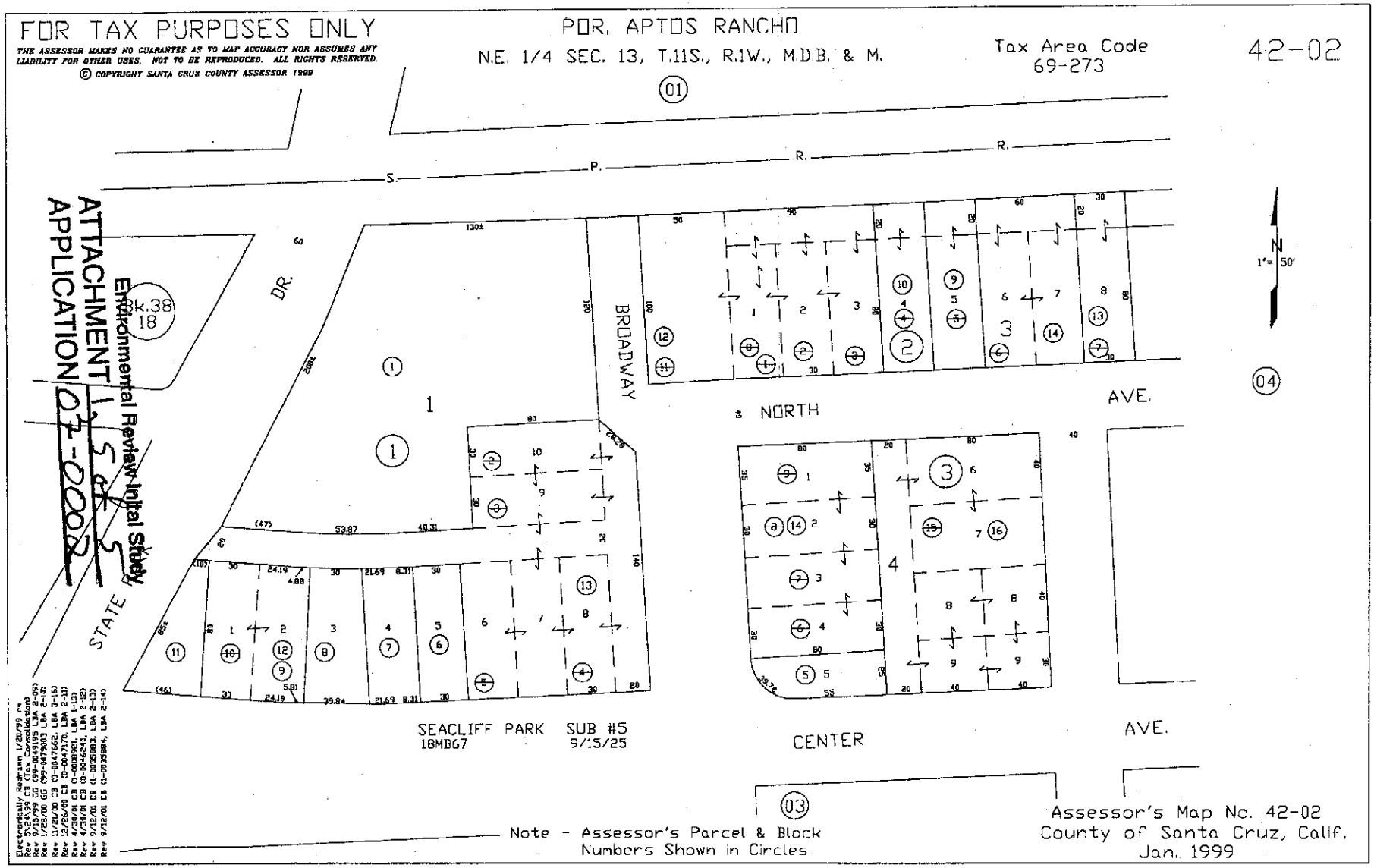
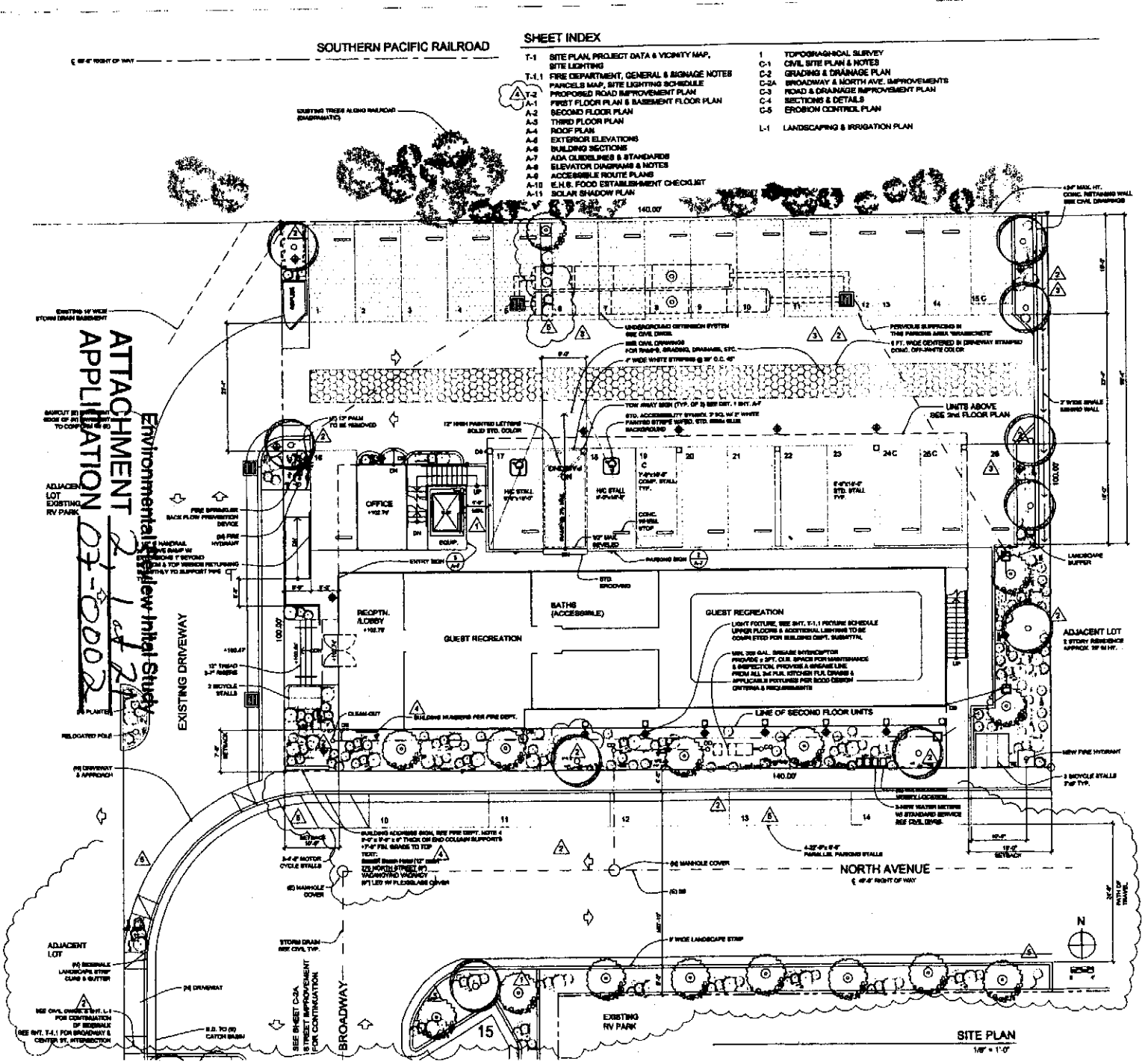


Figure 7 Seacliff Community Planning Areas


FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999
POR. APTOS RANCHO
N.E. 1/4 SEC. 13, T.11S., R.1W., M.D.B. & M.
Tax Area Code 69-273
42-02
ATTACHMENT 1
APPLICATION 02-0002
Environmental Review Initial Study
Bk.38 18
DR.
BROADWAY
NORTH
AVE.
STATE
CENTER
AVE.
SEACLIFF PARK SUB #5
18MB67 9/15/25
01
04
03
N
1" = 50'
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 42-02
County of Santa Cruz, Calif.
Jan. 1999



ATTACHMENT 2, 1 of 2
APPLICATION 07-0002
Environmental Review Initial Study

SHEET INDEX

PROJECT TEAM

Applicant/Owner
Doron Fishbin
Ph: 831-252-3793
email: donwolfish@comcast.net

Designer
JJ Design John A. Jochim
Ph: 831-426-7780
email: jaj@sbcglobal.net

Architect
Michael E. Holden Architect
Ph: 831-425-1122
email: mikeahol@comcast.net

Structural Engineer
Kevin Baird
Ph: 831-661-0664
email: kpbengineer@yahoo.com

Geotechnical Engineer
Haro, Kasunich & Associates, Inc.
116 East Lake Avenue
Watsonville, Ca 95076
ph: 831-722-4175
fax: 831)-722-3202
REPORT NO. SC9189

Surveyor
Ward Surveying
Ph: 831-425-5005

Civil Engineer
Richard Irish Engineering
Ph: 426-3901
email: richard@riengineering.com

PROJECT DESCRIPTION:

CONSTRUCT A NEW THREE STORY
MIXED USE BUILDING
MAXIMUM BUILDING HEIGHT 38'-0" ALLOWABLE
PROPOSED OVERALL HEIGHT 31'-0"
(OVERALL HT. @ ELEVATOR TOWER 34'-0")

PROJECT DATA:

A.P.N.:	042-022-12
ZONING:	VA
SEISMIC ZONE	4
OCCUPANCY:	R-1/A-3/B
BUILDING TYPE:	TYPE V-1HR. SPRINKERED
LOT SIZE:	14,000 SQ. FT.
ADDRESS:	270 NORTH AVE. APTOS, CA
OWNER:	DORON FISHBIN

PARKING TABULATION:

SECOND FLOOR HOTEL UNITS:	
1.1 SPACE FOR 12 UNITS =	13.0 SPACES
1,700 S.F. RESTAURANT (1 PER 100 S.F.) =	17.0 SPACES
2,600 S.F. FITNESS/POOL (1 PER 200 S.F.) =	13.0 SPACES
4 EMPLOYEES (1 PER 0.3) =	1.0 SPACES
-10% SHARED USE PARKING REDUCTION =	4.4
PARKING REQUIRED =	39.6 SPACES
ON SITE PARKING =	26.0 SPACES
STREET IMPROVEMENT PARKING =	26.0 SPACES

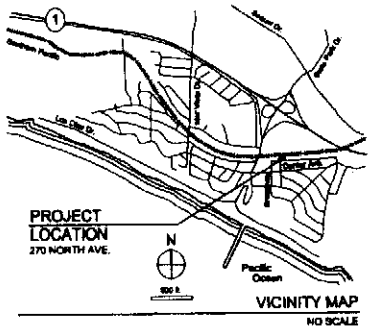
SEE ATTACHED PARKING STUDY FOR MORE PARKING DETAILS.

BUILDING AREA CALCULATIONS

SITE PLAN BUILDING AREA FOOTPRINT = ALL STRUCTURES# OVER 15' IN HEIGHT ELEVATOR & CORE STAIRS COUNTED ON ALL 3 LEVELS	5,850 SQ. FT.
BASEMENT MECH. ROOM	646 SQ. FT.
FIRST FLOOR =	3,207 SQ. FT.
SECOND FLOOR =	5,704 SQ. FT.
THIRD FLOOR W/ MECH. ROOM	2,346 SQ. FT.
TOTAL =	11,797 SQ. FT.

UTILITIES

WATER: SOQUEL CREEK WATER DISTRICT
SEWER: SANTA CRUZ COUNTY SANITATION DISTRICT



JJ Design
Architectural Drafting

DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252-3793

1 Mar. 13 '07 SCCO Planning
2 June '07 SCCO Planning
3 Aug. '07 SCCO Planning
4 Dec. '07 SCCO Planning
5 Jan. '08 SCCO PLANNING

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

SEACLIFF BEACH HOTEL & VACATION RENTALS

270 NORTH AVE. APTOS, CA 95003
APN: 042 - 022 - 12

T-1

ABBREVIATIONS

@	AT	INSUL.	INSULATE / INSULATION
A.B.	ANCHOR BOLT	INT.	INTERIOR
ALT.	ALTERNATE	I.P.	IRON PIPE
ARCH.	ARCHITECT	INV.	INVERT
BD.	BOARD	J.B.	JUNCTION BOX
BLDG.	BUILDING	JST.	JOIST
BLK.	BLOCK	JNT.	JOINT
BLKG.	BLOCKING	LAM.	LAMINATE
BM.	BEAM	LAV.	LAVATORY
BOT.	BOTTOM	LT. WT.	LIGHT WEIGHT
BTWN.	BETWEEN	MACH.	MACHINE
CABT.	CABINET	MANUF.	MANUFACTURER
C.B.	CATCH BASIN	MAX.	MAXIMUM
CIR.	CIRCULAR	M.B.	MACHINE BOLT
CLG.	CEILING	MECH.	MECHANICAL
C.M.	CEILING	MET.	METAL
C.J.	CEILING JOINT	MIN.	MINIMUM
CLR.	CLEAR	M.H.	MANHOLE
C.O.	CLEAN OUT	N.I.C.	NOT IN CONTRACT
CON.	CONCRETE	NOM.	NOMINAL
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONN.	CONNECTION	O/	OVER
CONST.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CTR.	CENTER	O.H.	OVERHEAD
DET.	DETAIL	PL.	PLATE
D.F.	DOUGLAS FIR	P.T.	PRESSURE TREATED
DIA.	DIAMETER	PLYWD.	PLYWOOD
DN.	DOWN	R	RISE / RISER
DW.	DRAWING / DIMENSION	REINF.	REINFORCING
EA.	EACH	RET.	RETAINING
EW.	EACH WAY	REQ'D	REQUIRED
EXIST. (E)	EXISTING	RWD.	REDWOOD
EXP.	EXPANSION	R.W.L.	RAIN WATER LEADER
EXT.	EXTERIOR	S.D.	SQUARE DRAINING
F.D.	FLOOR DRAIN	SHT.	SHEET
F.F.	FINISH GRADE	SIM.	SIMILAR
FIN.	FINISH	SPECS.	SPECIFICATIONS
FLR.	FLOOR	SQ.	SQUARE
FLUOR.	FLUORESCENT	STD.	STANDARD
F.H.	FIRE HOSE	STL.	STEEL
FND.	FOUNDATION	STRUCT.	STRUCTURAL
F.O.B.	FACE OF BLOCK	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	S.S.	STAINLESS STEEL
F.O.S.	FACE OF STUD	SHEET	SHEET METAL
FT.	FOOT	SYM.	SYMMETRICAL
FTG.	FOOTING	T.B.D.	TYP. BOUNDARY NAILING
GA.	GAUGE	TEL.	TELEPHONE
GALV.	GALVANIZED	T.E.N.	TYP. EDGE NAILING
G.I.	GALVANIZED IRON	T.F.N.	TYP. FIELD NAILING
GL.	GLASS	T.O.C.	TOP OF CURB
GLB. LAM.	GLUE LAMINATED	T.O.S.	TOP OF STEEL
GR.	GRADE	TRANS.	TRANSOM
GYP BD	GYPSUM BOARD	TYP.	TYPICAL
HDR.	HARDER	U.O.N.	UNLESS OTHERWISE NOTED
HDWE.	HARDWARE	V.C.P.	VITRIFIED CLAY PIPE
HGT.	HEIGHT	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W	WIDE
I.D.	INSIDE DIAMETER	W/	WITH
#	INCH	W/O	WITHOUT
		W.P.	WATERPROOF
		WWM	WELDED WIRE MESH

GENERAL NOTES

1. **CONSTRUCTION STANDARDS:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO PERFORM ALL WORK IN ACCORDANCE TO ALL APPLICABLE CODES, ORDINANCES AND AUTHORITIES, INCLUDING UNIFORM BUILDING CODES (UBC), 1997 EDITION AND THE CALIFORNIA BUILDING CODE, 1998 EDITION. ALL ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, APPLIED, CONNECTED AS DIRECTED BY THE MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED.

2. **SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE JOB AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.

3. **VERIFICATION:** THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS TO THE OWNER. ALL SUCH DISCREPANCIES SHALL BE RESOLVED WITH THE OWNER BEFORE CONTINUING WITH THAT PORTION OF THE WORK.

4. **PERMITS:** PERMITS AND INSPECTIONS REQUIRED TO PROPERLY PERFORM THE WORK SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR OR AS OTHERWISE DIRECTED BY THE OWNER.

5. **ORGANIZATION OF WORK:** THE CONTRACTOR SHALL PERFORM AND ORGANIZE WORK SEQUENCE SO AS TO MINIMIZE WHENEVER POSSIBLE ANY DISRUPTION AND INCONVENIENCE TO THE GENERAL PUBLIC.

6. **SIMILAR CONDITIONS:** TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN OR SIMILAR CONDITIONS.

7. **PROTECTION OF PROPERTY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING ADJACENT STRUCTURES, IMPROVEMENTS AND FINISHES FROM DAMAGE DURING CONSTRUCTION. AT COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL TOOLS, EQUIPMENT, MATERIALS, DEBRIS, SCAFFOLDING, TEMPORARY STRUCTURES AND TEMPORARY CONSTRUCTION FOR WHICH THE CONTRACTOR HAS BEEN RESPONSIBLE AND REPAIR ANY ITEMS DAMAGED BY THE CONTRACTOR'S OPERATION.

8. **STORAGE:** ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.

9. **SUBMITTALS:** NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER OR THE OWNER.

10. **DIMENSIONS:** ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND FACE OF MASONRY UNLESS OTHERWISE NOTED.

11. **SUPPORTS:** PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, HEATING AND VENTILATING EQUIPMENT AND ALL OTHER ITEMS REQUIRING SUPPORT.

12. **BRACING:** IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, ETC. DURING CONSTRUCTION AND DEMOLITION.

13. **PLUMBING:** PLUMBING CONTRACTOR SHALL FURNISH ALL NECESSARY PLANS, SPECIFICATIONS AND CALCULATIONS, AND OBTAIN ALL NECESSARY PERMITS.

14. **ELECTRICAL:** ELECTRICAL CONTRACTOR SHALL FURNISH ALL NECESSARY PLANS, SPECIFICATIONS AND CALCULATIONS, AND OBTAIN ALL NECESSARY PERMITS. ELECTRICAL CONTRACTOR SHALL CONSULT WITH OWNER AND DESIGNER AS TO THE SCOPE OF WORK BEFORE PROCEEDING WITH DESIGN.

ELECTRICAL CONTRACTOR SHALL CONSULT AND COORDINATE HIS WORK WITH THE HVAC CONTRACTOR.

15. **ELECTRICAL:** PROVIDE GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTER TOPS AND ALL RECEPTACLES AT BATHROOM LAVATORIES. PROVIDE DEDICATED 20 AMP CIRCUIT TO SERVE REQUIRED BATHROOM OUTLETS. SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES.

16. **HVAC:** HVAC CONTRACTOR SHALL FURNISH ALL NECESSARY PLANS, SPECIFICATIONS AND CALCULATIONS, AND OBTAIN ALL NECESSARY PERMITS. HVAC CONTRACTOR SHALL CONSULT WITH OWNER AND DESIGNER AS TO THE SCOPE OF WORK BEFORE PROCEEDING WITH DESIGN.

THE HVAC CONTRACTOR SHALL CONSULT AND COORDINATE HIS WORK WITH THE ELECTRICAL CONTRACTOR.

FIRE DEPARTMENT NOTES

1. THESE BUILDING PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2001 CBC, CFC) AND DISTRICT AMENDMENTS.

2. OCCUPANCY CLASSIFICATION R-1, TYPE 1-F.R. SPRINKLERED.
RESIDENTIALLY-BASED UNITS SHALL BE PROTECTED WITH A FIRE SPRINKLER SYSTEM TO COMPLY WITH THE CURRENT ADOPTED EDITION OF N.F.P.A. 13R ADOPTED IN CHAPTER 35 OF THE UNIFORM BUILDING CODE & CALIFORNIA BUILDING CODE TO BE DESIGNED AND BUILT BY AN APPROVED CONTRACTOR LISTED WITH SANTA CRUZ COUNTY CENTRAL FIRE PROTECTION DISTRICT. THE CONTRACTOR WILL SUBMIT 3 SETS OF PLANS AND CALCULATIONS FOR UNDERGROUND AND OVERHEAD AUTOMATIC SPRINKLER SYSTEM TO THE APTOS/LA SELVA FIRE DEPARTMENT. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. MONITOTORING OF THE SPRINKLER SYSTEM BY A CONSTANTLY ATTENDED LOCATION, U.L. CENTRAL STATION MAY BE REQUIRED DUE TO SPECIAL CIRCUMSTANCES.

3. SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND APPROVED BY THE APTOS/LA SELVA FIRE DEPARTMENT.
A) ONE SMOKE DETECTOR ADJACENT TO EACH SLEEPING AREA (HALL, FOYER, ETC.
B) ONE SMOKE DETECTOR IN EACH SLEEPING ROOM.
C) ONE SMOKE DETECTOR AT THE TOP OF STAIRWAY.
D) ONE SMOKE DETECTOR IN THE BASEMENT AREA

4. STREET ADDRESS NUMBERS WILL BE POSTED AND MAINTAINED PLAINLY VISIBLE FROM THE STREET. NUMBERS SHALL BE 6" MIN. HIGH AND OF A CONTRASTING COLOR WITH THEIR BACKGROUND. WHEN NUMBERS ARE NOT VISABLE FROM STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

5. ROOF COVERING SHALL BE NOT LESS THAN CLASS "B" RATED ROOF.

6. A 30' CLEARANCE SHALL BE MAINTAINED WITH NON COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE (WHICHEVER IS A SHORTER DISTANCE). SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE ARE EXEMPT.

7. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.

8. AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER & INSTALLER CERTIFY THAT THESE PLANS & DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES & ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES & ORDINANCES, & FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, & TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER & REVIEWING AGENCY.

9. TWO NEW FIRE HYDRANTS SHALL BE INSTALLED WITHIN 235 FEET OF ANY PORTION OF THE BUILDING MEETING THE MINIMUM 2000 GALLON FIRE FLOW REQUIREMENT. THE AVAILABLE FIRE FLOW IS . SEE PLANS.

10. THE NEW FIRE HYDRANTS SHALL BE IN & CHARGED PRIOR TO COMMENCEMENT OF STRUCTURAL FRAMING.

Environmental Review Initial Study
ATTACHMENT 2 pg 21
APPLICATION 03-0002

SIGNAGE NOTES

EXCERPTS FROM CBC 2001

NOTE 1

NOTE 2

NOTE 3

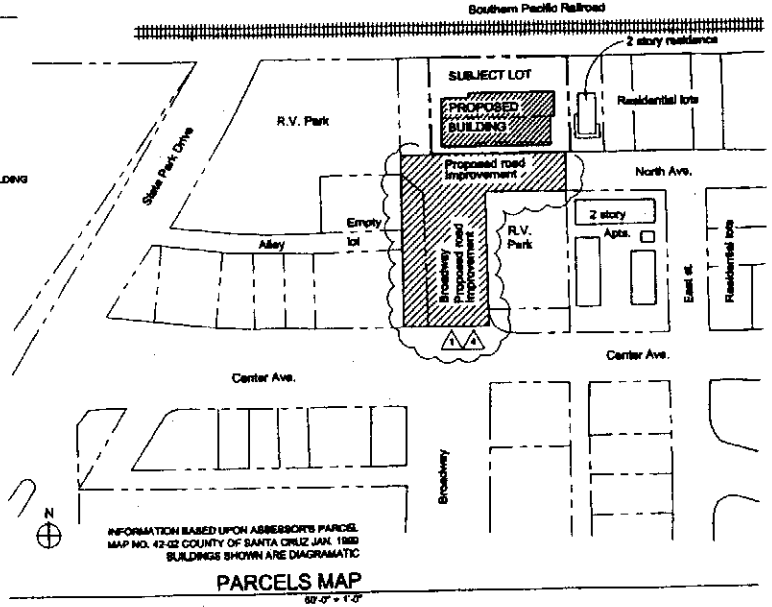
SITE LIGHTING FIXTURE SCHEDULE

(A) KICHLER # 9824NI 100W INCANDESCENT POST MOUNT ON 12 FT. ALUM. POLE, COLOR TO MATCH GUARDRAILS QTY. 6

(B) KICHLER # 9823NI 100W INCANDESCENT WALL MOUNT SCONCE. QTY. 12

ALL A & B FIXTURES TO BE ON PHOTOCELL MOTION SENSOR.

ALL LANDSCAPE LIGHTING TO BE BY "FX LUMINAIRE"
LOW VOLTAGE.
MODEL, LOCATION, & QUANTITY TO BE COMPLETED FOR THE BUILDING PERMIT SUBMISSION.



PARCELS MAP

50'-0" = 1'-0"

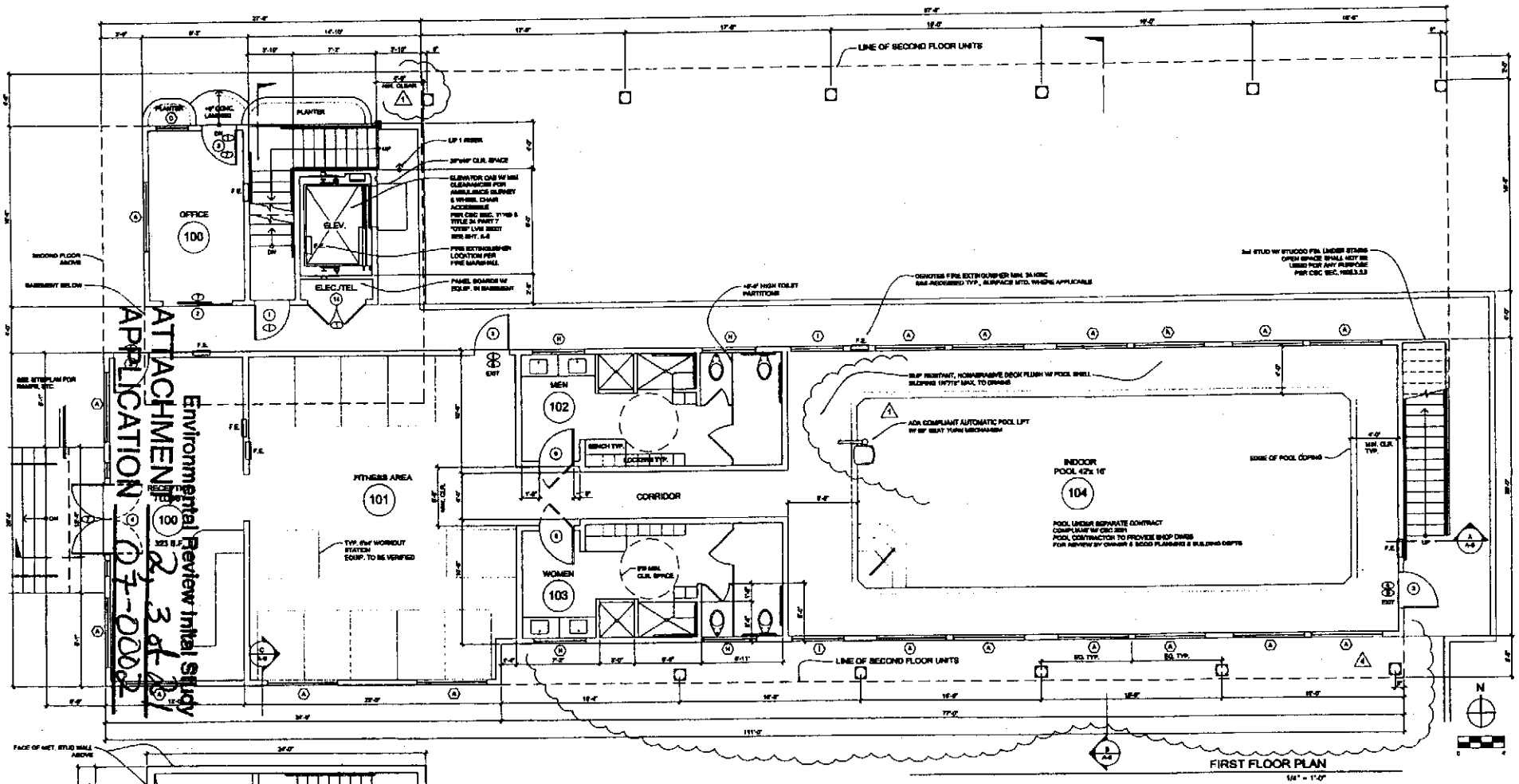
John A. Jordan
LAND USE DEVELOPMENT CONSULTAN
DORON FISHBIN
(831) 252-379

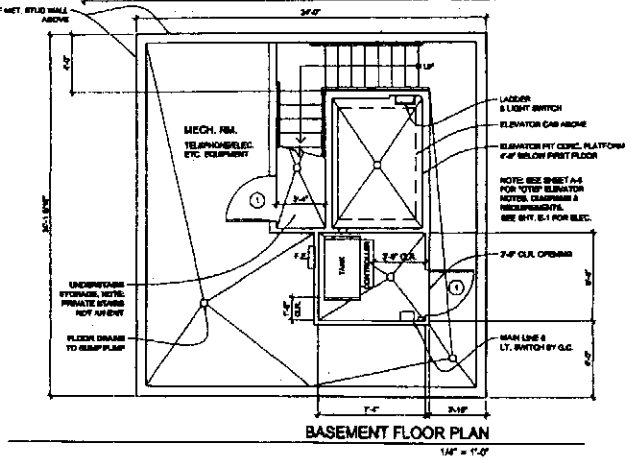
1 Mar. 13' SCCO Planni
2 Dec. 18 SCCO Pla

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

SEACLIFF BEACH HOTEL
& VACATION RENTALS

T-1.





BASEMENT FLOOR PLAN
1/4" = 1'-0"

ATTACHMENT 2, 3 of 3
APPLICATION 07-0002

Environmental Review Initial Study
RECEIVED

① ROOM OR SUITE NUMBER OR IDENTIFICATION
② RAISED BRAILLE IDENTIFICATION SIGN @ +60" ON ALL ACCESS SIGNS - NOTE 3
③ SIGN READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS", MIN. 1" LETTERS ON CONTRASTING BACKGROUND
④ ILLUMINATED EXIT SIGN - NOTE 3
⑤ TACTILE EXIT SIGN WITH THE WORD "EXIT"
⑥ TACTILE EXIT SIGN "EXIT STAIRS DOWN"
⑦ TACTILE EXIT SIGN "EXIT ROUTE"
⑧ TACTILE STAIR LEVEL IDENTIFICATION WITH 6 POINTED STAR TO LEFT OF FLOOR LEVEL WITH O.D. SAME AS LETTER HEIGHT
⑨ TACTILE STAIR LEVEL SIGN
⑩ FLOOR LEVEL EXIT SIGN - NOTE 2
⑪ STANDARD SIGN READING "IN CASE OF FIRE USE STAIRS, DO NOT USE ELEVATOR"
⑫ INTERNATIONAL SIGN FOR "MEN"
⑬ INTERNATIONAL SIGN FOR "WOMEN"

NOTE:
SEE SHEET T-1 FOR ACCESSIBILITY & BUILDING ADDRESS SIGNAGE
SEE SHEET T-1.1 FOR SIGNAGE NOTES & SPECIFICATIONS
SEE SHEET A-7 FOR ACCESSIBILITY DETAILS

SIGNAGE

LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252--3795

Mar. 18 '07 SCCO Planning
Dec '07 SCCO Planning

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

SEACLIFF BEACH HOTEL & VACATION RENTALS

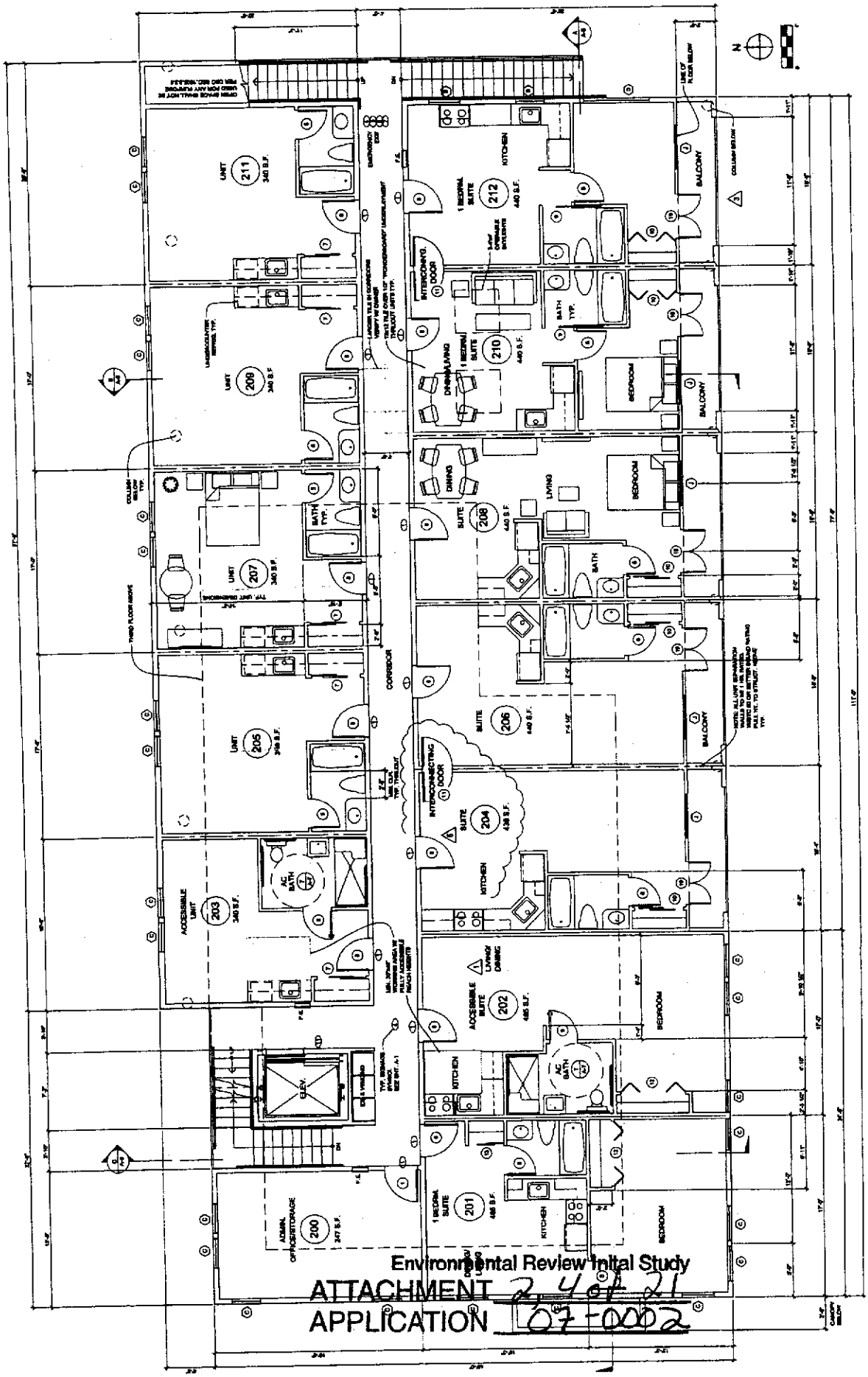
270 NORTH AVE. APTOS, CA. 95062
APN: 042 - 022 - 12

A-1

SEACLIFF BEACH HOTEL
& VACATION RENTALS
210 NORTH AVE. APTOS, CA 95062

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 253-1795



SECOND FLOOR PLAN
1/4" = 1'-0"

Environmental Review Inital Study
ATTACHMENT 2, 4 of 21
APPLICATION 07-0002

EQUIPMENT SCHEDULE

1. 60" SANDWICH PREP TABLE W/ 15.5 CU. FT. REFRIGERATION BELOW, SUPERIOR RWSP-60-N-P
2. COMBO 3-BURNER RANGE/OVEN: SOUTH-BEND SBT-3-10G W/ SALAMANDER SOUTH-BEND SBT-S-36F
3. CONVECTION OVEN: BLODGET BLO-50-ES
4. 50 LB. DEEP FRYER: VULCAN 7-VK45 W/ ELECTRONIC IGNITION
5. 36" REFRIGERATED COOKING STAND
6. GRILLE: TO BE SELECTED
7. GAS CHARBROILER: TO BE SELECTED
8. HAND SINK W/FAUCET, TOWEL AND SOAP DISPENSERS: TABCO 511-652
9. REFRIGERATOR/FREEZER UNIT: TO BE SELECTED
10. S.S. 3-COMPARTMENT SCULLERY SINK W/ FAUCET
11. NOT USED
12. FREEZER: TRUE GDT-36R DELUXE GROUP
13. S.S. PREP SINK W/ FAUCET: 30" X 60" ADVANCE TABCO 7-PS-144 PREWIPE SOAP AND TOWEL DISPENSERS
14. S.S. WORK TABLE W/ 6" BACKSPLASH: 24" X 60": ADVANCE TABCO T-G-336
15. ICE MACHINE: MANITOWAC
16. S.S. WIRE SHELVING: 18"W X 84"H
17. 48" BOTTLE COOLER: SUPERIOR S-7-V-48-I
18. COMBO LIQUIDBAR: SUPREME METAL S-3-048 W/ FAUCET
19. 6 FAUCET BEER TOWER W/ 24" DRIP PAN
20. EXHAUST HOOD: PROVIDE INTEGRATED WASH-UP AIR SYSTEM. COMPLETE EXHAUST VENTILATION PLANS & PERFORMANCE CALCULATIONS MUST BE SUBMITTED BY A LICENSED MECHANICAL CONTRACTOR (C-20 LICENSE).

NOTE: SEE SHEET A-10 ENVIRONMENTAL HEALTH MANDATORY CHECK LIST

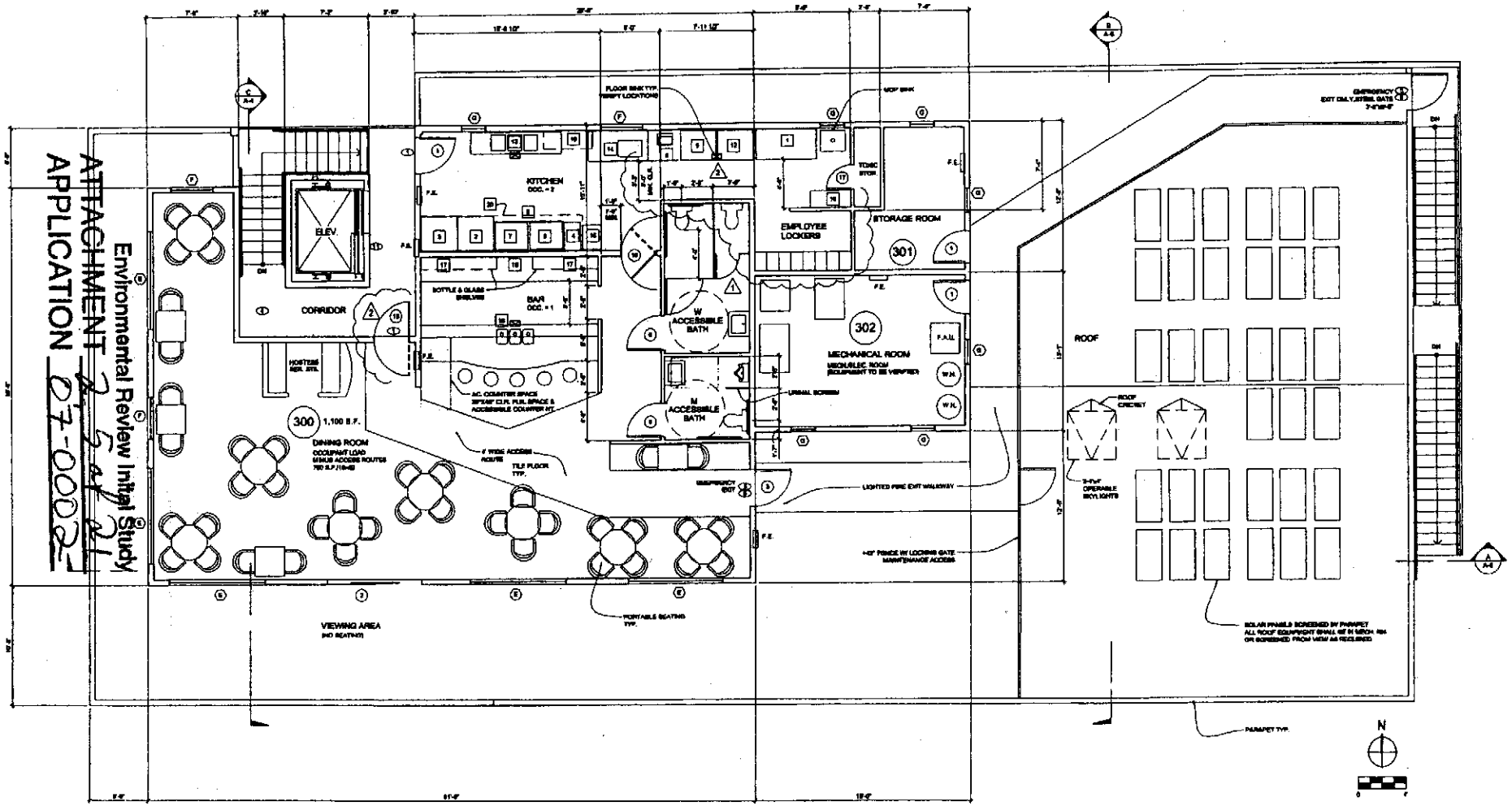
NOTE: ALL FOOD SERVICE EQUIPMENT OPERATIONS ARE REQUIRED TO HAVE GREASE INTERCEPTOR OR TRAP TO REMOVE FATS, OILS, AND GREASE FROM SANITARY SEWER WATER EMANATING FROM THE KITCHEN PRIOR TO DISCHARGE.

ALL SINKS AND FLOOR DRAINS MUST BE ROUTED THROUGH A GREASE INTERCEPTOR/TRAP WITH THE EXCEPTION OF HAND WASH-SINK SINKS AND BATHROOM DRAINS.

ALL GREASE TRAPS WILL MEET THE SANTA CRUZ COUNTY DESIGN CRITERIA.

THE SANITATION DISTRICT MUST BE ALLOWED TO REVIEW PLANS FOR THE GREASE INTERCEPTOR/TRAP(S) PRIOR TO ISSUANCE OF A PERMIT AND TO INSPECT THE INSTALLATION.

1



THIRD FLOOR PLAN
1/4" = 1'-0"

ATTACHMENT 2 of 21
APPLICATION 07-0002

Environmental Review Initial Study

LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252-3793

1 Mar. 18 '07 SCCO Planning

2 June '07 SCCO Planning

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

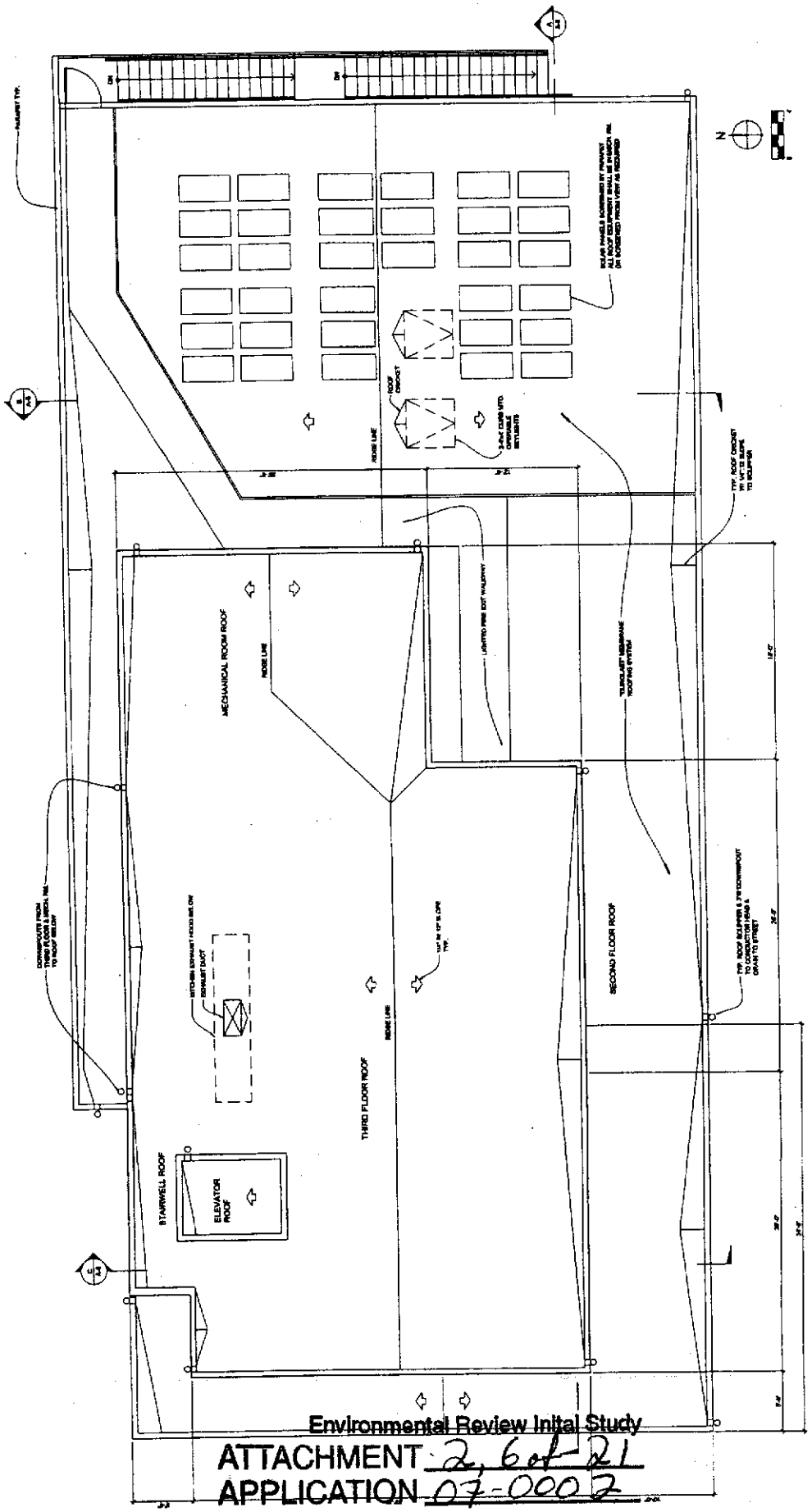
SEACLIFF BEACH HOTEL & VACATION RENTALS

270 NORTH AVE. APTOS, CA 95062
APN: 042 - 022 - 12

A-3

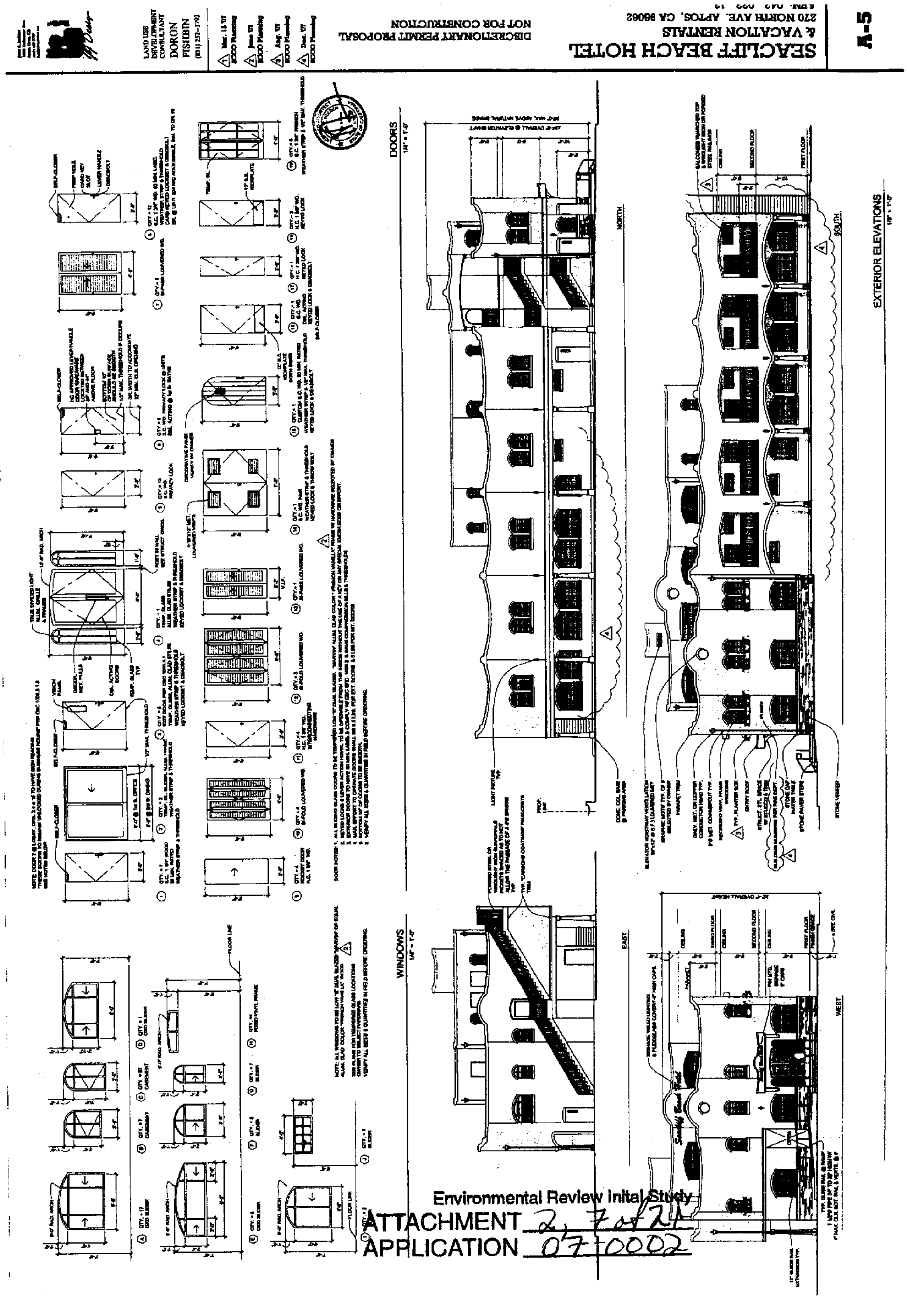
DISCRETIONARY PERMIT PROPOSED
NOT FOR CONSTRUCTION

LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 353-7795

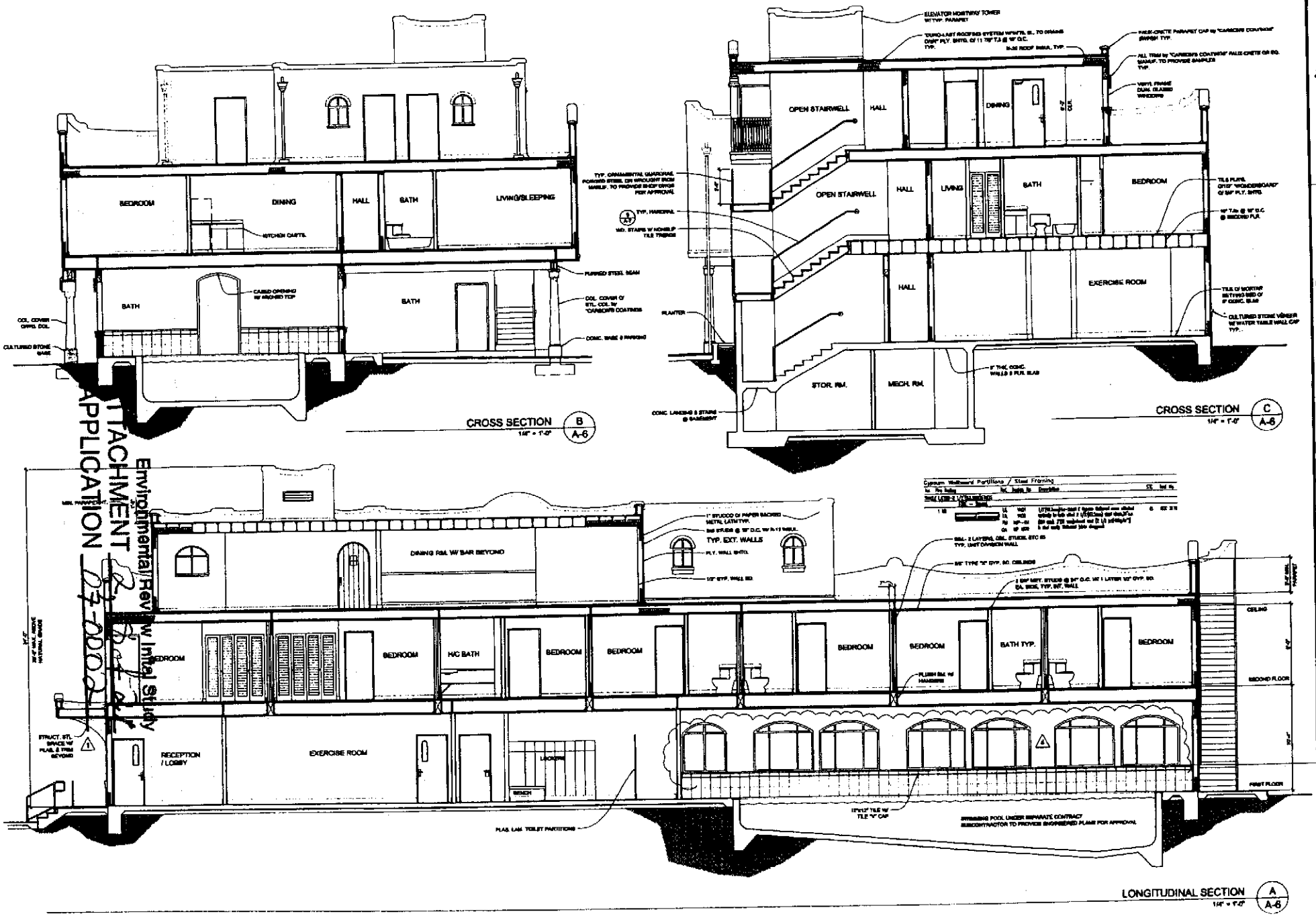


ROOF PLAN

Environmental Review Inital Study
ATTACHMENT 2, 6 of 21
APPLICATION 07-0002



Environmental Review Inital Study
ATTACHMENT 2, 7 of 21
APPLICATION 07-0002



Environmental Review Initial Study
ATTACHMENT
APPLICATION 23-0002

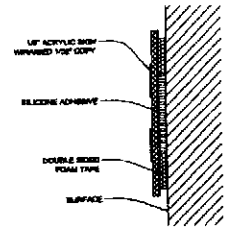
LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252-3701

DISCRETIONARY PERMIT PROPOSAL

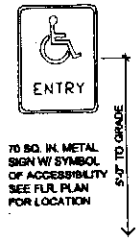
SEACLIFF BEACH HOTEL
& VACATION RENTALS
270 NORTH AVE. APTOS, CA 95062

A-6

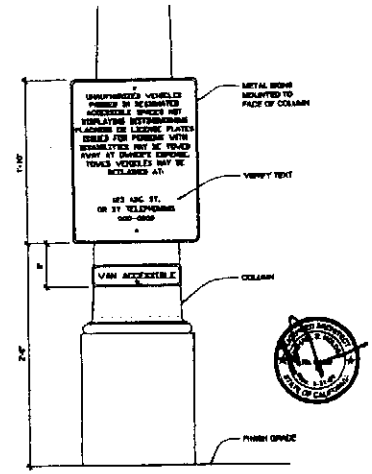
Environmental Review Initial Study
ATTACHMENT 2, Exhibit 21
APPLICATION 07-0202



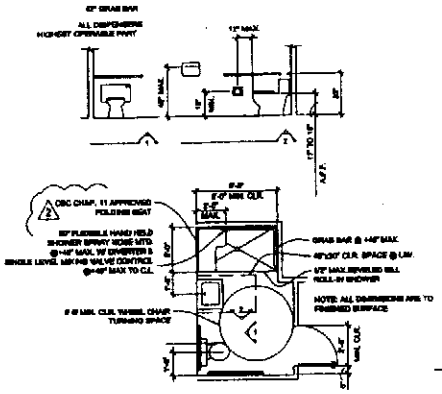
SIGN MOUNTING DETAIL 6 / A7
N.T.S.



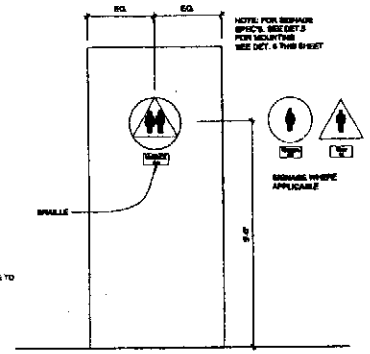
BUILDING ENTRY SIGN 3 / A-7
N.T.S.



TOW AWAY SIGN 1 / A-7
1 1/2" = 1'-0"



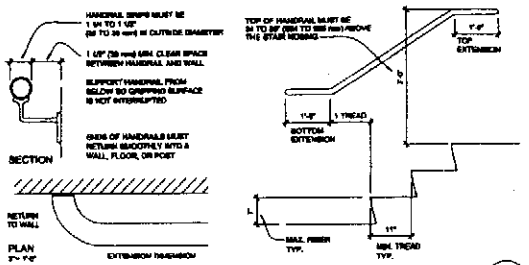
BATHROOM PLAN & ELEVATIONS 7 / A-7
1/4" = 1'-0"

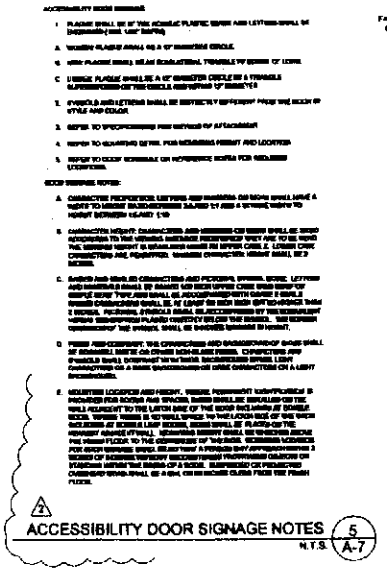


BATHROOM DOOR SIGN MOUNTING 4 / A-7
N.T.S.

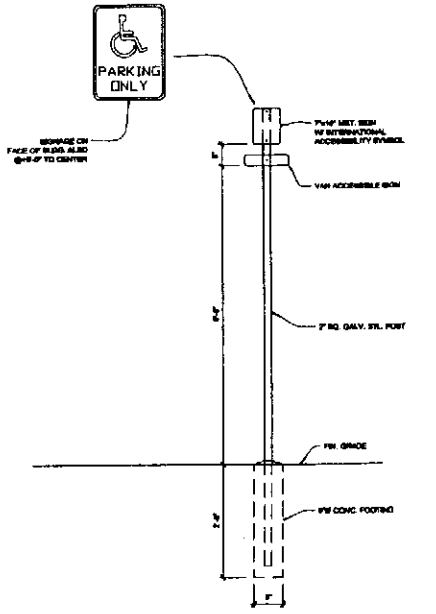
PROPORTIONS AND DISPLAY CONDITIONS

INTERNATIONAL ACCESSIBILITY SYMBOL 8 / A7
N.T.S.





ACCESSIBILITY DOOR SIGNAGE NOTES 5 / A-7
N.T.S.



LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252-379

1 Mar. 18 '0
SCCO Planning

2 June '0
SCCO Planning

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

SEACLIFF BEACH HOTEL
& VACTION RENTALS
270 NORTH AVE. APTOS, CA 95062

A-7

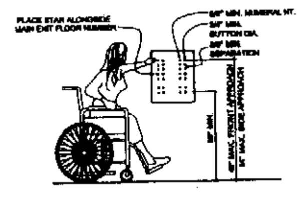
SEACLIFF BEACH HOTEL
& VACATION RENTALS
270 NORTH AVE. APTOS, CA 95062

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

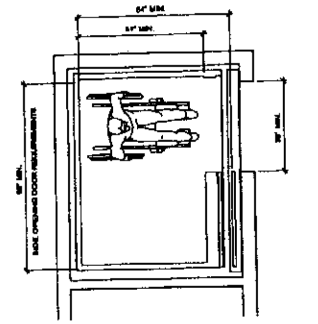
LAND USE
DEVELOPMENT
CONSULTANT
DORON
FISHBIN
(831) 252-379

Mar. 12 '07

A-8



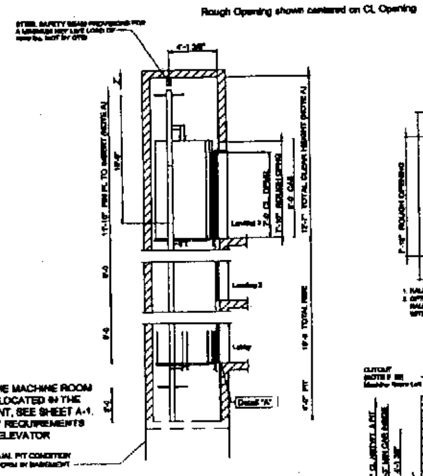
CONTROL PANEL ELEVATION (2/A-8)
1/2" = 1'-0"



CAB SCHEMATIC PLAN (1/A-8)
1/2" = 1'-0"

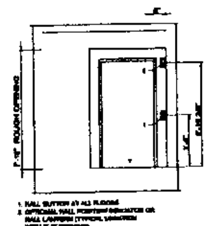
MINIMUM ACCESSIBILITY REQUIREMENTS
SEE SHTS A-1 & A-7 FOR ADDITIONAL REQUIREMENTS

Rough Opening shown centered on CL Opening

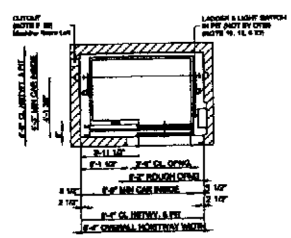


NOTE: THE MACHINE ROOM WILL BE LOCATED IN THE BASEMENT, SEE SHEET A-1, & VERIFY REQUIREMENTS W/ OTIS ELEVATOR

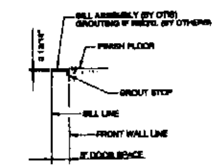
SECTIONAL ELEVATION



ENTRANCE VIEW



PLAN VIEW



DETAIL "A"

RAIL FORCE & BRACKET DETAIL

R1	R2	MAXIMUM BRACKET SPACING
[illegible]	[illegible]	14'-0

IMPORTANT NOTES - GENERAL REQUIREMENTS BY OTHERS

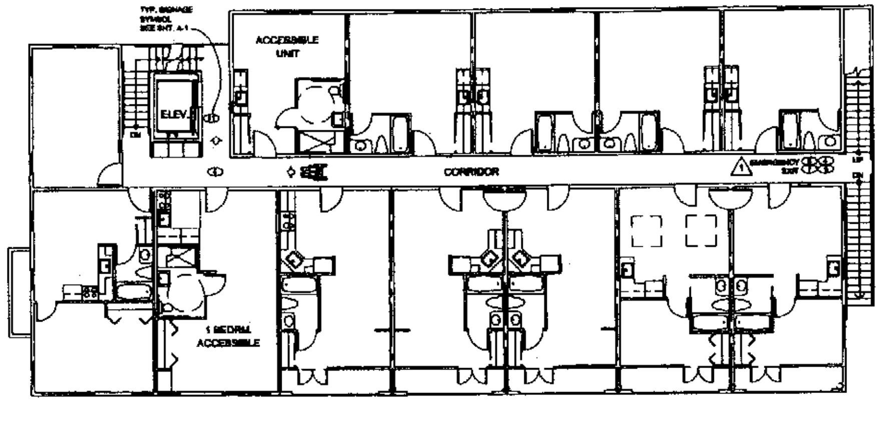
[illegible]

NOTE: DRAWING GENERATED BY OTIS ELEVATOR IS DIAGRAMMATIC & INFORMATIONAL ONLY.

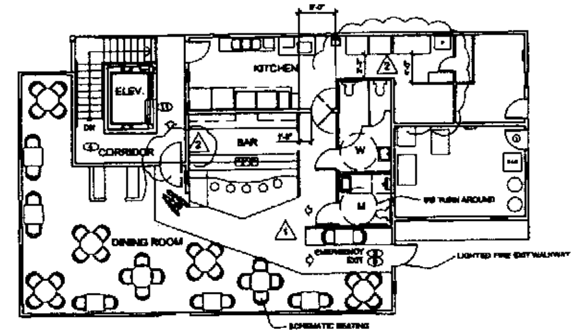
OTIS ELEVATOR OR EQ. MANUF. TO PROVIDE COMPLETE SHOP DRAWINGS FOR APPROVAL BY THE OWNER.
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.

UNITED TECHNOLOGIES OTIS ELEVATOR
LVM 2600L

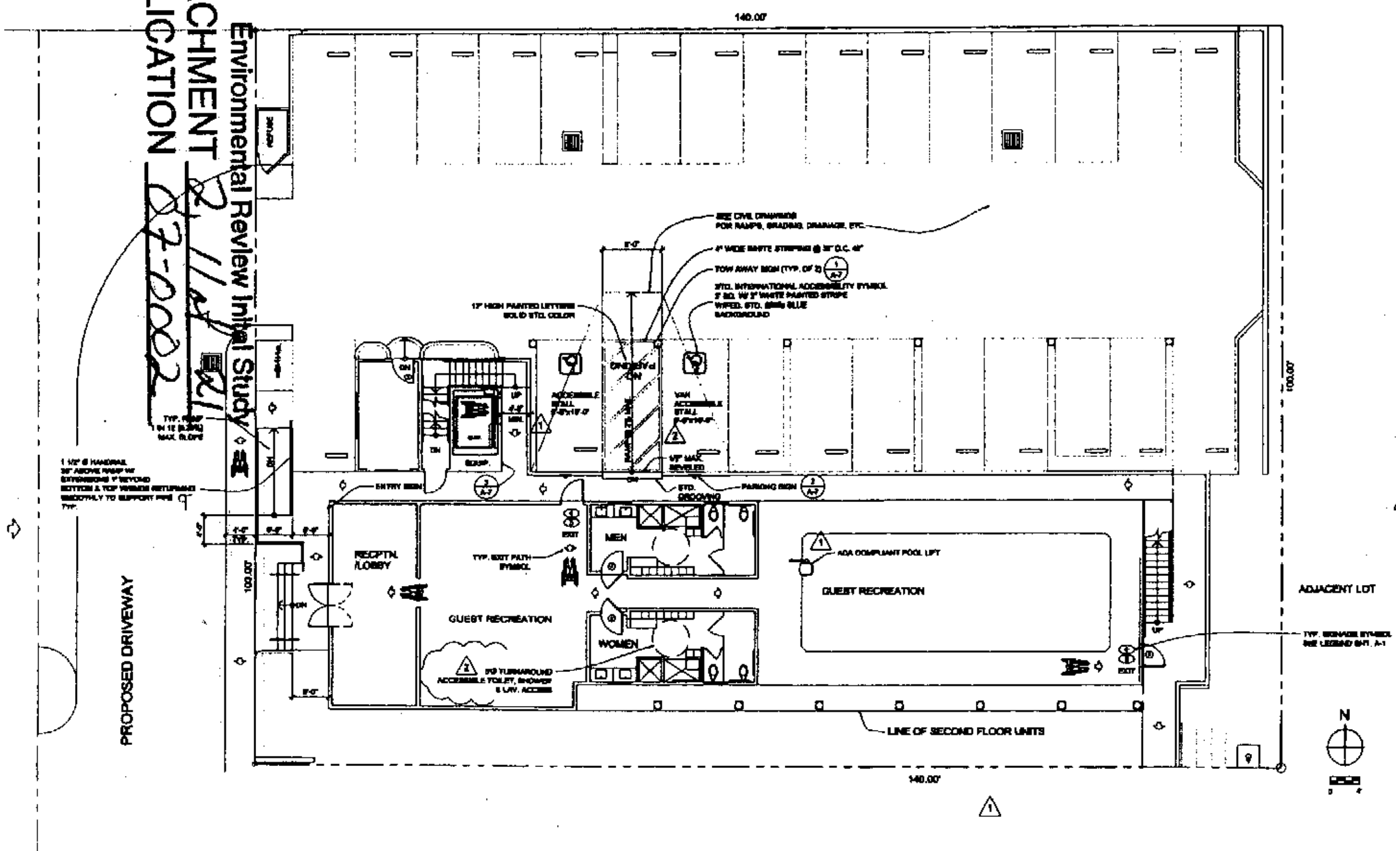
Environmental Review Inital Study
ATTACHMENT 2, 10 of 21
APPLICATION 07-0002



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"



SITE/FIRST FLOOR PLAN W/ ACCESSIBLE ROUTES
1/8" = 1'-0"

NOTE:

SEE SHEET A-7 & A-8 FOR ACCESSIBILITY DETAILS

SEE SHEET T-1 & T-1.1 FOR SIGNAGE, NOTES, ETC.

1) ALL STAIRS: 3'-8" MIN. WIDE W/ HANDRAILS PROJECTING INTO THIS WIDTH A MAXIMUM OF 3 1/2" FROM EA. SIDE

2) RISER: BTWN. 4" & 7" HIGH. OPEN RISERS ARE NOT PERMITTED. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60° FROM HORIZ. TREADS, THESE MEASUREMENTS ARE NOT TO VARY BY MORE THAN 3/8"

3) TREADS: 11" MINIMUM.

4) HEADROOM: 6'-8" MINIMUM

5) LANDINGS: 3'-8" MIN. SQ. @ TOP & BOTTOM OF EA. STAIR RUN

6) HANDRAILS: SEE SHEET A-7

7) EXTERIOR DOORS TO HAVE 60 MIN. LABEL & COMPLY W/ CBC SEC. 1005.3. & HAVE COMPRESSION SILLS & THRESHOLDS.

8) MAX. EFFORT TO OPERATE DOORS SHALL BE 5 LBS. FOR EXT. & INT. DOORS, EXCEPT FIRE DOORS MAY BE 8.5 LBS.

9) STRIKE EDGE DISTANCES SHALL BE 24" PAST THE STRIKE EDGE ON EXTERIOR DOORS & 18" PAST THE STRIKE EDGE ON INTERIOR DOORS.

Environmental Review Inital Study
ATTACHMENT 2, 11 of 21
APPLICATION 07-0002

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

LAND USE DEVELOPMENT CONSULTANT
DORON FISHBIN
(831) 252-379

Mar. 11 '07 SCCO Planning
June '07 SCCO Planning

SEACLIFF BEACH HOTEL
& VACATION RENTALS
270 NORTH AVE. APTOS, CA 95003

A-9

DISCLAIMER:
THE ABOVE HAS BEEN PREPARED TO PROVIDE INFORMATION AND TO ASSIST THE READER IN MEETING STATE AND LOCAL REQUIREMENTS FOR THE PREPARATION OF FOOD ESTABLISHMENT PLANS.

PLEASE BE ADVISED THAT THE APPLICANT FOR PLAN APPROVAL IS RESPONSIBLE TO MEET ALL CODES AND ORDINANCES AS MAY BE ENFORCED BY THIS DEPARTMENT AND BY OTHER AGENCIES.

WATER HEATER WORKSHEET

Purpose: To determine the recovery rate in gallons per hour (GPH) and power rating in BT U's or KW (pllowatts)

(A) Plumbing Fixtures	Number of Compartments	Multiply by:		GPH
Utensil (pre/pot) sink	3	x 25	=	75
Handwash sink (includes restrooms)	5	x 5	=	25
Bar Sink	3	x 10	=	30
Food Prep. Sink	1	x 10	=	10
Mop sink	1	x 10	=	10
Pre-wash Dishwashing Sprayer	1	x 45	=	45

(B) Add the numbers in the GPH column of step (A) to get total 195 GPH

(C) Multiply result of step (B) by:

.60 Restaurants with multi-use utensils
or
.40 Restaurants with single service utensils (deli, bakery, etc.)
or
.20 Markets, liquor stores, etc. = 117 GPH

(D) Obtain dishwasher hot water usage rate from manufacturer 24 GPH

Multiply it by 75% (or less depending on anticipated use). = 18 GPH

(E) Add the results of step (C) and (D), giving RECOVERY RATE = 129 GPH

(F) To get the required water heater POWER RATING, multiply the

result of step (E) by: 555 (if gas) = 12,900 BTU

or

.125 (if electric) = N/A KW

ASK FOR CURRENT PLAN CHECK FEE SCHEDULE
Plan Check for a New or M odified Facility less than 1500 sq. ft. (plus see fee schedule per hour after 4 hours) Call for current fee.

Plan Check for a New or M odified Facility over 1500 sq. ft. (plus see fee schedule per hour after 8 hours) Call for current fee

ATTACHMENT 2 / 12 of 21
APPLICATION 07-0002
Environmental Review Initial Study

N/A A garbage disposal cannot be installed under a required sink unless an additional compartment is provided for the disposal.
N/A A cold running water dipper well shall be provided if scoops or other reusable serving utensils are stored in water (with an indirect connection to a floor sink).

RESTROOMS:
X Provide well timed self closing restroom doors. Provide handsink with a hot and cold mixing faucet. Provide soap and paper towel dispensers.
X Food establishments which do not have a restroom for public, must provide employee restroom(s) located so that patrons using same don't pass through food preparation, food storage, or utensil washing areas.
X Restroom floors (see "Floors", page 1), walls, and ceiling areas be nonabsorbent, smooth and easily cleanable.
X Provide proper restroom ventilation consistent with the requirements of local building codes.

WINDOW SCREENS:
X All openable windows, including restroom windows, shall be screened with not less than 16 mesh screening.

SNEEZE GUARD OR OPEN FOOD PROTECTION:
N/A With the exception of displays of produce in retail grocery stores, unpackaged foods shall be shielded so as to intercept a direct line between the consumer's mouth and the food being displayed or shall be dispensed from approved self service containment. Provide DETAILED DRAWINGS of proposed sneeze guard. (Average customer mouth point is 54" - 66").

STORAGE:
X Adequate and suitable floor space and shelving shall be provided for the storage of food, utensils, ingredients and refrigeration (defined as "working storage"). In addition to this "working storage", additional "backup storage" must be provided. 1.) In fixed preparation areas with 100 seats or less, a minimum of 60 square ft. of floor space shall be dedicated for "backup storage" (this is in addition to fixed preparation storage shelves, food handling equipment shelves/cabinets and refrigeration which are previously defined as "working storage"). Also provide at least 96 linear ft. of 18" deep shelving (144 sq. ft. of shelving) in "backup storage area". 2.) Each department in a grocery store where unpackaged foods are handled (deli, meat, bakery) must have at least 144 square ft. of shelving (96 linear ft. of 18" inch deep shelving). 3.) Bars and prepackaged foods only require 72 sq. ft. of shelving (48 linear ft. of 18" deep shelving) and 30 sq. ft. of dedicated floor space for storage.
X Provide an ENCLOSURE for chemicals, insecticides, poisons and all other cleaning agents in each food preparation area, which is ENTIRELY SEPARATED from food or utensil storage areas.
X Shelving shall be constructed in an easily cleanable design of smooth metal or wood which has been finished and sealed. Shelves installed on a wall shall have at least one inch of open space between the back edge of the shelf and the wall surface. Otherwise, the back edge of the shelf shall be sealed to the wall with caulking type sealant. The lowest shelf shall be at least six inches above the floor, with a clear unobstructed area below or the upper surface shall be completely sealed with a continuously coved base, having a minimum height of four inches.

CLOTHING CHANGE/STORAGE AREA:
X Provide an ENCLOSED storage area for employee clothing and personal effects which is ENTIRELY SEPARATED from food and utensil storage areas.

LIGHTING:
X All food preparation and dishwashing areas, except where alcoholic beverage utensils are washed, shall be provided with at least 20 foot candles of light (20 foot candles of light MUST be shown on plans).
X Food and utensil storage rooms, refrigeration storage, toilet rooms and dressing rooms shall be provided with at least 10 foot candles of light (10 foot candles of light MUST be shown on plans).
X Shatterproof covers shall be installed over all lights in food preparation, food storage rooms, utensil storage and dishwashing areas.

GARBAGE AND TRASH STORAGE AREA:
X A cleanable area shall be provided for the storage and cleaning of garbage and trash containers. If the trash storage area is located within the facility, then the wall, floor and ceiling of the room or area shall be constructed so as to be smooth, impervious and easily cleanable.
N/A Outside trash storage areas should be situated as far away from delivery doors as possible and the trash kept in leakproof and rodent proof containers to prevent fly and rodent infestations.

OUT-DOOR PASS-THROUGH WINDOWS:
X The pass-through opening must be fitted with an easily cleanable window which must be kept closed when not in use. (The size of the window opening should not exceed 432 square inches).

VENTILATION:
X Ventilation is required in all areas to facilitate proper food storage and provide reasonable employee comfort.

HOT WATER SUPPLY:
X Indicate water heater make, model, size _____ gal., BTU or KW _____ and the first hour recovery rate _____. Also submit cut sheets and the first and second hour yields. (if length of pipe to fixtures from water heater is greater than 60 ft., then a recirculation pump must be provided.

KITCHEN EXHAUST SYSTEM (HOODS AND DUCTS):
X Mechanical exhaust ventilation shall be required at or above all cooking equipment such as ranges, griddles, ovens, deep fat fryers, barbecues and rotisseries and may be required at or above mechanical dishwashing equipment to effectively remove cooking odors, smoke, steam, grease and vapors. An integrated make-up air system is required.
X Complete exhaust ventilation plans and performance calculations must be submitted and are to include details of make-up air and cut sheets of blowers, motors and filters (Metals type not allowed). All exhaust hoods and ducts shall be installed in accordance with Chapter 20 of the current edition of the Uniform Mechanical Code.
X ALL EXHAUST HOOD DIMENSIONS AND PERFORMANCE CALCULATIONS MUST BE ACCOMPANIED WITH THE LICENSED MECHANICAL CONTRACTOR'S (C-20 License) OR DESIGNING ENGINEER'S SIGNATURE AND REGISTRATION OR LICENSE NUMBER.
X Provide the following dimensional and calculations: Q formula: _____; hood dimensions: _____; hood area: _____; CFM: _____; duct size: _____; duct velocity: _____; filter rating (FPM per filter; provide cut sheet): _____; filter size: _____; number of filters needed: _____.
X Make-up air shall be supplied in a volume equal to the volume of air that is being exhausted and shall be supplied by a mechanical system designed solely for that purpose. The exhaust and make-up air system shall be connected by and electrical interlocking switch. Windows and doors shall not be used for the purpose of providing make-up air. Compensating hoods shall connect at least 20% of their required exhaust air flow from the kitchen area. HVAC is not a make-up air system because it recycles 85% of the internal air and only takes 15% of the outside air.
X Upon installation of the exhaust system, the licensed mechanical contractor/designing engineer shall conduct a field performance certification test. The results of the field performance certification test must be signed by the licensed mechanical contractor/designing engineer and submitted to EHS for review and approved. These written results MUST BE submitted prior to the opening of the food facility.
X List all equipment types to be used under the hood.

GREASE TRAP (INTERCEPTOR):
X Food facilities located in an area served by a public sewage systems must contact the appropriate City Public Works Department for grease trap requirements.
N/A Food facilities located in the Unincorporated area or Capitola must obtain written approval from Santa Cruz County Public Works (Sanitation Section).
N/A A facility located in an area not served by a public sewage systems must contact the Land Use Team of EHS regarding grease trap requirements. THE PLAN CHECK WILL NOT BE APPROVED UNTIL CLEARANCE FROM THE LAND USE TEAM IS GIVEN.

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY - ENVIRONMENTAL HEALTH SERVICE
701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060 (831) 454-2022
MANDATORY CHECKLIST FOR NEW CONSTRUCTION OR REMODEL OF FOOD ESTABLISHMENT
REMODEL ___ NEW X SQUARE FEET OF FACILITY 1,600 DATE Dec. 12, 2006

Rectangles Business Name	270 North Ave., Aptos, Ca. 95062 Address/City/Zip	N/A Phone
Doron Fishbin Owner/Developer	515 Middlefield Rd., Aptos, Ca. 95062 Address/City/Zip	(831) 684-2520 Phone
Doron Fishbin Contact Person	515 Middlefield Rd., Aptos, Ca. 95062 Address/City/Zip	(831) 684-2520 Phone

IMPORTANT: All of the following ARE food establishment requirements (except in dining areas) that MUST be included in the plans (IN EITHER DESIGN OR NOTES). All spaces MUST be checked or provide N/A for not applicable and as stated above, all checked items MUST be included in the plans (IN EITHER DESIGN OR NOTES).
This CHECKLIST must be completed ENTIRELY and submitted WITH THREE COPIES OF PLANS or plans will be returned to applicant. If ONLY equipment is being replaced and NO remodeling is being done, then use EQUIPMENT REPLACEMENT CHECKLIST.
Food facilities located in the Unincorporated area must first submit plans with the County Building Department.
When zoning clearance is obtained the applicant must immediately submit this completed checklist and 2 sets of plans to Environmental Health Department.
All construction and equipment installation shall be subject to field inspection. The food facility shall not open for business until final approval is obtained from Environmental Health and a valid Health Permit is applied for and issued. Call for final inspection appointment(s) no less than five (5) working days prior to opening.
THE PLAN CHECK APPLICATION OR PLAN CHECK APPROVAL WILL EXPIRE ONE YEAR FROM DATE OF APPLICATION OR APPROVAL.

PLANS:
X Provide 3 copies of plans (2 for Building Department, 1 for EHS), minimum scale of 1/4" per foot.
X Plans MUST include: notes, site plan, floor plan, finish schedule (floors, walls and ceilings), mechanical/exhaust/ventilation sheets (cut sheets) for all equipment, plumbing, electrical, and lighting plans. Hood mechanical plans must be prepared and signed by mechanical contractor, (with C-20 license) or engineer with ALL calculations.

FLOORS:
X Floors shall be smooth, durable, nonabsorbent and easily cleanable.
X Floor surfaces in all food preparation or storage areas, utensil wash or storage areas, garbage rooms storage areas, soap sink area and restroom areas, shall be an approved type that continues up the walls (or toe-kicks) at least (4) inches, forming a 3/8" minimum radius cove or an INTEGRAL UNIT (Vinyl rubber type) base is NOT acceptable). Quarry tile or nonskid poured epoxy are recommended floor materials. Commercial grade sheet vinyl (no felt backing) with heat welded seams may be suitable for some applications. A sample of the sheet vinyl must be submitted and approved by this Department. Where sheet vinyl is used, a cove backing (cove stick) must be used at the wall/floor and tackle/floor junctures. Vinyl composition tile (VCT) is not acceptable. Anti-slipping floor agents are restricted to traffic areas only (all other areas must be smooth).
X Floor drains are required if floors are water flushed or equipment is cleaned in places with pressure spray.
___ FLOOR SINKS are required to receive INDIRECT fluid waste (all condensates and liquid waste) from the following equipment: dishwashers, 3 compartment sink/service sinks and consumer utensil sanitizing sinks, food preparation sinks, pot and pan sinks, ice machines and bins, display cases, refrigerator units, steam tables, drink dispenser units, espresso machines, and similar equipment.

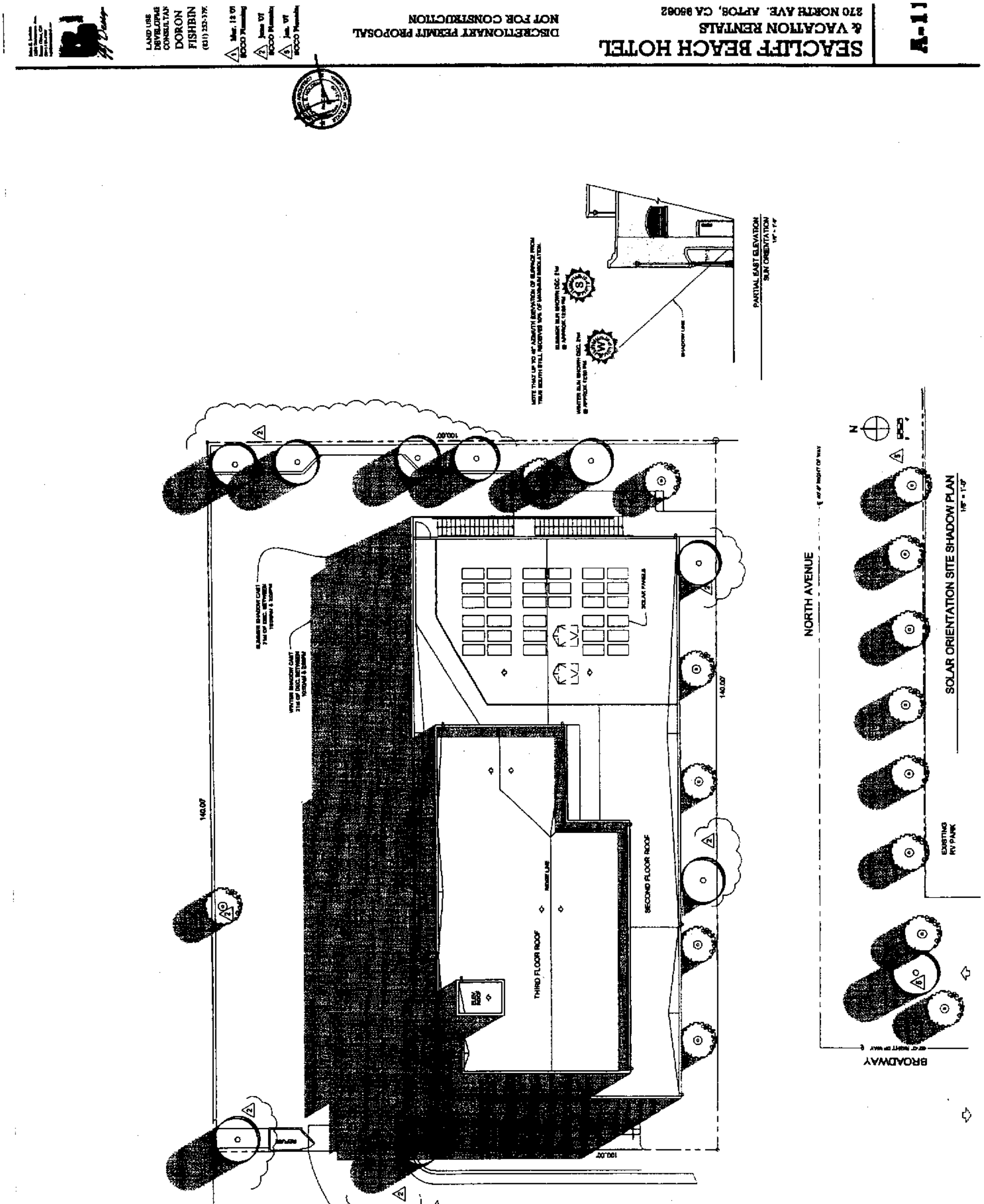
WALLS/CEILING/ENTRY DOORS:
X Walls and ceilings must be smooth, durable, non-absorbent, light colored and WASHABLE (brick, concrete block, rough concrete, rough plaster or heavily textured gypsum board are not acceptable).
X All cracks and gaps in wall/ceiling created during the installation of the equipment are to be sealed so a smooth and easily washable finish.
X Walls behind all sinks and dishwashers shall be constructed of a waterproof material (FRP, Formica, stainless steel or similar surfaces) FROM TOP OF THE COVED BASE TO 12" ABOVE SINK.
X All unfinished surfaces shall be sealed with a gloss or semi gloss, epoxy, varnish or other EHS approved sealer.

X All entrance doors (leading to the outside) are to be self-closing.
X Ceiling acoustical tile may be approved if a sample is submitted and approved by this department (MUST HAVE A VINYL SURFACE).
X Facilities must be fully enclosed. Walk-in refrigeration units, walk-in freezer units, and restrooms must open directly into the establishment.
X CONDUIT: ALL plumbing, electrical and gas lines shall be concealed within the building walls, floors and ceiling or within approved asphalt mast or sleeves. When conduit or pipe lines enter a wall, ceiling or floor, the opening around the line(s) shall be tightly sealed and made smooth.

REFRIGERATION:
X Shall be specifically constructed for commercial use and conform to NSF or ANSI Standards (domestic model refrigeration units will NOT be accepted).
X Shall be provided with an accurate, readily visible thermometer.
X Condensate waste from reach-in or walk-in units must be drained into a floor sink with an air gap separation or to an approved evaporator unit.
X Floor drains and floor sinks must be located outside walk-in units.
X Walk-in shelving must be non corrodible and at least 6" off the floor with smooth, round metal legs or unaffected from the wall for ease of cleaning. Shelving must be equivalent to applicable NSF standards. Wood is not acceptable.
X The walk-in floor material must extend up the walls at least 4" with a minimum 3/8" radius at wall/floor juncture on both the inside and outside of walk-in refrigerators. Make certain that your NSF unit complies with this requirement as described above.

EQUIPMENT:
X All equipment MUST meet or be equivalent to applicable National Sanitation Foundation's Standards (NSF).
X Espresso machines MUST be ETL or UL listed as complying with "NSF Standard 4" (Look for proper sticker on machine).
X ALL ice machines MUST be located within the building in an easily cleanable, well ventilated area and MUST be drained to a floor sink or other approved indirect connection.

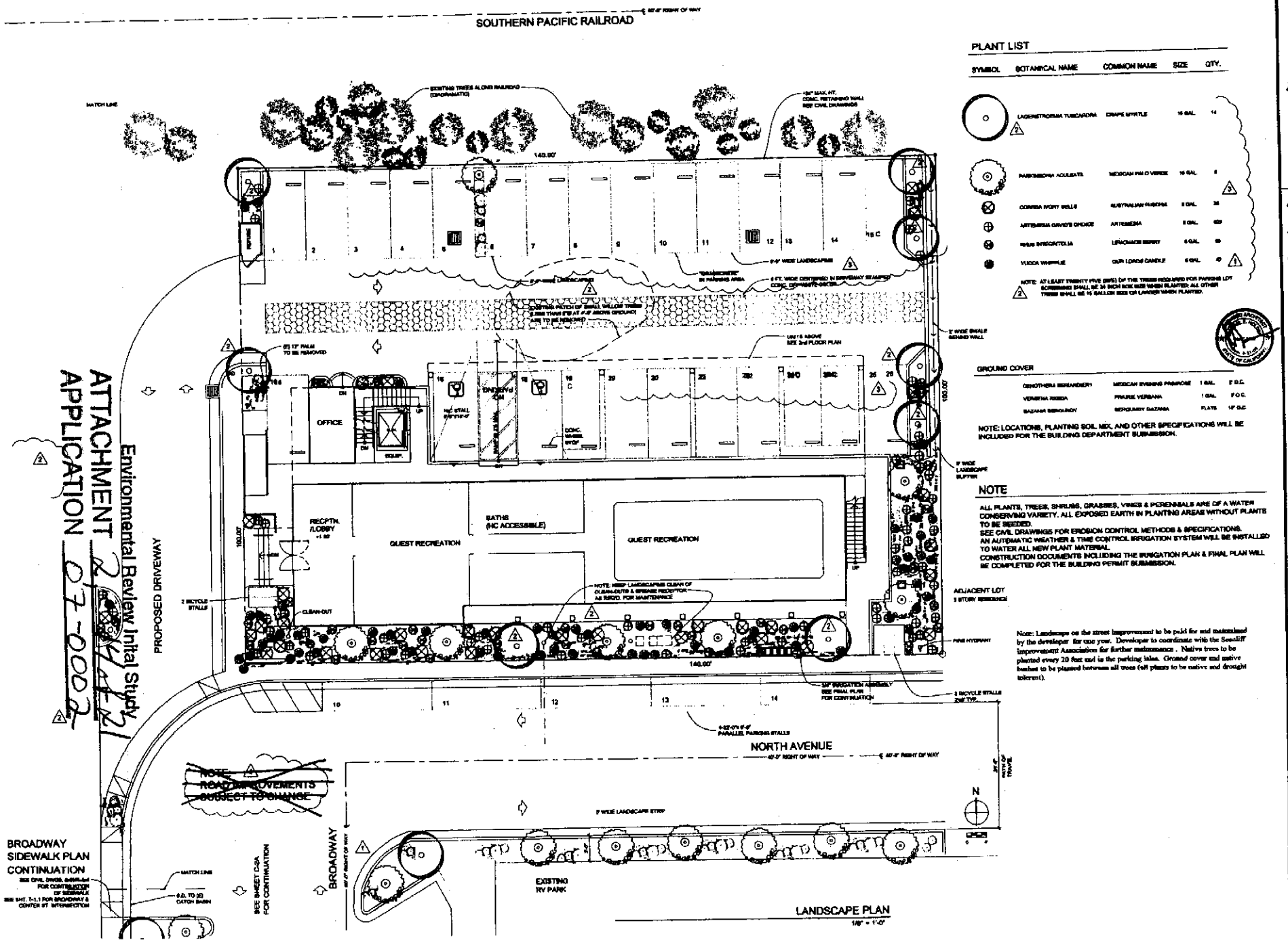
TYPES OF SINKS REQUIRED:
X Dishwashing machines are recommended where a large volume of eating and drinking utensils are washed. Dishwashing machines may be connected directly to the sewer immediately downstream from a floor drain or they may be drained through an approved indirect connection. Machines must have (2) integral stainless steel drainboards or dishtables.
X THREE COMPARTMENT SANITIZING SINK: must be provided for all multiservice kitchen utensils (pots, pans, spatula's, mugs, kitchen knives, spoons etc, and multiservice consumer utensils. The sink compartments and steel integral drainboards must be large enough to accommodate the largest utensils to be washed. The three compartment sink MUST drain by means of an indirect waste connection to a floor sink.
X FOOD PREPARATION SINK: food facilities need a separate sink for food preparation such as, but not limited to, thawing, washing or soaking. The food preparation sink shall drain by means of an indirect connection to a floor sink.
X A stainless steel HANDWASH SINK must be located in each food preparation area (within 25 feet of all preparation areas) with handwashing cleanser and single service towels provided in permanently installed dispensers adjacent to each handwashing facility. Provide hot and cold water through a mixing faucet.
X A JANITORIAL SINK of a slab, basin or floor constructed of concrete or equivalent material, curbed and sloped to drain shall be provided. Provide a BACKFLOW PREVENTION DEVICE on mop area faucet. Install hooks or other suitable retaining device to hold mops etc. over the janitorial sink.
X All sink compartments must have hot and cold water through a mixing faucet and an approved sewer connection.



Environmental Review Inital Study

ATTACHMENT 2, 13 of 21

APPLICATION 07-0002



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	LAGERSTROEMIA TUSCARORA	CRAPE MYRTLE	15 GAL.	14
	PARKINSONIA ACULEATA	MEXICAN PALO VERDE	15 GAL.	8
	CORREA IVORY BELLS	AUSTRALIAN FUSCHIA	5 GAL.	36
	ARTEMISIA DAVID'S CHOICE	ARTEMISIA	5 GAL.	600
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	16
	YUCCA WHIPPLE	OUR LORDS CANDLE	5 GAL.	47

NOTE: AT LEAST TWENTY FIVE (25%) OF THE TREES REQUIRED FOR PARKING LOT SCREENING SHALL BE 36 INCH BOX SIZE WHEN PLANTED. ALL OTHER TREES SHALL BE 15 GALLON SIZE OR LARGER WHEN PLANTED.

GROUND COVER

OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	1 GAL.	3' O.C.
VERBENA RIGIDA	PRAIRIE VERBANA	1 GAL.	3' O.C.
BAZANIA SPECIOSUM	SPECIOUSLY BAZANIA	FLATS	12" O.C.

NOTE: LOCATIONS, PLANTING SOIL MIX, AND OTHER SPECIFICATIONS WILL BE INCLUDED FOR THE BUILDING DEPARTMENT SUBMISSION.

NOTE

ALL PLANTS, TREES, SHRUBS, GRASSES, VINES & PERENNIALS ARE OF A WATER CONSERVING VARIETY. ALL EXPOSED EARTH IN PLANTING AREAS WITHOUT PLANTS TO BE SEEDED.
SEE CIVIL DRAWINGS FOR EROSION CONTROL METHODS & SPECIFICATIONS.
AN AUTOMATIC WEATHER & TIME CONTROL IRRIGATION SYSTEM WILL BE INSTALLED TO WATER ALL NEW PLANT MATERIAL.
CONSTRUCTION DOCUMENTS INCLUDING THE IRRIGATION PLAN & FINAL PLAN WILL BE COMPLETED FOR THE BUILDING PERMIT SUBMISSION.

Note: Landscape on the street improvement to be paid for and maintained by the developer for one year. Developer to coordinate with the Seacliff Improvement Association for further maintenance. Native trees to be planted every 20 feet and in the parking isles. Ground cover and native bushes to be planted between all trees (all plants to be native and drought tolerant).

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 07-0002

SEACLIFF BEACH HOTEL & VACATION RENTALS

DISCRETIONARY PERMIT PROPOSAL
NOT FOR CONSTRUCTION

L-1

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A PERSONAL AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY AND TO ANY WORK OR TRADE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS COMPLETELY AND IS RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS. THESE DRAWINGS ARE ALL GENERAL IN NATURE AND ARE INTENDED TO SHOW ONLY THE GENERAL ARRANGEMENT AND TYPE OF CONSTRUCTION. THE CONTRACTOR IS TO FURNISH ALL PARTS AND DETAILS OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY DISCOVERED BY THE CONTRACTOR OR FOUND IN THE CONSTRUCTION WORK. NO CHANGES OR OMISSIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT OWNER AND THE ENGINEER OF WORK WHEN ENCROACHMENT OF PUBLIC WORKS.

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH. THE PROJECT ENGINEER SHALL BE THE SOLE JUDGE AS TO WHETHER OR NOT THE PROPOSED ALTERATION IS ACCEPTABLE. NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE ENFORCED OR ANY SUCH AGREEMENT.

4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORDS AND MAY NOT REPRESENT THEIR EXACT LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THOSE UTILITIES PRIOR TO CONSTRUCTION, AND TO REPORT ANY DISCREPANCIES IN CASE OF CONFLICT.

6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.

7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.

9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, AND COUNTY SEDIMENTATION INSPECTOR AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

11. PREPARE A "DISTURBANCE COORDINATOR" TO RESPOND TO STORM COMPLAINTS AND EFFECTIVE MEASURES TO MINIMIZE DISTURBANCE NOISE AND DUST. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED AT A SIGN POSTED AT THE JOBSITE FOR THE ENTIRE TIME THE PROJECT IS UNDERWAY. THE DISTURBANCE COORDINATOR SHALL DETERMINE THE CAUSE OF THE COMPLAINT AND SHALL TAKE PRIOR ACTION AS NECESSARY TO CORRECT THE SITUATION AND SHALL NOTIFY THE COMPLAINANT WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.

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

13. NO LAND CLEARING, GRADING OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

14. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. GRADING OPERATIONS SUCH THAT EXPOSED SOIL DURING OR BEFORE RAINFALL ARE PLANNED OR WHERE EXECUTION OF AUTUMN GRADING, BEFORE OCTOBER 15 IS PLANNED, THE EXPOSED SOIL OR UNFINISHED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

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

16. SOIL TO REMAIN ON SITE WHERE POSSIBLE. ALL TRUCKS TRANSPORTING SOIL SHALL BE COVERED WITH TARPS.

17. PURSUANT TO SECTIONS 16.20.070 AND 16.40.110 OF THE COUNTY CODE, IF AT ANY TIME DURING THE PERFORMANCE OF THE WORK HEREIN AGREED TO BE PERFORMED, ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, WORK SHALL IMMEDIATELY CEASE AND THE FIND SHALL BE REPORTED TO THE PLANNING DIRECTOR. IF THE DISCOVERY CONSISTS OF HUMAN REMAINS, THE CORONER SHALL ALSO BE NOTIFIED. NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE PLANNING DIRECTOR HAS DETERMINED THE APPROPRIATE MEASURES TO BE TAKEN WITH REGARD TO THE FIND. ALL COSTS ASSOCIATED WITH THE INVESTIGATION AND SALVAGING SHALL BE BORNE BY THE PERMITTEE.

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

19. THE INSPECTOR OF PUBLIC WORKS, 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.

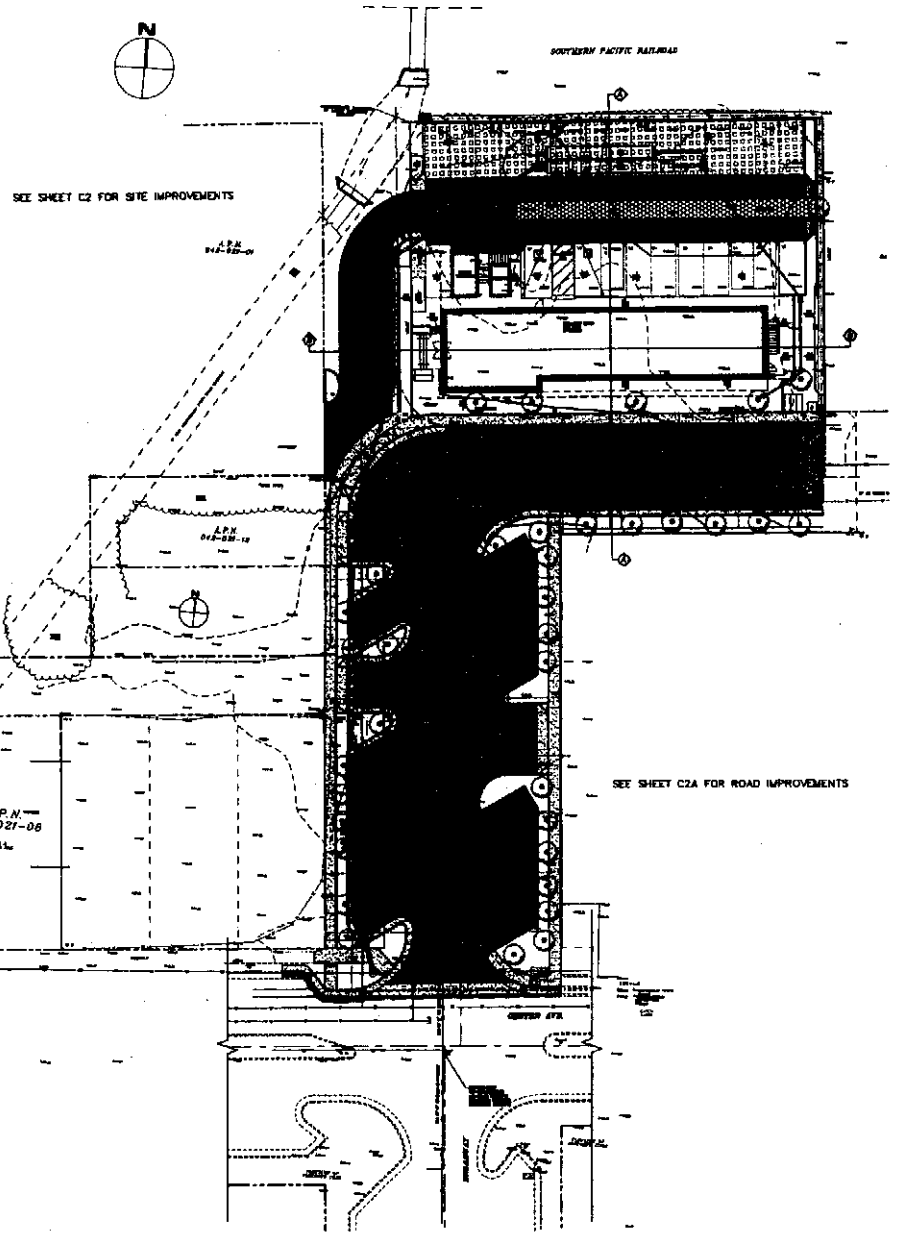
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION CLEARANCES PRIOR TO BEGINNING ON ANY NEW, EXISTING OR RELOCATED SEWER OR STORM DRAIN. NO CONNECTIONS SHALL BE MADE FOR OPERATING PURPOSES ONLY AND SHALL NOT BE CONSTRUCTED UNTIL ALL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY EXCAVATIONS IN SAND DRAINFIELDS AND SEEPAGES.

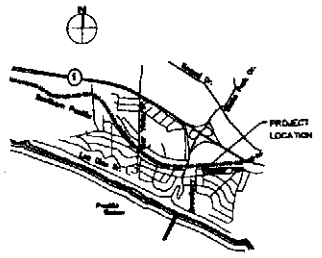
21. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.

22. ON-SITE LATERAL PIPING SERVING ALL DEMOLISHED BUILDINGS SHALL BE REMOVED. ALL UNUSED LATERALS SHALL BE ABANDONED AT THE PROPERTY LINE AND INSPECTED BY A SANITATION DISTRICT REPRESENTATIVE. ENGINEER SHALL NOT BE RESPONSIBLE OR RELOCATED WITHOUT PIPE TRACING AND LATERAL ABANDONMENT.

23. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY OWNERS, AND ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL UTILITIES, AS MAY BE NECESSARY. CONTRACTOR SHALL CONTACT AND NOTIFY ALL UTILITIES SHOWN AND POTENTIAL OTHERS PRIOR TO EXCAVATION. CALL USA 1-800-642-2444.

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





VICINITY MAP

Project Data

Owner

Total Area of Site

Geotechnical Engineer

SHEET NO.	TITLE
C-1	SITE PLAN AND NOTES
C-2	GRADING AND DRAINAGE
C-2A	BROADWAY AVE/NORTH AVE IMPROVEMENTS
C-3	ROADWAY IMPROVEMENTS
C-4	SECTIONS AND DETAILS
C-5	EROSION CONTROL PLAN

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION # 02-0221

4/21/08

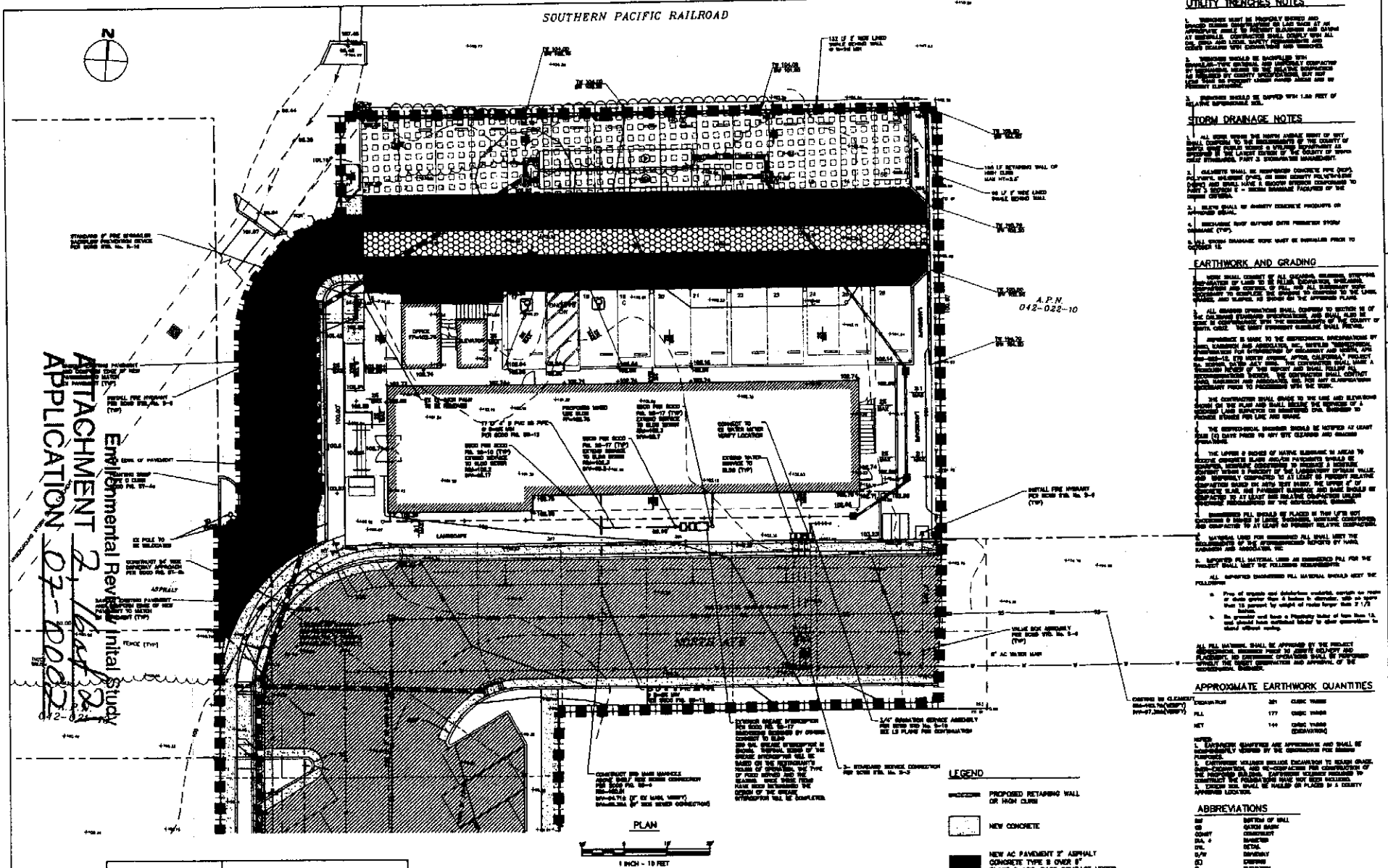
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

SEACLIFF BEACH HOTEL
FOR:
DONION PROPERTIES
270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-12

SITE PLAN AND NOTES

PROJECT NO. 06-042-1
DATE DECEMBER 2006
SCALE AS SHOWN
dwg name CIVIL2006.dwg

C-1



ATTACHMENT 2, Exhibit 21
APPLICATION 07-0002
042-022

Environmental Review Initial Study

SEE SHEETS C2A & 3 FOR ROAD IMPROVEMENTS

PERCENT OF MAXIMUM DRY DENSITY	LOCATION
95%	1) ALL AGGREGATE BASE AND SUBBASE IN PAVEMENT AREAS 2) THE UPPER 6 INCHES OF SUBGRADE IN PAVEMENT AREAS 3) ALL UTILITY TRENCH BACKFILL IN PAVEMENT AREAS
90%	ALL REMAINING NATIVE SOIL AND FILL MATERIAL

THE MAXIMUM DRY DENSITY SHALL BE OBTAINED FROM A LABORATORY COMPACTION CURVE RUN IN ACCORDANCE WITH ASTM PROCEDURE, D1557-00. THIS TEST SHALL ALSO ESTABLISH THE OPTIMUM MOISTURE CONTENT OF THE MATERIAL. FIELD DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM TEST STANDARDS.

UTILITY TRENCHES NOTES

1. TRENCHES MUST BE PROPERLY BRACED AND SHORED DURING EXCAVATION TO PROTECT WORKMEN AND ADJACENT AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL EXCAVATIONS ARE MADE IN ACCORDANCE WITH CONSTRUCTION SAFETY ORDERS AND ALL OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

2. TRENCHES SHOULD BE BACKFILLED WITH APPROVED TYPE MATERIALS AND PROPERLY COMPACTED BY MECHANICAL MEANS TO THE DENSITY SPECIFIED OR AS REQUIRED BY COUNTY INSPECTIONS. JETTING MAY NOT BE USED AS A METHOD OF COMPACTION UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER AND THE COUNTY INSPECTOR.

3. TRENCHES SHOULD BE CAPPED WITH 1.50 FEET OF ASPHALT IMMEDIATELY AFTER BACKFILLING AND COMPACTION.

4. ALL TRENCHES SHALL BE BACKFILLED PRIOR TO OCTOBER 15.

STORM DRAINAGE NOTES

1. ALL STORM WATER SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL DRAINAGE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ, THE LATEST EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA, PART 2 STORMWATER MANAGEMENT.

2. GUTTERS SHALL BE REINFORCED CONCRETE PIPE (RCP), ASTM C76, WALL B, CLASS III WITH A MINIMUM COVER OF 2 FEET AND SHALL HAVE A ROUGHNESS COEFFICIENT CONFORMING TO SECTION 5 - STORM DRAINAGE FACILITIES OF THE DESIGN CRITERIA.

3. INLETS SHALL BE PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.

4. ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTFALLS (TYP).

5. ALL STORM DRAINAGE WORK MUST BE INSTALLED PRIOR TO OCTOBER 15.

EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL GRADING, EXCAVATION, STRIPPING, PREPARATION OF AREAS TO BE FILLED, PLACEMENT, COMPACTION AND CONTROL OF FILL, AND ALL OPERATIONS NOT SPECIFICALLY INCLUDED UNDER OTHER TYPES OF WORK AND NECESSARY TO COMPLETE THE GRADING OF THE LAND, SHOWN, AND CLEARLY TO CONFORM TO THE APPROVED PLANS.

2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 16 OF THE COUNTY DESIGN STANDARDS AND SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COUNTY OF SANTA CRUZ. THE MORE STRINGENT GUIDELINE SHALL PREVAIL.

3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATION BY HARO, KASUNICH AND ASSOCIATES, INC., DATED JULY 2006, AND ADDENDUM DATED SEPTEMBER 2006 FOR RECOMMENDATIONS AND CRITERIA FOR EARTHWORK AND GRADING. THE GEOTECHNICAL ENGINEER SHALL BE EMPLOYED BY THE OWNER AND SHALL REPORT TO, AND BE UNDER THE DIRECTION OF, THE OWNER. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF THE PROPOSED STARTING DATE AND SCHEDULE OF GRADING OPERATIONS AND ARRANGE WITH THE GEOTECHNICAL ENGINEER FOR THE FULL TIME OBSERVATION AND TESTING REQUIRED DURING THE WORK.

4. THE CONTRACTOR SHALL ADHERE TO THE LINES AND ELEVATIONS SHOWN ON THE GRADING PLANS AND IN BUILDING THE SUBGRADE OF A ROADWAY, LOT OR STRUCTURE, AN ADDITIONAL CUT, EXCAVATION OR ADDITIONAL FILL SHALL NOT BE MADE WITHOUT THE PRIOR CONSENT OF THE OWNER AND THE GEOTECHNICAL ENGINEER, UNLESS SUCH ADDITIONAL WORK IS ORDERED IN WRITING BY THE OWNER OR THE GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR'S WORKING SCHEDULE SHALL BE ADJUSTED TO ALLOW THE GEOTECHNICAL ENGINEER TO OBSERVE AND TEST THE PROGRESS OF THE WORK AS IT RELATES TO GRADING AND FOUNDATION CONSTRUCTION RECOMMENDATIONS. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OPERATIONS.

6. THE UPPER 6 INCHES OF NATIVE SUBGRADE IN AREAS TO RECEIVE STRUCTURAL FILLS AND/OR PAVEMENTS SHALL BE SCARIFIED, MOISTURE CONDITIONED AS NEEDED TO ACHIEVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE MINIMUM VALUE SPECIFIED IN PARAGRAPH 9 OF THIS SECTION. IN AREAS TO RECEIVE COMPACTED FILL, THE UPPER 6" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB AND PAVEMENT SUBGRADE AND BASE SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

7. UNCONSOLIDATED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MAINTAINED AT OPTIMUM MOISTURE CONDITIONS AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

8. MATERIAL USED FOR UNCONSOLIDATED FILL SHALL MEET THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS BY HARO, KASUNICH AND ASSOCIATES, INC.

9. IMPORTED FILL MATERIAL USED AS UNCONSOLIDATED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

ALL IMPORTED UNCONSOLIDATED FILL MATERIAL SHOULD MEET THE FOLLOWING:

- Free of organic and deleterious material, contain no rocks or clods greater than 6 inches in diameter, and no more than 15 percent by weight of rocks larger than 2 1/2 inches.
- Be granular and have a Plasticity Index of less than 12, and granular soils should be clean sands with little or no silt and clay content.

ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER BEFORE IT IS BROUGHT TO THE SITE FOR PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE PRESENCE OF THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE AND APPROVAL OF THE WORK.

APPROXIMATE EARTHWORK QUANTITIES

EXCAVATION	321	CUBIC YARDS
FILL	177	CUBIC YARDS
NET	144	CUBIC YARDS (EXCAVATION)

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE SUBSTANTIALLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. CONTRACTOR VOLUNTARY BALANCE EXCAVATION TO REMOVE GRADE-INCONSISTENT AND "RE-COMPACTION PER CONSTRUCTION OF THE PROPOSED BUILDING. EARTHWORK EQUIPMENT PROVIDED TO ACCOMPLISH THE FOLLOWING. ALL EXCESS SOIL SHALL BE HAULED OFF.
3. EXCESS SOIL SHOULD BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

LEGEND

- PROPOSED RETAINING WALL OR HIGH CURB
- NEW CONCRETE
- NEW AC PAVEMENT 3" ASPHALT CONCRETE TYPE B OVER 8" CLASS 2 AGG. BASE COMPACT UPPER 6" OF SUBGRADE TO 95% RC
- 3" DEEP GRASSCRETE LAID ON 6" OF CLASS 2 AGGREGATE SUB-BASE COMPACTED TO 90% WITH A BURNING LAYER OF SAND
- NEW AC PAVEMENT - 3" TYPE B AC OVER 8" CLASS 2 AGG BASE. A

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA. ø	DIAMETER
EXIST.	EXISTING
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TW	TOP OF WALL
EL	ELEVATION
FG	FINISH GRADE
FF	FINISH FLOOR
FS	FINISH SURFACE
INV	INVERT
MAX	MAXIMUM
NTS	NOT TO SCALE
SW	SIDEWALK
@	AT
±	PLUS OR MINUS
SCCO	COUNTY OF SANTA CRUZ
SCWD	SOQUEL CREEK WATER DISTRICT
SCDD	STORM DRAINAGE DISTRICT
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL

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

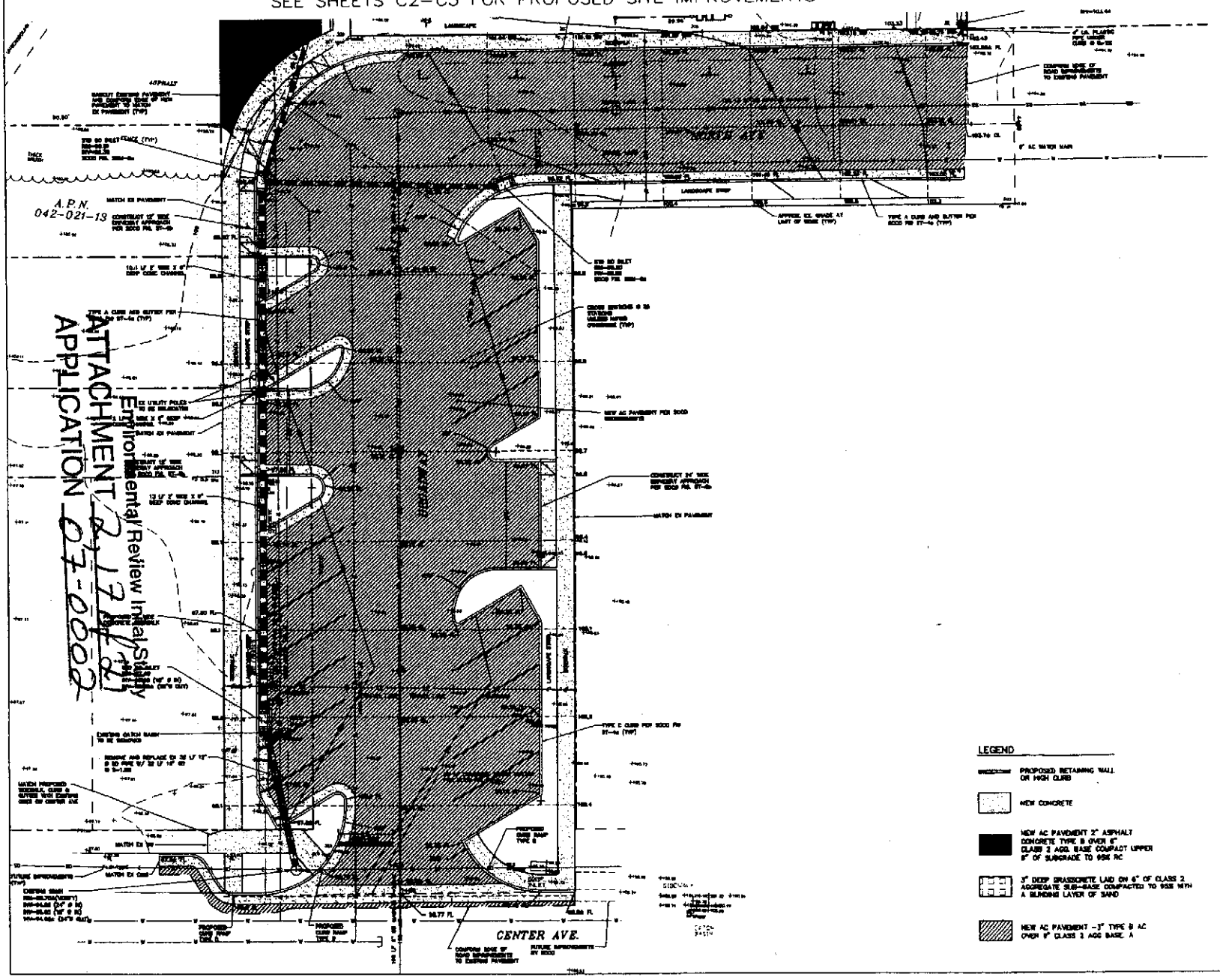
SEACLIFF BEACH HOTEL
FOR
DORON PINSHIN
270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-10

GRADING AND DRAINAGE PLAN

project no. 06-042-1
date DECEMBER 2006
scale AS SHOWN
dwg name CIVIL2006.dwg

C-2

SEE SHEETS C2–C5 FOR PROPOSED SITE IMPROVEMENTS



ATTACHMENT 2
APPLICATION 07-0002

Environmental Review Initial Study

4/21/08

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3601 www.rjengineering.com

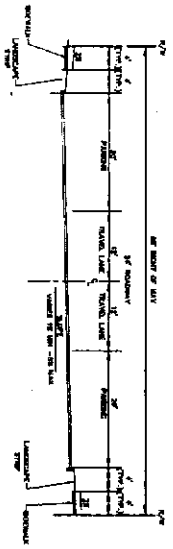
SEACLIFF BEACH HOTEL
FOR
DORON FISHER
2211 EAST CLIFF AVENUE
APTOS, CALIFORNIA
APN 043-022-12

BROADWAY AVE / NORTH AVE
IMPROVEMENTS

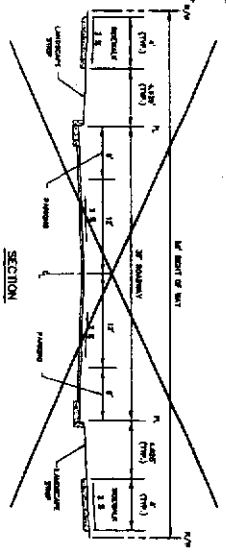
project no.
06-042-1
date
DECEMBER 2006
scale
AS SHOWN
dwg name
CIVIL2006.dwg

C-2A

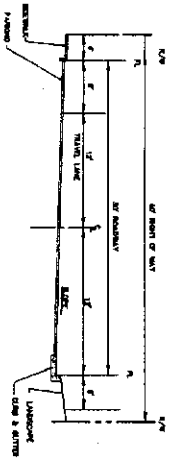
ATTACHMENT 3, 18 of 31
APPLICATION 07-0002
Environmental Review Initial Study



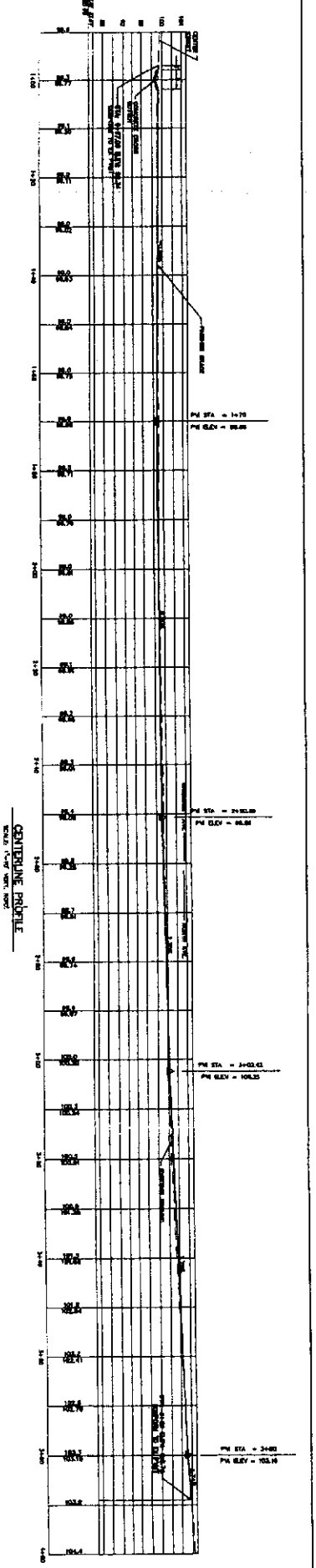
PROPOSED BROADWAY CROSS SECTION
N.T.S.



STANDARD URBAN LOCAL STREET WITH PARKING
SECTION
N.T.S.



PROPOSED NORTH AVENUE CROSS SECTION
N.T.S.



CENTERLINE PROFILE

C-3

SEACLIFF BEACH HOTEL
FOR
DORON RISHIN
270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-12

ROAD AND DRAINAGE
IMPROVEMENT PLAN

PROJECT NO. 04-042-1
DATE APRIL 2008
SCALE AS SHOWN
DRWG NAME CIVIL 2008.DWG

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

4/24/08

RI Engineering, Inc.

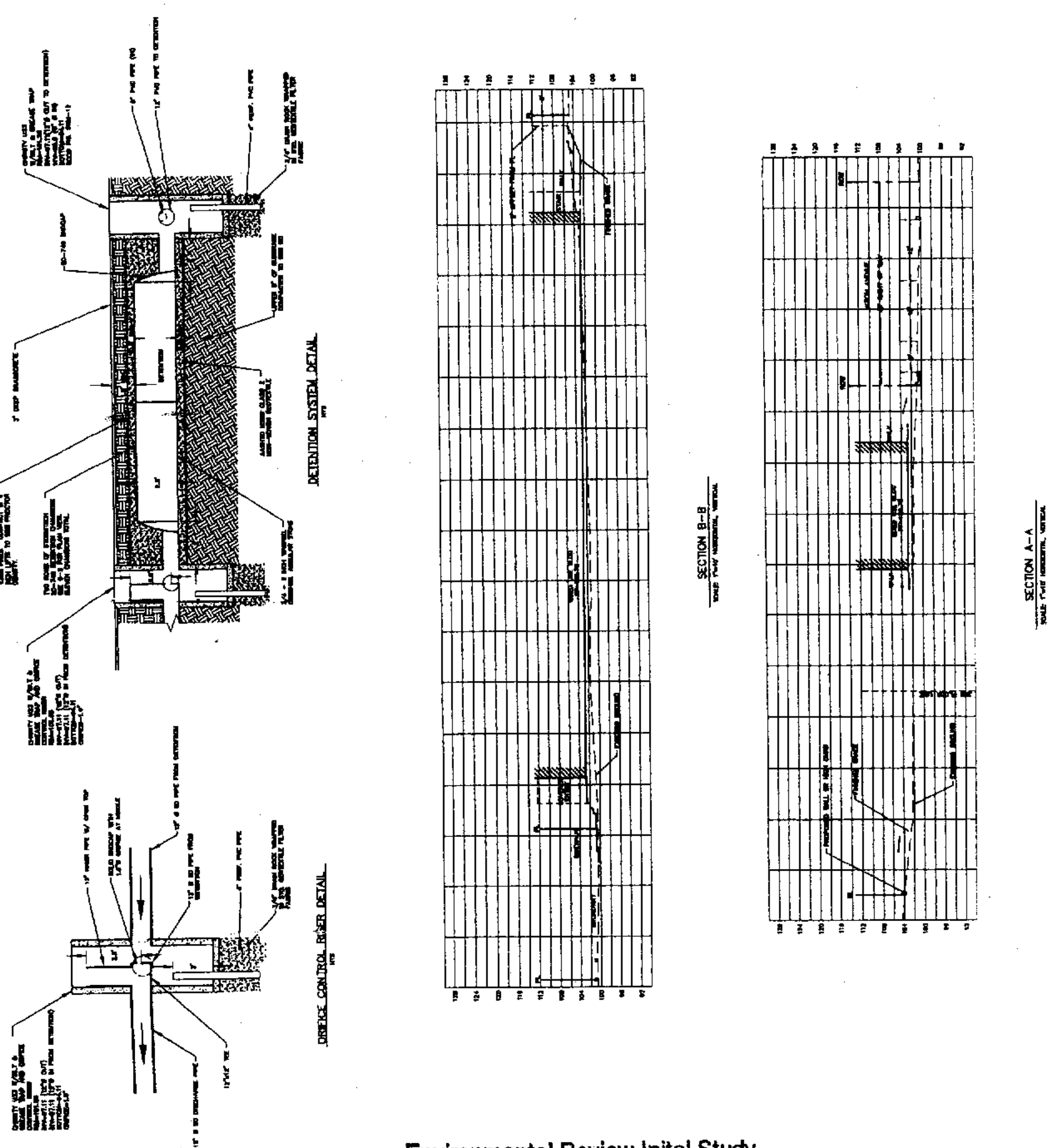
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-426-3901 www.riengineering.com

SECTIONS AND DETAILS

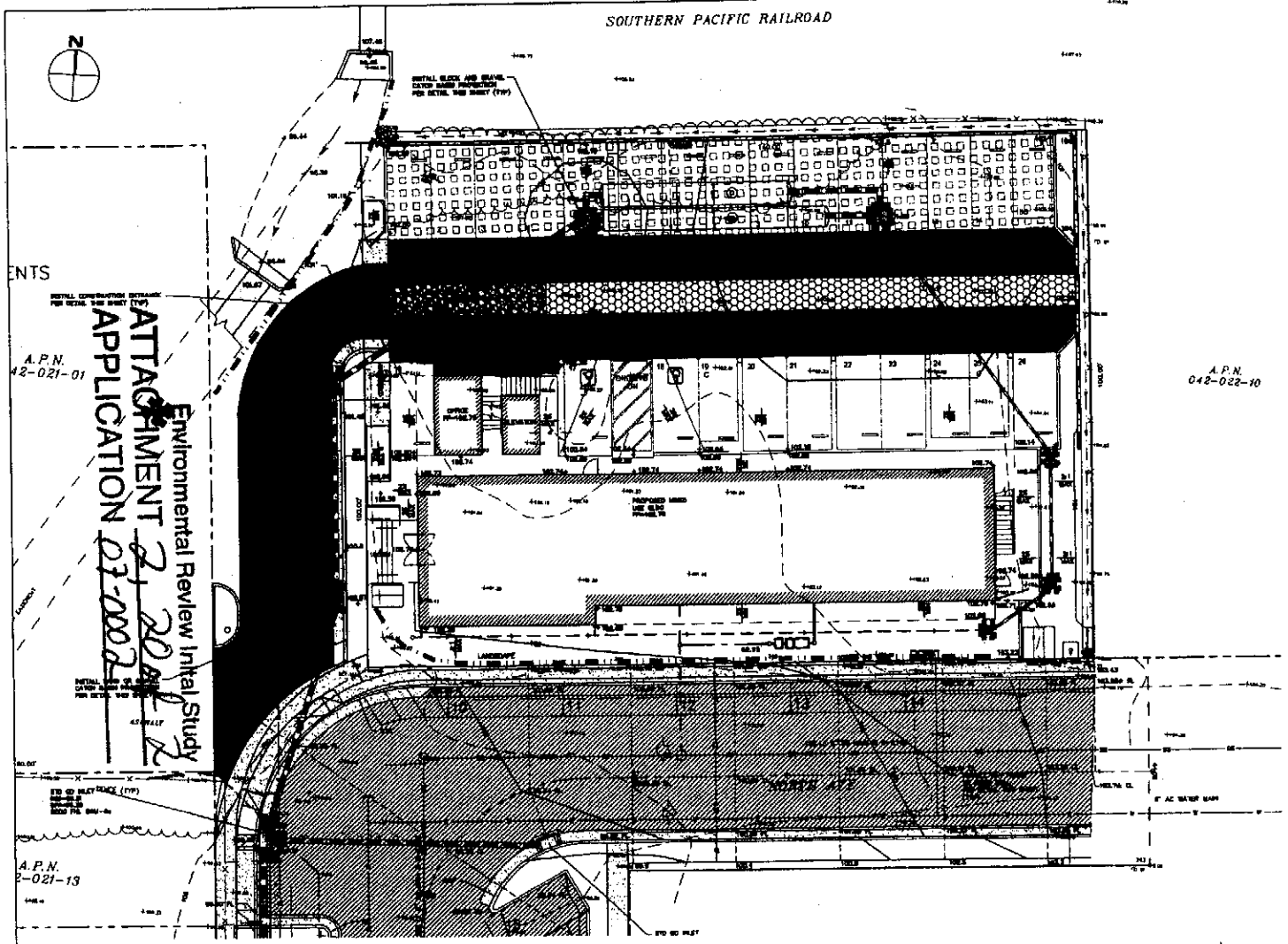
SEACLIFF BEACH HOTEL
FOR
DORON ASHIN
270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-12

08-042-1
DECEMBER 2008
AS SHOWN
CIVIL 2008.dwg

C-4



Environmental Review Inital Study
ATTACHMENT 2, 19 of 21
APPLICATION 07-0002

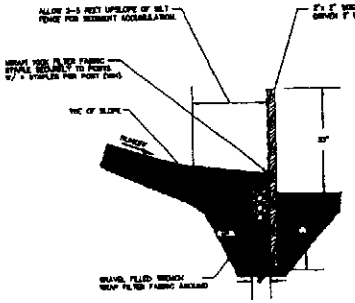


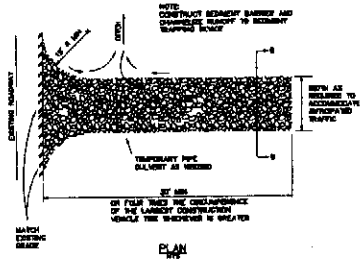
ATTACHMENT 2, 2nd Rev
APPLICATION 03-0022

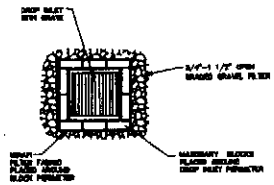
Environmental Review Intial Study

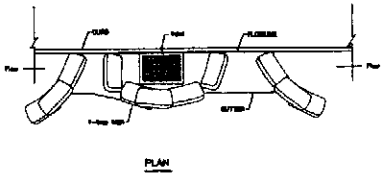
EROSION CONTROL MEASURES

1. [illegible] TO BE MAINTAINED AT ALL TIMES. ANY DAMAGE OR REMOVAL [illegible] SHALL BE REPLACED OR REPAIRED AT [illegible] BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN ON SECOND OR THIRD PLAN, ALL COLLECTED RUNOFF SHALL BE DIVERTED TO DESIGNATED DESIGNED OR EXISTING DRAINAGE. DRAINAGE SHALL BE AS THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIGNER AND CONTRACTOR IS TO CONTROL WIND EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED CONDITIONS BY EITHER SHALL EXIST THAT SHALL BE BEYOND [illegible], ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT IMMEDIATELY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
   [illegible] 100 LBS/ACRE
   [illegible] 100 LBS/ACRE
   [illegible] 100 LBS/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (MIN.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 0-20-0, SHALL BE APPLIED AT A RATE OF 20 LBS. PER 1000 SQ. FT. ON SLOPES GREATER THAN SEE EROSION CONTROL ELEMENT (FOURTH AMMONIUM NITRATE SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED SIDE TO SIDE AND SEVERAL ROWS ALONG THE [illegible] OF ALL GRADED SLOPES.









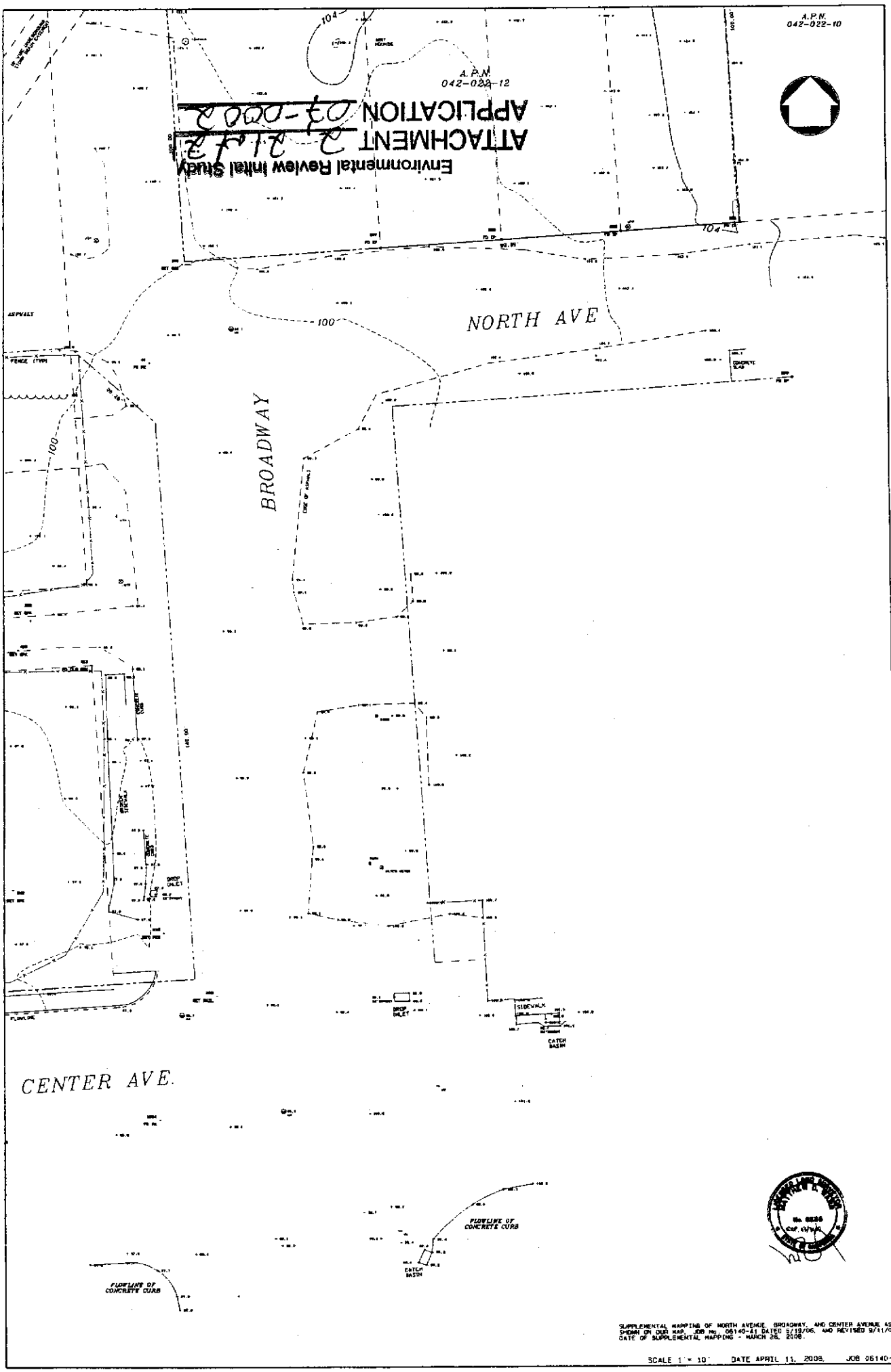
RJ Engineering Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

BEACLIFF BEACH HOTEL
FOR:
DORNON PROHIRH
270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-12

EROSION CONTROL PLAN

project no.
06-042-1
date
DECEMBER 2008
scale
AS SHOWN
dwg name
CIVIL2008.dwg

C-5



ATTACHMENT 2 2.1.2
APPLICATION 03-0002
Environmental Review Initial Study

SUPPLEMENTAL MAPPING OF NORTH AVENUE, BROADWAY, AND CENTER AVENUE AS SHOWN ON OUR MAP, JOB No. 05140-A1 DATED 9/19/05, AND REVISED 9/11/06. DATE OF SUPPLEMENTAL MAPPING - MARCH 26, 2008.

SCALE 1" = 10' DATE APRIL 11, 2008. JOB 05140-A1

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No. SC9189
14 July 2006

MR. DORON FISHBIN
515 Middlefield Drive
Aptos, California 95003

Subject: Geotechnical Investigation - Design Phase

Reference: Mix Use; Residential and Commercial Buildings
Intersection of Broadway and North
APN 042-022-12
Aptos, California

Dear Mr. Fishbin:

In accordance with your authorization, we have performed a Geotechnical Investigation for the referenced project in Aptos, California.

Primary geotechnical concerns at the site include strong seismic shaking, adequate foundation support and appropriate control of surface runoff for the new buildings.

The accompanying report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based.

If you have any questions concerning the data or conclusions presented in this report, please call our office.

Very truly yours,

Reviewed By:

HARO, KASUNICH & ASSOCIATES, INC.

John E. Kasunich
G.E. 455

William E. St. Clair
Staff Engineer

WSC/sq

Copies: 3 to Addressee

Environmental Review Initial Study
ATTACHMENT 3, 1 of 19
APPLICATION 07-0002

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigation, the proposed development appears compatible with site conditions, from a geotechnical standpoint, provided our recommendations are closely followed during the design and construction phases of the project.

Primary geotechnical concerns at the site include strong seismic shaking, appropriate foundation support and adequate control of surface runoff around the property.

Based on our subsurface information the top 5 feet of soil was found to be loose and moderately compressible. We therefore recommend deriving structural support using cast in place concrete piers penetrating the top 5 feet and embedded a minimum of 3 feet into medium dense to firm native soil; or redensifing at least 3.5 feet of the native soil to establish an engineered fill pad and deriving structural support using conventional spread footings bearing upon 3½ feet of compacted fill; or (depending on the final pad elevation) deriving structural support using conventional spread footings bearing on medium dense to firm native soil below 5 feet. The redensification zone should extend horizontally from the building edge a minimum of 4 feet.

A combination of piers and spread footings are not recommended for a single structure. Foundation elements (piers or footings) should be continuous and structurally tied together at the top where supporting structural loads (i.e. roof loads, bearing walls or columns etc). Floor loads may be supported by isolated footings or piers bearing on engineered fill or firm native soil. Concrete slabs should either design to span across foundation elements or founded on redensified engineered fill. Surface drainage should be strictly controlled around the property. Under no circumstances should surface runoff be allowed to pond or flow next or adjacent to structural foundations.

The following recommendations should be used as guidelines for preparing project plans and specifications, and assume that **Haro, Kasunich & Associates** will be commissioned to review project grading and foundation plans before construction and to observe, test and advise during earthwork and foundation construction. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those inferred from this investigation. Unusual or unforeseen soil conditions may require supplemental evaluation by the geotechnical engineer.

General Site Grading

1. As discussed previously, since the type of building, exact location and final pad elevations have are not known at this time some of our recommendations are general in

nature. We should be provided an opportunity to review project plans during the design process to ensure the intent of our geotechnical recommendations have been met.

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

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

4. Areas to be graded should be cleared of structures, obstructions and deleterious material, including trees not designated to remain and other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

5. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth is anticipated to be from 2 to 4 inches. Actual depth of stripping should be determined in the

field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

6. Following clearing and stripping, exposed subgrades in areas to receive pavements or concrete slabs should be scarified to a depth of 8 inches, moisture conditioned (or allowed to dry as necessary) to produce a moisture content within 2 percent of the laboratory optimum value, and uniformly compacted to at least 95 percent relative compaction. Aggregate base below pavements or concrete slabs should likewise be compacted to at least 95 percent relative compaction.

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

8. In general, the on-site soils appear suitable to use as engineered fill material. Materials imported and used for engineered fill should be free of organic and deleterious material, contain no rocks or clods over 4 inches in dimension, and should contain no more than 15 percent by weight of rocks larger than 2½ inches. Imported fill should also be

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

Cut and Fill Slopes

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

10. All cut slopes should be retained.

11. Engineered fill slopes are not recommended for this project without further review and analysis by the geotechnical engineer.

12. Following grading, all slopes and/or exposed soil, including natural slopes that have been exposed as a result of grading, should be planted as soon as possible with erosion-resistant vegetation.

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

Utility Trenches

14. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

15. Trenches should be backfilled with granular-type material and uniformly compacted by mechanical means to the relative compaction as required by county specifications, but not less than 95 percent under paved areas and 90 percent elsewhere. The relative compaction will be based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-91.

16. We strongly recommend placing a three-foot (3') concrete plug in each trench where it passes under the exterior foundations. Care should be taken not to damage utility lines.

17. Trenches should be capped with 1.5± feet of relatively impermeable soil.

Building Foundations

18. As previously mentioned, we recommend deriving structural support using cast in place concrete piers penetrating the top 5 feet and embedded a minimum of 3 feet into medium dense to firm native soil; or redensifing the top 3.5 feet of near surface soil to

establish an engineered fill pad and deriving structural support using conventional spread footings bearing upon 3½ feet of engineered fill; or (depending on the final pad elevation) deriving structural support using conventional spread footings bearing on medium dense to firm native soil below 5 feet. Engineer fill should be processed in accordance with the general site grading section mentioned above. Utilizing a combination of piers and footings are not recommended for a single structure.

Conventional Spread Footings

19. Interior and exterior load-bearing walls and concentrated loads should be supported on continuous, reinforced concrete foundations that are structurally tied together to create a grid system. Spacing of interior continuous foundations for the grid pattern will depend on the specific structure; however spacing of 30 feet could be used as an initial guideline.

20. A minimum embedment depth of 15 inches into engineered fill or undisturbed medium dense to firm native soil is recommended, as measured from lowest adjacent grade. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 2:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

21. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

22. Provided our recommendations are incorporated into the design and construction of the project, post-construction total and differential settlement of foundations is expected to be within tolerable limits.

23. Lateral load resistance for structures supported on spread footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable for engineered fill or undisturbed native soil.

24. All footings should be reinforced in accordance with applicable UBC and/or ACI standards, however, we recommend the continuous footings contain a minimum steel reinforcement of four (4) #4 bars; i.e., two near the top and two near the bottom of the footing.

25. All footing excavations should be thoroughly cleaned and observed by the geotechnical engineer prior to placing forms and steel. Observation of foundation

excavations allows anticipated soil conditions to be correlated to those inferred from our investigation and to verify that the footings are in accordance with our recommendations.

Cast-In-Place Concrete Piers

26. Cast-in-place concrete piers may be used to support the structural building loads. The piers should extend a minimum depth of 8 feet below existing grade and be embedded a minimum of 3 feet into medium dense to firm native soil.

27. The concrete piers should be at least twelve inches (12") inches in diameter and vertically reinforced the full length. Actual reinforcement should be determined by the structural designer. The concrete piers should be structurally tied together.

28. Piers designed in accordance with the above may be designed for an allowable end bearing of 6,000 psf. This value may be increased by one-third to include short-term seismic and wind loads.

A passive resistance of 275 pcf (equivalent fluid pressure, may be assumed, acting over a plane 2 times the pier diameter. The top 3 feet of all piers should be neglected in design of passive resistance. The pier bottoms should be thoroughly cleaned of all loose soil prior to placing the reinforcing steel.

29. The concrete piers should be structurally tied together at the top using a reinforced concrete grade beam or structural members beneath the finished floor. Grade beams should be embedded a minimum of twelve inches (12") below lowest adjacent grade.

30. A representative from **Haro, Kasunich & Associates** should be present during pier drilling to verify subsurface soil conditions are consistent with the anticipated soil conditions and to ensure the intent of our geotechnical recommendations have been met. Prior to placing steel and concrete, pier excavations should be thoroughly cleaned and approved by the geotechnical engineer.

Retaining Wall Lateral Pressures

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

A. Active earth pressure for walls allowed to yield is that exerted by an equivalent fluid weighing 40 pcf for a level backslope gradient; and 55 pcf for a 2:1 (horizontal to vertical) backslope gradient. This assumes a fully drained condition.

B. Where walls are restrained from moving at the top (as in the case of basement walls), design for a uniform rectangular distribution equivalent to

27H psf per foot for a level backslope, and 38H psf per foot for a 2:1 backslope, where H is the height of the wall.

C. In addition, the walls should be designed for any adjacent live or dead loads which will exert a force on the wall (garage and/or auto traffic).

D. Retaining walls that act as interior house walls should be thoroughly waterproofed. For moisture sensitive wall coverings, we recommend retaining a water proofing agent for additional recommendations.

32. For seismic design of retaining walls a dynamic surcharge load of 10H psf, where H is the height of the wall, should be added to the above active lateral earth pressures. If a seismic surcharge load is incorporated into retaining wall design, the above active earth pressures may be reduced by 12 percent.

33. The above lateral pressure values assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of either Class 1; Type A permeable material complying with Section 68 of Caltrans Standard Specifications, latest edition.

34. The drainage material should be at least twelve inches (12") thick. The drains should extend from the base of the walls to within twelve inches (12') of the top of the backfill. A perforated pipe should be placed (holes down) about four inches (4") above the

bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be capped at the surface with clayey material to prevent infiltration of surface runoff into the backdrains. A layer of filter fabric (Mirafi 140N or equivalent) should separate the subdrain material from the overlying soil cap.

Concrete Slabs-on-Grade

35. Building floor slabs and exterior slabs should be constructed upon redensified engineered fill that has been processed in accordance with the recommendations under the "General Site Grading" Section of this report.

36. Exterior slabs (i.e. patios, driveways, sidewalks etc.) constructed within the upper 3 feet of existing grade should be founded on 24 inches of redensified engineered fill. For exterior slabs at or below three feet, the zone of redensification maybe reduced. For this case, the exact thickness of the redensification zone should be determined by the soil engineer based on exposed soil conditions during construction, but may not be less than 8 inches anywhere.

37. Interior slab floors used in conjunction with a pier and grade beam foundation should be designed to span across the grade beams and ultimately be supported by the piers.

38. Interior slab floors utilizing soil support and used in conjunction with conventional spread footings constructed at existing grade elevation should be founded on 3.5 feet of redensified engineered fill. For interior slabs constructed below existing grade, the zone of redensification maybe reduced. For this case, the exact thickness of the redensification zone should be determined by the soil engineer based on exposed soil conditions during construction, but may not be less than 8 inches anywhere.

39. The project design professional should determine the appropriate slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar in lieu of wire mesh be used for slab reinforcement. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

40. Where floor dampness must be minimized or where moisture sensitive floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor retarder. The capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane, at least 10 mil thick. A

layer of sand about 2 inches thick should be placed between the vapor barrier and the floor slab to protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

41. Floor coverings to be installed over concrete slabs should be installed in accordance with the recommendations of the manufacturer, including appropriate waterproofing applications.

42. It should be clearly understood concrete slab floors are not waterproof, nor are they vapor proof. The aforementioned moisture retardant system will help to minimize water and water vapor transmission through the slab, however moisture sensitive floor coverings may require additional protective measures. Floor coverings must be installed according to the manufacturer's specifications, including appropriate waterproofing applications.

43. Exterior slabs (i.e. patios, driveways, sidewalks etc.) reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should minimize cracking and movement.

Environmental Review Inital Study
ATTACHMENT 3, 15 of 19
APPLICATION 07-0002

Surface Drainage

44. As discussed previously, strict control of surface drainage is an important part of this project. Surface drainage should be strictly controlled around the property. Under no circumstances should surface runoff be allowed to pond or flow adjacent to structural foundations. Surface flow should be collected into closed conduits and released into an approved outlet.

45. All exposed soil should be landscaped as soon as possible after grading to reduce erosion. All slopes should be permanently protected against erosion as required by a landscape erosion control expert.

46. We recommend full gutters be used along all roof eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point.

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

48. Water must not be allowed to pond adjacent to structural foundations or on the paved areas. Final grades should be provided with positive gradient away from all foundations in order to provide rapid removal of the surface water from the foundations to

an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

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

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

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

Pavement Design

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

a. Scarify and moisture condition the top eight inches (8") of subgrade and compact to a minimum relative compaction of 95 percent, at a moisture content which is within 2 to 4 percent above laboratory optimum value.

b. Provide sufficient gradient to prevent ponding of water.

c. Use only quality materials of the type and thickness (minimum) specified. All baserock (R=78 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Base (Section 26). All subbase (R=50 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase, (Section 25).

d. Compact the baserock and subbase uniformly to a minimum relative compaction of 95 percent.

e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

f. Maintenance should be undertaken on a routine basis.

Plan Review, Construction Observation and Testing

53. Our firm should be provided the opportunity for a general review of the project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. The purpose is to determine if this preliminary report is

adequate and complete for the final planned grading and construction. It is not intended that the geotechnical engineer approve or disapprove the plans, but to provide an opportunity to update the preliminary report and include additions or qualifications as necessary. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations.

54. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows us to compare subsurface conditions exposed during construction with those inferred from this investigation

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

January 29, 2007

Doron and Melanie Fishbin
515 Middlefield Drive
Aptos, CA, 95003

Subject: Review of Geotechnical Investigation by Haro, Kasunich & Associates
Dated July 14, 2006; Project #: SC9189
APN 042-022-12, Application #: 07-0002

Dear Applicant:

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

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

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

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

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

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

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

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler
Civil Engineer

Environmental Review Inital Study
ATTACHMENT 4
APPLICATION 07-0002

Cc: Andrea Koch, Environmental Planning
Randall Adams, Project Planner
Haro, Kasunich & Associates

SOQUEL CREEK WATER DISTRICT

Board of Directors
Bruce Daniels, *President*
Dr. Thomas R. LaHue, *Vice President*
John W. Beebe
Dr. Bruce Jaffe
Daniel F. Kriege

Laura D. Brown, *General Manager*

November 22, 2006

Mr. Doron Fishbin
515 Middlefield Drive
Aptos, CA 95003

SUBJECT: Conditional Water Service Application – 270 North Avenue, Aptos, APN 042-022-12

Dear Mr. Fishbin:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of November 21, 2006, 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 07-0002

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

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 07-0002

RI Engineering, Inc.

DRAINAGE CALCULATIONS

For

SEACLIFF BEACH HOTEL

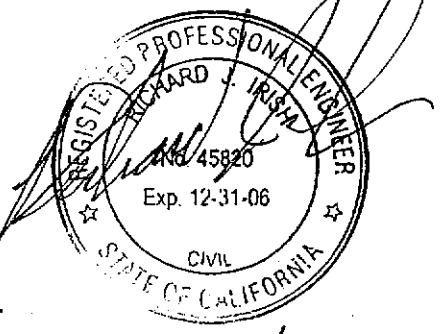
At

270 NORTH AVENUE
APTOS, CALIFORNIA
APN 042-022-12

Date: March 21, 2007

Prepared For:
Mr. Doron Fishbin

Prepared By:
RI Engineering, Inc.
Project Number 06-042-1



3/21/07

Environmental Review Inital Study
ATTACHMENT 6, 1 of 8
APPLICATION 07-0002

SEACLIFF BEACH HOTEL
March 2007

Project Description

The project is located north of the intersection of Broadway and North Avenue, in Aptos, California.

The project consists of constructing a proposed mixed use three-story building. Associated improvements include constructing landscape walls, retaining walls, concrete walkways, and re-paving existing road access. The project drain basin area is approximately 31,000 square feet in size see (see A-2).

Drainage Design Approach

Storm drainage design and calculations used for this project were based on the following criteria:

Use 2006 Edition of the County of Santa Cruz Design Criteria.

Use County of Santa Cruz Figure SWM17 to determine peak storage for detention.

Use 5-year storm to determine peak runoff for existing conditions.

Use 25-year storm to determine peak runoff for proposed conditions.

Control runoff that does leave the site with an orifice control to maintain predevelopment rates.

Existing Conditions

The project is located on a no-ground-water recharge zone as defined by Santa Cruz County. According to the USDA-NRCS "SANTA CRUZ COUNTY, CALIFORNIA," the project site is mapped as soil type "133 Elkhorn sandy loam, 2 to 9 percent slopes" with a permeability range of 2.0 to 6.0 in/hr the first 21 inches of soil depth and 0.6 to 2.0 in/hr for the soil layer between 21-inch to the 61-inch of soil depth (see table 6).

Existing impervious surfaces include a portion the existing access to the trailer park (see A-3). The remainder of the development area consists of landscaping. The average existing C value of the drain basin area of the subject property is approximately 0.39 including upslope properties (see table 1). Upslope properties within the project drain basin cover an approximate area of 17,000 square feet (see A-2). This area represents a runoff of 0.32 cfs for a 5-yr storm event (see table 3 for other storm events).

Runoff from the existing drain basin of the subject property currently flows overland from the northeast to the southwest side of the project area to Broadway. A little portion of runoff from the subject property flows to the existing open channel located at the northwest corner of the subject property. Runoff flowing from the project drain basin to Broadway is collected by an existing catch basin located approximately 30 feet northwest of the intersection of Center Avenue and Broadway. The existing catch basin is connected to the existing storm drainage system located on Center Avenue.

The total peak flow for a 5-year design storm from project drain basin area is 0.42 cfs (see table 1 – EXISTING CONDITIONS).

Proposed Development

The proposed improvements will result in approximately 13,200 square feet of new impervious area (see A-4).

The total peak flow for a 25-year design storm from the proposed developed site will be 1.15 cfs (see table 2 – PROPOSED CONDITIONS). Therefore, increase of runoff due to new impervious surfaces will be 0.73 cfs.

Runoff from roofs and new impervious areas will be collected and conveyed by the storm drainage system to a Detention system located on the parking area on the north side of the property. All building downspouts will be connected to the proposed perimeter storm drainage as recommended by the project geotechnical engineer.

Detention has been sized for a 25-yr storm event with a 5-yr release storm event. The total storm water detention volume for the project was calculated using the spreadsheets provided by County of Santa Cruz Design Criteria entitled Figure SWM-17 (see table 5). The proposed Detention system will provide 941 cubic feet of detention volume. Runoff will be discharge from the Detention system at predevelopment rates by a 3-inch diameter orifice control (see table 4). Runoff will be discharged from the orifice control to the northwest side of the project area to the proposed storm drainage system along Broadway. The proposed storm drainage system along Broadway will be connected to an existing catch basin located approximately 30 feet northwest of the intersection of Broadway and Center Avenue.

Conclusion

The project will result in approximately 13,200 square feet of new impervious surface. However, runoff leaving the parcel will be kept at a 5-yr storm event predevelopment rate. No change in drainage patterns will occur due to this project. No significant impact to downstream properties is anticipated as a result of this project.

The proposed development will improve existing drainage conditions on the project area by:

1. Collecting, detaining, controlling and discharging runoff from the project drain basin at a 5-yr storm event predevelopment rate. Sizing detention system for a 25-yr storm event for post-development conditions.
2. No diverting any runoff from the project drain basin into the existing open channel located at the northwest corner of the subject property.

Environmental Review Inital Study
ATTACHMENT 6, 3 of 8
APPLICATION 07-0002

SEACLIFF BEACH HOTEL
270 NORTH AVENUE
APTOS, CALIFORNIA
042-022-12
HYDROLOGY

TABLE 1

EXISTING CONDITIONS

Drain Area: 31,000.00 SF 0.71 AC

Determine Existing Runoff Coefficient: C

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	13,886.00	0.319	0.30	0.096
Impervious	114.00	0.003	0.90	0.003
Upslope Properties	17,000.00	0.390	0.45	0.176
Total	**31,000.00**	**0.71**	**1.65**	**0.27**

$C_{AVERAGE}$ = **0.39**

Time of Concentration:

Tc = 15.00 minutes (minimum)

Determine Existing Q for a 5 year storm.

Ca =	**1.00**	(SWM -1)
P_{60} =	**1.50**	(SWM-2)
Return Period Factor =	**0.85**	(SWM-3)
$I_{10\text{-yr}}$=	**1.78**	(SWM-3)
$I_{5\text{-yr}}$=	**1.51**	(SWM-3)

$Q_{5\ Existing}$ = 0.42 cfs

Environmental Review Initial Study
ATTACHMENT 6, 4 of 8
APPLICATION 07-0002

SEACLIFF BEACH HOTEL
270 NORTH AVENUE
APTOS, CALIFORNIA
042-022-12
HYDROLOGY

TABLE 2

PROPOSED CONDITIONS

Drain Area: 31,000.00 SF 0.71 AC

Determine Proposed Runoff Coefficient: *C*

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	800.00	0.018	0.30	0.010
Impervious	13,200.00	0.303	0.90	0.270
Upslope Properties	17,000.00	0.390	0.45	0.176
Total	**31,000.00**	**0.71**	**1.65**	**0.46**

$C_{AVERAGE}$ = **0.64**

Time of Concentration:

Tc = 10 minutes (minimum)

Determine Proposed Q for a 25-year storm event.

Ca =	**1.00**	
P_{60} =	**1.50**	
Return Period Factor =	**1.20**	(SWM-3)
$I_{10\text{-yr}}$=	**2.11**	(SWM-3)
$I_{25\text{-yr}}$=	**2.54**	(SWM-3)
$Q_{25\ Proposed}$ =	**1.15**	**cfs**

Environmental Review Inital Study
ATTACHMENT 6, 5 of 8
APPLICATION 07-0002

SEACLIFF BEACH HOTEL
270 NORTH AVENUE
APTOS, CALIFORNIA
042-022-12
HYDROLOGY

TABLE 3

UPSLOPE PROPERTIES RUNOFF

Drain Area: 17,000.00 SF 0.39 AC

Determine Existing Runoff Coefficient: C

Feature	Area (sf)	Area (acres)	C	AxC
Upslope Properties	17,000.00	0.390	0.45	0.176
Total	**17,000.00**	**0.39**	**0.45**	**0.18**

$C_{AVERAGE}$ = **0.45**

Time of Concentration:

Tc = 10.00 minutes (minimum)

Determine Existing Q for different storms.

Ca =	**1.00**	(SWM -1)
P_{60} =	**1.50**	(SWM-2)
Return Period Factor 5-yr=	**0.85**	(SWM-3)
Return Period Factor 25-yr=	**1.20**	(SWM-3)
$I_{10\text{-yr}}$=	**2.11**	(SWM-3)
$I_{5\text{-yr}}$=	**1.80**	(SWM-3)
$I_{25\text{-yr}}$=	**2.54**	(SWM-3)

$Q_{5\ Existing}$ = **0.32 cfs**

$Q_{10\ Existing}$ = **0.37 cfs**

$Q_{25\ Existing}$ = **0.44 cfs**

Environmental Review Inital Study
ATTACHMENT 6, 6 of 8
APPLICATION 07-0202

SEACLIFF BEACH HOTEL
270 NORTH AVENUE
APTOS, CALIFORNIA
042-022-12

TABLE 4

Design Orifice to Discharge Pre Development Q

Q Allowable release: 0.42

Orifice Equation: Q = Cd*Ao*(2*g*h)^.5

Where: Cd= 0.62
head h = 3

Design Orifice

Orifice Diameter (in)	Area (Ao) (sf)	Q (cfs)
3.0	0.049	0.42

Environmental Review Inital Study
ATTACHMENT 6, 7 of 8
APPLICATION 07-0002

PROJECT: SEACLIFF BEACH HOTEL Table-5 **Calc by:** RIE **Date:** 3/21/2007

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth:	1.50		Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.30		See note # 2
Cpost:	0.90		See note # 2
Impervious Area:	13200	ft^2	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

941 ft^3 storage volume calculated

100 % void space assumed

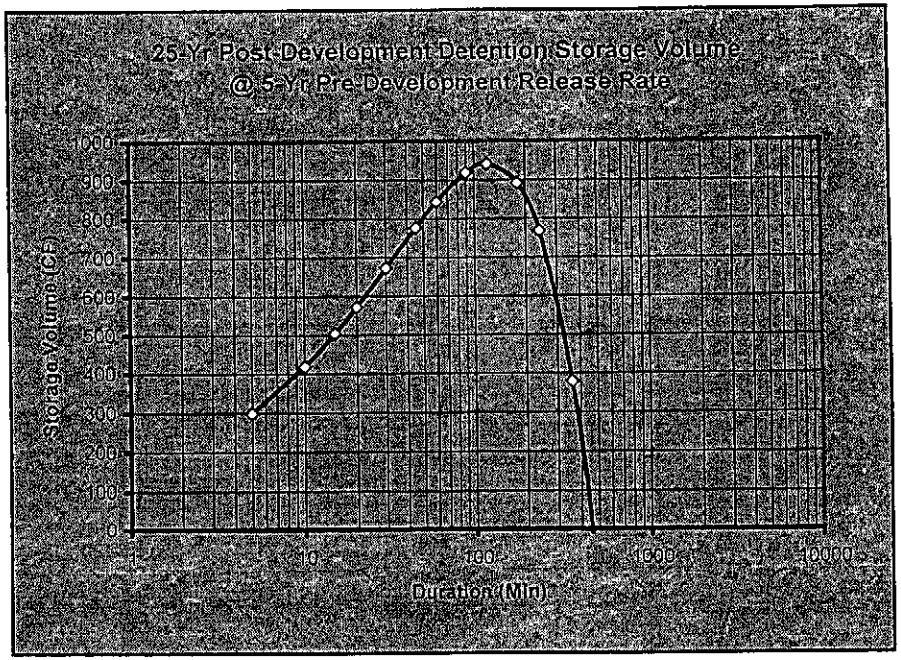
941 ft^3 excavated volume needed

Structure	Length	Width*	Depth*
Ratios	209.00	2.22	2.22
Dimen. (ft)	**202.78**	**2.15**	**2.15**

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

25 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	25 - Year Intensity (in/hr)	5 - Yr. Release Qpre (cfs)	25 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.31	0.020	0.085	-0.054	-5812
1200	0.33	0.022	0.092	-0.047	-4230
960	0.37	0.024	0.101	-0.038	-2730
720	0.41	0.027	0.114	-0.025	-1342
480	0.49	0.032	0.135	-0.004	-127
360	0.55	0.036	0.153	0.014	378
240	0.66	0.043	0.181	0.043	767
180	0.74	0.048	0.205	0.066	893
120	0.88	0.057	0.243	0.105	**941**
90	1.00	0.065	0.275	0.136	918
60	1.19	0.077	0.326	0.188	844
45	1.34	0.087	0.368	0.230	776
30	1.59	0.103	0.438	0.299	673
20	1.89	0.123	0.520	0.381	572
15	2.13	**0.139**	0.587	0.448	505
10	2.54	0.165	0.697	0.559	419
5	3.40	0.221	**0.935**	0.797	299

ATTACHMENT 6 Environmental Review Initial Study
APPLICATION 07-0002



Notes & Limitations on Use:

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

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams
Application No.: 07-0002
APN: 042-022-12

Date: April 29, 2008
Time: 09:15:18
Page: 1

Environmental Planning Completeness Comments

========= UPDATED ON JANUARY 24, 2007 BY KENT M EDLER ========= Following are completeness comments in regards to soils and grading:

1) The soils report has been accepted.

2) The grading plans must include estimated quantities for over-excavation / re-compaction.
========= UPDATED ON JANUARY 26, 2007 BY ANDREA M KOCH =========

1) Please show location, diameter at breast height (4.5 feet above the ground), and species of all trees over 6 inches in diameter at breast height that will be removed.

========= UPDATED ON APRIL 16, 2007 BY KENT M EDLER =========

Previous completeness comments with respect to grading and soils issues have been adequately addressed.
========= UPDATED ON APRIL 18, 2007 BY ANTONELLA GENTILE =========
Previous completeness comment regarding location, species, and size of trees to be removed has not been addressed. ========= UPDATED ON JULY 24, 2007 BY ANTONELLA GENTILE =========
Previous completeness comment regarding trees to be removed has been adequately addressed.

Environmental Planning Miscellaneous Comments

========= UPDATED ON JANUARY 24, 2007 BY KENT M EDLER ========= Following are compliance comments in regards to soils and grading:

1. The top of the cut slope along the eastern property line must be setback 2' from the property line. (16.20.160)

Following are conditions of approval in regards to soils and grading:

1. A plan review letter from the soils engineer will be required in the building permit stage.

2. All storm drainage work must be installed prior to October 15.

========= UPDATED ON JANUARY 26, 2007 BY ANDREA M KOCH =========

1) There is a patch of small willow trees on this parcel. Although willow trees are riparian species, the willows on this property will not be considered a riparian resource to be protected under Chapter 16.30 of the County Code. The following are the reasons for this determination:

- There are no streams in the area, only drainage from the railroad tracks.

- The patch of willows consists of short, scraggly trees and is small, isolated, and surrounded by urban development. Therefore, the willows are not part of any viable riparian habitat.

========= UPDATED ON APRIL 16, 2007 BY KENT M EDLER =========

Compliance issues with respect to grading and soils have been adequately addressed.

Previous conditions of approval still apply.
========= UPDATED ON JULY 24, 2007 BY ANTONELLA GENTILE =========
Additional Conditions of Approval: 1. Submit an erosion control plan with the building permit application.

2. Submit a grading and drainage plan with the building permit application.

3. Show tree protection fencing along the northern property line on the erosion control plan.

Long Range Planning Completeness Comments

========= REVIEW ON JANUARY 22, 2007 BY GLENDA L HILL =========
NO COMMENT

Long Range Planning Miscellaneous Comments

========= REVIEW ON JANUARY 22, 2007 BY GLENDA L HILL =========
This parcel is located within the Seacliff Village area and is subject to the provisions of the Seacliff Village Plan. More specifically, this site is identified as Site 4-b in the Plan. The design criteria for Site 4-b states that "the structure shall be a maximum of two stories and shall be designed to resemble a residential building."These restrictions were imposed due to the parcel location at the end of a block of land developed with and designated for residential use.

The proposed structure is three stories and is, therefore, inconsistent with the Seacliff Village Plan. In addition, the proposed structure does not resemble the residential structures on the block--it has a long, unbroken facade on a single building. The purpose of the design restrictions on this parcel is to require the structure to "finish off" the block with a single-family residential-appearing style of architecture. As designed, it is inconsistent with theSeacliff Village Plan and required findings of consistency with the Plan cannot be made.

Dpw Drainage Completeness Comments

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

========= REVIEW ON JANUARY 23, 2007 BY ALYSON B TOM ========= Application with civil plans dated December 2006 from RI Engineering has been received. Please address the following:

1) This project is required to limit post development runoff rates to predevelopment levels for a range of storms. The County reviewed a 2005 watershed study showing

that downstream facilities are undersized. This project is required to provide on site mitigations that will limit the post development runoff rates to the pre development 5 year release rate providing storage volume up to the proposed 25 year storm events or provided an updated study demonstrating that lesser mitigations are warranted. Or if the proposed drainage plan is altered to drain in a different direction on site mitigations may be altered based on the results of downstream analysis. Mitigations are required for proposed impervious areas both on and off-site. The on-site system should be sized to mitigate for the proposed off-site paving that is located down gradient from the site. What mitigations are provided for small storms? It is noted that the bottom of the detention chambers are open, are additional measures feasible on site? Consider eliminating unnecessary paving, sending runoff from roof areas to landscaped areas rather that hard piping directly off-site, utilize pervious surfacing, etc.

2) It appears this project is proposing a local diversion of site and road runoff into an existing private 60" CMP that runs underneath a trailer park and other private properties. Existing drainage patterns should be maintained. Sufficient justification and a description and analysis of the entire diversion path demonstrating adequacy in terms of capacity and condition will be required in order to allow the proposed local diversion. The analysis should assume no detention on site and full build out of the watershed. Also, the applicant will be required to obtain any and all necessary easements/approvals from downstream property owners for this diversion to the private system. Provide a description and an assessment of the existing downstream drainage path. Demonstrate that runoff will not adversely impact roads or downstream properties and that downstream drainage facility are of adequate capacity to receive concentrated runoff exiting the subject property. The plans should include the replacement/upgrade of any downstream facility that is not adequate for either the existing downstream path or diversion path.

3) More information is needed about drainage patterns in the watershed area containing the subject parcel. All existing upstream drainage should be accommodated with the project. How much runoff is received onsite from upslope properties and how is this runoff to be controlled? Will the proposed retaining wall along the north and east boundary block existing upstream drainage? What is the extent of the current open channel drainage and flooding area in the northwest area of the property?

4) The survey and civil sheets show a 10 foot drainage easement for the 60" CMP culvert. Is this easement existing or proposed? If the easement is existing where is this documented and who is identified as responsible for maintenance? Were the existing storm drain locations surveyed? Does the existing pipe actually lie in the center of the easement? If it is proposed who will be responsible for maintenance and is it feasible for the applicant to obtain this easement?

5) There appears to be work proposed both on railroad right of way and road right of way. This portion of Broadway and North Avenue is not maintained by the County. Who will maintain all of the proposed facilities (inlets, storm drains, pavement, etc.) and how will responsibility for maintenance be documented? What are the impacts, if any, of piping this section of drainage path? Provide an assessment demonstrating that the proposal will not result in any impacts to existing systems or properties upstream or downstream from this site.

6) The applicant should obtain easements/access rights from the railroad for constructing the proposed storm drain connection at this stage as the feasibility of the proposed project may be reliant on the assumption that this connection can/will be made.

7) Provide information for the proposed storm drain running under the curb in the road right of way.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays. Please contact the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon for questions regarding this review.
========= UPDATED ON APRIL 9, 2007 BY ALYSON B TOM ========= Application with civil plans revised March 2007 and drainage calculations dated 3/21/07 from RI Engineering has been received. Please address the following:

1) Previous comment No. 1 has not been fully addressed. Will this project result in an increase in impervious area due to the road improvements? If so, how much, and how has this been accounted for in the calculations. What mitigations are provided for small storms? It is noted that the bottom of the detention chambers are open - are additional measures feasible on site? Consider eliminating unnecessary paving, sending roof runoff to landscape areas rather that hard piping, utilize pervious surfacing etc.

2) Previous comment No. 2 has not been fully addressed. Provide an assessment of the downstream drainage path. Demonstrate that the proposed facilities will meet County Design Criteria requirements. If Broadway will be dedicated to the County for maintenance the minimum size storm drain is 18 inches. Demonstrate that runoff will not adversely impact roads or downstream properties and that downstream drainage facilities are of adequate capacity to receive concentrated runoff exiting the subject property. The analysis should assume no detention on site. The plans should include the replacement/upgrade of any downstream facility that is not adequate.

3) Previous comment No. 3 has not been fully addressed. Will the proposed retaining wall along the north boundary block existing upstream drainage? Proposed grades indicate two low spots with no apparent outlet. What is the extent of the current open channel drainage and flooding area in the northwest area of the property? Demonstrate that the proposed project will a) not be impacted from flooding from this channel and that b) not encroach on the drainage/flooding area and cause any offsite impacts. Please show the open channel and flooding area on the plans.

4) Previous comment No. 5 has not been fully addressed. Who will maintain all of the proposed facilities (inlets, storm drains, pavement, etc.) in North Avenue and Broadway and how will responsibility for maintenance be documented?

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays. Please contact the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon for questions regarding this review.
========= UPDATED ON JULY 25, 2007 BY ALYSON B TOM ========= Per conversation with project engineer submittal of analysis demonstrating that the proposed storm drains

in North Avenue will meet County Design Criteria requirements will be forthcoming and should address previous completeness comments.
========= UPDATED ON JULY 26, 2007 BY ALYSON B TOM ========= Analysis dated 7/36/07 by RI Engineering has been received and addresses previous completeness comments. Please see miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

========= REVIEW ON JANUARY 23, 2007 BY ALYSON B TOM ========= Please address the following with your building permit submittal:

1) A recorded maintenance agreement(s) is required for the proposed silt and grease trap and detention system. Attached is a sample agreement which can be updated for use on this project. This agreement should be signed, notorized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

2) The applicant is responsible for obtaining any and all necessary easements/access agreements, etc. to complete the work shown on the plans and provide all necessary long term maintenance of proposed drainage facilities.

3) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.

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

5) Submit detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements (capacity, safe overflow, freeboard, velocity, etc.). Describe where the existing 2,570 sf of on site impervious area is and demonstrate that it is permitted or was installed prior to 1986 for impact credit.

6) Zone 6 fees will be assessed for the net increase in permitted impervious area due to this project. This includes proposed paved areas both on and off-site. You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation that the existing 2,570 s.f. of existing impervious area was permitted (or installed prior to 1986) to establish eligibility. Documentation such as assessor-s records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is acceptable.
========= UPDATED ON JULY 25, 2007 BY ALYSON B TOM ========= Please address previous comments 1-4 and 6 in addition to the following with the building permit submittal.

1) Include specific maintenance requirements for the proposed detention chambers and pervious surfacing consistent with manufacturer's recommendations both on the project plans and in the recorded maintenance agreement(s).

2) The proposed swale in the railroad property requires an easement. Provide a copy of the easement. It should clearly identify who is responsible for maintenance of the swale.

3) The detention system should be configured so that the required storage volume is located above the release orifice elevation. Also, any reconfigured orifice should be consistent with the orifice coefficient used in the analysis.

4) Inspection of the construction of the drainage related items will be completed by DPW staff. Once all other reviewing agencies have approved the building permit submit a reproducible set of civil plans with the DPW signature block on the first sheet along with an engineer's estimate for the construction of the drainage related work for inspection fee calculation. Expect 1-2 weeks for routing for signatures of approval.

Dpw Road Engineering Completeness Comments

========= REVIEW ON JANUARY 31, 2007 BY GREG J MARTIN =========
Completeness ----------
---------- 1. Road sections and plans are required on Broadway and North Avenue.

---------- 2. The plans should show to the intersection of Broadway and Center St.

---------- Compliance

---------- 3. Broadway and North Avenue should meet County Standards for an Urban Local Street with Parking. This would allow it to be accepted into the County Road System. This requires two 12 foot travel lanes, 6 feet on each side for parking, and separated 4 foot sidewalks on each side. The right-of-way requirement for this road section is 56 feet. A dedication is therefore recommended on North Avenue. The right turn from Broadway and North Avenue should have a knuckle to allow trucks to make the turn. Access to the Broadway Access Road should be via a driveway to Broadway/North Avenue. The curb returns for the encroachment on Center Street shall be 20 feet. The structural section shall be a minimum of 3 inches of asphalt concrete over 9 inches of aggregate base.

---------- 4. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

---------- 5. Aptos Transportation Improvement Area fees shall be required.

--- 6. The parking aisle width is 23.5 feet not 26 feet as required.

--- 7. A five foot landscape buffer is required between the parking lot and the property line.

--- Additional

--- 8. The refuse enclosure is inappropriately located directly adjacent to sidewalk.

--- 9. There has been consideration for realigning the large drainage facilities which cross Broadway. The plans for Broadway should allow for this possibility.

--- 10. A traffic study is required. Please contact Jack Sohriakoff, Senior Civil Engineer, at 831-454-2160 to obtain a scope of work.

--- Please contact Greg Martin at 831-454-2811 with questions.

--- reviewed b4 writing w/JRS 1/31/07 ========= UPDATED ON APRIL 19, 2007 BY GREG J MARTIN ========= Completeness ---

--- 1. Road sections are required on Broadway and North Avenue as a condition of approval.

--- 2. The plans should include the intersection of Broadway and Center St.

--- 3. The preliminary traffic study is required to include consideration of the restaurant and gym. ---

--- Compliance

--- 4. Broadway and North Avenue should meet County Standards for an Urban Local Street with Parking. This would allow it to be accepted into the County Road System. This requires two 12 foot travel lanes, 6 feet on each side for parking, and separated 4 foot sidewalks on each side. The right-of-way requirement for this road section is 56 feet. A dedication is therefore recommended on North Avenue. The right turn from Broadway to North Avenue has a knuckle to allow trucks to make the turn. Please show the truck turn template for this turn. The curb returns for the encroachment on Center Street shall be 20 feet. The structural section shall be a minimum of 3 inches of asphalt concrete over 9 inches of aggregate base.

--- 5. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for

the exception below, and 3) the proposed typical road section.

6.The proposed exception is not acceptable as currently shown. It does not adequately consider how both sides of the road shall be ultimately developed. In particular, the wide right-of-way along Broadway provides opportunity for additional on-street parking. This should be considered by the applicant. Please contact Greg Martin at 831-454-2811 to arrange a meeting with Public Works to discuss the road improvements. 7. Aptos Transportation Improvement Area fees shall be required.

---
8. The parking aisle width is 23.5 feet not 26 feet as required.

---
9. A five foot landscape buffer is required between the parking lot and the property line.

Additional

---
10. There has been consideration for realigning the large drainage facilities which cross Broadway. The plans for Broadway should allow for this possibility.

========
UPDATED ON JULY 25, 2007 BY GREG J MARTIN ========
Completeness ----------

---
1. Road sections every 50 feet are required on Broadway and North Avenue as a condition of approval. ----------
---
2. The hotel must be conditioned that restaurant shall be for hotel guests only or the preliminary traffic study is required to include consideration of the restaurant separately from the hotel.

---
3. The typical sections on Sheet C3 should be revised to conform to plan view drawing on Sheet C2 and should clearly show the structural section.

Compliance

---
4. The proposed exception showing a portion of the Broadway and North Avenue being reconstructed 30 feet wide is acceptable provided:
---
a) a structural section of 3 inches of asphalt concrete over 9 inches of aggregate base is specified. ----------
b) a truck turn template is provided for the corner of Broadway and North Avenue to demonstrate truck turns are feasible.

ATTACHMENT 7, 8 of 14
APPLICATION 07-0002

---------- 5. Aptos Transportation Improvement Area fees shall be required.

---------- 6. The parking aisle width is 23.5 feet not 26 feet as required.

---------- 7. A five foot landscape buffer is required between the parking lot and the property line.

---------- 8. The driveway access is required to be 24 feet wide all the way to the entrance of the parking lot. This may require modification of existing drainage facilities.

---------- Additional

---------- 9. There has been consideration for realigning the large drainage facilities which cross Broadway. The plans for Broadway should allow for this possibility.

---------- ========

UPDATED ON JANUARY 22, 2008 BY GREG J MARTIN =========
Sheet T2 is recommended to be revised to allow for ADA access at each driveway. Once these revisions have been completed on Sheet T2, all other sheets should be revised.
========= UPDATED ON MARCH 3, 2008 BY GREG J MARTIN =========
Previous Jan 22 comments still apply. Sheets remain inconsistent with one another and there is no ADA access across the driveways.

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON JANUARY 31, 2007 BY GREG J MARTIN =========
========= UPDATED ON APRIL 19, 2007 BY GREG J MARTIN =========
========= UPDATED ON JULY 25, 2007 BY GREG J MARTIN =========
========= UPDATED ON JANUARY 22, 2008 BY GREG J MARTIN =========
========= UPDATED ON MARCH 3, 2008 BY GREG J MARTIN =========

Dpw Sanitation Completeness Comments

========= REVIEW ON APRIL 5, 2007 BY AMY GROSS =========
Environmental Compliance Unit Review Comments Seacliff Beach Hotel Application No: 07-0002

1st Review Summary Statement: The plans are not in compliance with Environmental Compliance requirements. plumbing plan is not included in the plans. Plans must include the plumbing layout and indicate which fixtures are connected to the grease interceptor via a -grease line.-

Environmental Review Inital Study
ATTACHMENT 7 9 of 14
APPLICATION 07-0002

Policy Compliance Items:

Item 1) Plans submitted by R.I. Engineering, illustrate a -minimum 350

gallon grease interceptor-. All food service operations in the County of Santa Cruz are required to have a grease interceptor or trap that is sized according to the District-s Design Criteria. Sizing is based on a calculation that includes hours of operation and seating capacity. You must check the Design Criteria in order to ensure that the interceptor you have selected meets the District-s requirements. You can view the Design Criteria at http://www.dpw.co.santa-cruz.ca.us/environment.htm

Item 2) Plans illustrate landscaping located in close vicinity to the grease interceptor. Landscaping must provide enough space for easy access to the grease interceptor for maintenance and inspection. Landscaping cannot impede access to the interceptor.

Item 3) A plumbing plan is not included in the plans. Plans must include the plumbing layout and indicate which fixtures are connected to the grease interceptor via a -grease line.-

Engineering Review Summary Statement No. 2 for App. No. 07-0002:

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 sewer laterals (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 proposed structure.

Show private ejector pump configuration per Fig. SS-13 and provide engineering calculations and pump curve showing that pump make and model are adequate for total wastewater generation from pool to onsite gravity lateral.

Include detailed plumbing plan showing fixtures to be connected to or excluded from exterior grease interceptor, private ejector pump station or directly to gravity lateral, including pool and restaurant.

Include upstream sewer main cleanout elevation in Center Ave. for backflow prevention device installation requirements. Verify that elevations are based on County datum. Provide proposed elevation for sewer lateral entering into new manhole based upon above shelf side sewer connection in Fig. SS-4.

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

Please see miscellaneous comments. ========= UPDATED ON APRIL 11, 2007 BY DIANE ROMEO =========
Engineering Review Summary Statement No. 3 for App. No. 07-0002:

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 2) The sewer improvement plan submitted for the subject project is approved by the District based upon plans dated December 2006. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160. See Miscellaneous comments. ========= UPDATED ON JANUARY 9, 2008 BY DIANE ROMEO ========= Engineering Review

Summary Statement No. 4 for APN: App. No. 07-0002:

Sewer service is available for this project provided that the following completeness issues are addressed. 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 the project as proposed.

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

Completeness 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:

The civil engineering and sewer improvement plans submitted as the 4th submittal are approved with the addition of the following:

Note that backflow/overflow prevention devices are required on all sewer laterals.

Note on plans that existing manhole cover shall be bagged or otherwise protected during overlay/paving work on North Avenue.

Add all Sanitation General Notes.

With the addition of these items on the plans, approval can be granted. 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 JANUARY 11, 2008 BY DIANE ROMEO =========
Engineering Review Summary Statement No. 5 for APN: App. No. 07-0002:

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

This review 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires. Sewer service is available for this project provided that the following completeness issues are addressed.:

Completeness Items:

The civil engineering and sewer improvement plans submitted as the 5th submittal are approved with the addition of the following:

Note that backflow/overflow prevention devices are required on all sewer laterals.

Note on plans that existing manhole cover shall be bagged or otherwise protected during overlay/paving work on North Avenue.

Add all Sanitation General Notes. Please contact District staff for current copy of Notes.

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.

Dpw Sanitation Miscellaneous Comments

Sanitation Engineering Miscellaneous Comments:

Item 1) Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal.

Any questions regarding the above Miscellaneous comments should be directed Diane Romeo of the Sanitation Engineering division at (831) 454-2160. ========= UPDATED ON JULY 20, 2007 BY DIANE ROMEO =========
Miscellaneous:

Show private ejector pump configuration per Fig. SS-13 and provide engineering calculations and pump curve showing that pump make and model are adequate for total wastewater generation from pool to onsite gravity lateral.

Required installation of sewer backflow prevention device shall be noted on plans

Any questions regarding the above Miscellaneous comments should be directed (name) of the Sanitation Engineering division at (831) 454-2160. ========= UPDATED ON JANUARY 9, 2008 BY DIANE ROMEO ========= There are no miscellaneous comments.
There are no Miscellaneous comments.

Environmental Health Completeness Comments

========= REVIEW ON JANUARY 18, 2007 BY JIM G SAFRANEK =========
NO COMMENT

Environmental Health Miscellaneous Comments

========= REVIEW ON JANUARY 18, 2007 BY JIM G SAFRANEK =========
Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain a Pool/Spa Environmental Health Plan

Check approval, construction inspection final and Health Permit prior to opening. Contact A. Strader of Environ- mental Health at 454-2741
========= UPDATED ON JANUARY 18, 2007 BY JIM G SAFRANEK =========
Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environ- mental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact A. Strader of Environmental Health at 454-2741.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

========= REVIEW ON FEBRUARY 22, 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 FEBRUARY 22, 2007 BY ERIN K STOW =========
NO COMMENT

Environmental Review Inital Study
ATTACHMENT 7, 14 of 14
APPLICATION 07-0002

HIGGINS ASSOCIATES
CIVIL & TRAFFIC ENGINEERS

March 11, 2008

Mr. Doron Fisbin
1141 Virginia Avenue
Campbell, CA 95008

Subject: Seacliff Beach Hotel Parking Study, Santa Cruz County, California
Supplemental Parking Letter

Dear Mr. Fishbin,

This is a supplemental letter for the Seacliff Beach Hotel Parking Study. Per our discussion with Randall Adams, County of Santa Cruz (County) Planning Department, on March 5, 2008, the County would like us to determine parking reductions for the project. The County comment letter on November 2, 2007 stated that the project applicant should provide parking for the hotel, hotel restaurant, and hotel recreation area as separate entities. This resulted in some double counting for the parking requirement as some of the hotel guests would be using the hotel's facilities.

Based on the Urban Land Institue's *Shared Parking*, 2nd edition, it is anticipated that approximately 10% of the hotel guests would be dining at the hotel restaurant during the restaurant's peak hour. In addition, it is estimated that 60-80% of the hotel restaurant's patrons will be non-guest drivers. To be conservative, a 20% reduction has been applied to the hotel restaurant, reducing the restaurant parking requirement from 17 parking spaces to 14 parking spaces.

It is anticipated that 25% of the patrons at the hotel's recreational facilities will be utilized by the hotel guests. This reduces the fitness center parking requirement from 13 parking spaces to 10 parking spaces. The shared parking analysis has been revised to reflect this change. Attached are the updated exhibits for the weekday and weekend shared parking table. Based on the shared parking analysis with the new parking requirements, the maximum shared parking demand is estimated to be 30 parking spaces on a weekday and 29 parking spaces on a weekend. Compared to the revised parking study on January 25, 2008, the maximum parking demand has decreased by 4 parking spaces on a weekday and 3 parking spaces on a weekend.

Although the Project only provides 26 parking spaces on-site, it will add 14 parking spaces off-site along with street improvements. The on-site parking deficiency can be remedied with the implementation of the on-street parking improvements. It should also be noted that the proposed Seacliff Beach Hotel is located in the Seacliff Village area, where many of the non-hotel guest trips would be walk-in trips from the neighborhood.

Environmental Review Inital Study
ATTACHMENT 6, 1 of 4
APPLICATION 07-0002

1300-B First Street · Gilroy, California · 95020-4738 · VOICE/408 848-3122 · FAX/408 848-2202 · www.kbhiggins.com

If you have any questions regarding this information, please do not hesitate to contact me or Celina Lee of our office.

Sincerely,

Keith B. Higgins, C.E., T.E.
President

COPY

cl

cc: Randall Adams

Environmental Review Inital Study
ATTACHMENT 8, 2 of 4
APPLICATION 07-0002

PARKING UTILIZATION ASSESSMENT

WEEKDAY (24 HOUR) SHARED PARKING UTILIZATION

	Fitness Center (10 spaces)		Hotel Restaurant (12 spaces)		12-Room Hotel (13 spaces)		Cumulative Demand			
	Usage	# veh parked	Visitor Usage	total # veh parked	Visitor Usage	total # veh parked	# parking spaces	Total Supply	Surplus / (Deficit)	
1:00 AM	0%	0	0%	0	100%	13	13	26	13	
2:00 AM	0%	0	0%	0	100%	13	13	26	13	
3:00 AM	0%	0	0%	0	100%	13	13	26	13	
4:00 AM	0%	0	0%	0	100%	13	13	26	13	
5:00 AM	0%	0	0%	0	100%	13	13	26	13	
6:00 AM	70%	7	0%	0	95%	12	19	26	7	
7:00 AM	40%	4	0%	0	95%	12	16	26	10	
8:00 AM	40%	4	0%	0	90%	12	16	26	10	
9:00 AM	70%	7	10%	1	80%	10	18	26	8	
10:00 AM	70%	7	10%	1	70%	9	17	26	9	
11:00 AM	0%	0	5%	1	70%	9	10	26	16	
12:00 PM	0%	0	100%	12	65%	8	20	26	6	
1:00 PM	0%	0	100%	12	65%	8	20	26	6	
2:00 PM	70%	7	33%	4	70%	9	20	26	6	
3:00 PM	70%	7	10%	1	70%	9	17	26	9	
4:00 PM	80%	8	10%	1	75%	10	19	26	7	
5:00 PM	90%	9	30%	4	80%	10	23	26	3	
6:00 PM	100%	10	55%	7	85%	11	28	26	(2)	
7:00 PM	90%	9	60%	7	85%	11	27	26	(1)	
8:00 PM	80%	8	70%	8	90%	12	28	26	(2)	MAXIMUM PARKING DEMAND
9:00 PM	70%	7	67%	8	95%	12	27	26	(1)	
10:00 PM	0%	0	60%	7	95%	12	19	26	7	
11:00 PM	0%	0	40%	5	100%	13	18	26	8	
12:00 AM	0%	0	30%	4	100%	13	17	26	9	

NOTES:

1. Number of spaces based on Santa Cruz County requirements.
2. Usage rates based on *Shared Parking*, Second Edition, Urban Land Institute (ULI), 2005.
3. Land use data based on Scheme G2 Site Plan provided by RJA, September 14, 2007.
4. Maximum parking demand is shaded.

Environmental Review Inital Study
ATTACHMENT 8, 3 of 4
APPLICATION 07-0002

EXHIBIT 4
WEEKDAY SHARED
PARKING UTILIZATION

PARKING UTILIZATION ASSESSMENT

WEEKEND (24 HOUR) SHARED PARKING UTILIZATION

	Fitness Center (10 spaces)		Hotel Restaurant (12 spaces)		12-Room Hotel (13 spaces)		Cumulative Demand			
	Usage	# veh parked	Visitor Usage	total # veh parked	Visitor Usage	total # veh parked	# parking spaces	Total Supply	Surplus / (Deficit)	
1:00 AM	0%	0	0%	0	100%	13	13	26	13	
2:00 AM	0%	0	0%	0	100%	13	13	26	13	
3:00 AM	0%	0	0%	0	100%	13	13	26	13	
4:00 AM	0%	0	0%	0	100%	13	13	26	13	
5:00 AM	0%	0	0%	0	100%	13	13	26	13	
6:00 AM	80%	8	0%	0	95%	12	20	26	6	
7:00 AM	45%	5	0%	0	95%	12	17	26	9	
8:00 AM	35%	4	0%	0	90%	12	16	26	10	
9:00 AM	50%	5	10%	1	80%	10	16	26	10	
10:00 AM	35%	4	10%	1	70%	9	14	26	12	
11:00 AM	0%	0	5%	1	70%	9	10	26	16	
12:00 PM	0%	0	100%	12	65%	8	20	26	6	
1:00 PM	0%	0	100%	12	65%	8	20	26	6	
2:00 PM	25%	3	33%	4	70%	9	16	26	10	
3:00 PM	30%	3	10%	1	70%	9	13	26	13	
4:00 PM	55%	6	10%	1	75%	10	17	26	9	
5:00 PM	100%	10	30%	4	80%	10	24	26	2	
6:00 PM	95%	10	55%	7	85%	11	28	26	(2)	MAXIMUM PARKING DEMAND
7:00 PM	60%	6	60%	7	85%	11	24	26	2	
8:00 PM	30%	3	70%	8	90%	12	23	26	3	
9:00 PM	10%	1	67%	8	95%	12	21	26	5	
10:00 PM	0%	0	60%	7	95%	12	19	26	7	
11:00 PM	0%	0	40%	5	100%	13	18	26	8	
12:00 AM	0%	0	30%	4	100%	13	17	26	9	

NOTES:

1. Number of spaces based on Santa Cruz County requirements.
2. Usage rates based on *Shared Parking*, Second Edition, Urban Land Institute (ULI), 2005.
3. Land use data based on Scheme G2 Site Plan provided by RJA, September 14, 2007.
4. Based on the Shared Parking Manual by ULI, weekend parking demand for general office is approximately 17% of the weekday demand.
5. Maximum parking demand is shaded.

Environmental Review Inital Study
ATTACHMENT 8, 4 of 4
APPLICATION 07-0002

EXHIBIT 5
WEEKEND SHARED PARKING UTILIZATION

HIGGINS ASSOCIATES
CIVIL & TRAFFIC ENGINEERS

February 26, 2007

Mr. Doron Fishbin
P.O. Box 1102
Aptos, CA 95001

Re: Seacliff Beach Hotel Trip Generation, Santa Cruz County, California

Dear Mr. Fishbin,

Thank you for the opportunity to assist you with the Seacliff Beach Hotel Project located on North Avenue west of Broadway in Santa Cruz County, California. A vicinity map of the project location is included as **Exhibit 1**. In recent discussions with Mr. Jack Sohriakoff, Santa Cruz County Public Works Department, Mr. Sohriakoff requested that the estimated trip generation and distribution for the project be submitted to him, as a precursor to the traffic analysis for the project. This letter report contains the trip generation estimate for the project and our anticipated project trip distribution within the Seacliff/Aptos area.

A. TRIP GENERATION

It is our understanding that the proposed project consists of a 12-unit hotel with guest recreational facilities. Based on this information, Higgins Associates has estimated the project trip generation for the Seacliff Beach Hotel using trip generation rates published by the Institute of Transportation Engineers' (ITE) *Trip Generation*, 7th Edition, 2003. A project trip generation table summarizing the results is included as **Exhibit 2**. The project would generate a total of 98 daily trips, with 7 trips (4 in, 3 out) during the morning and evening peak hours and 9 trips (5 in, 4 out) during the Saturday peak hour.

B. TRIP DISTRIBUTION

The anticipated project trip distribution is shown below:

Direction	Percentage	AM Peak Hour Trips	PM Peak Hour Trips	Sat. Peak Hour Trips
To/From the East – via Highway 1	60%	4	4	5
To/From the West – via Highway 1	40%	3	3	4
TOTAL:	100%	7	7	9

Environmental Review Inital Study
ATTACHMENT 9, 1 of 4
APPLICATION 07-0022

1300-B First Street · Gilroy, California · 95020-4738 · VOICE/408 848-3122 · FAX/408 848-2202 · www.kbhiggins.com

This distribution was determined under the assumption that all project generated trips will come from Highway 1 as this is a hotel and guests will be visiting from out of town.

C. CONCLUSION

In summary, the study project is estimated to generate a total of 98 daily trips. The project trip distribution is based on trips coming to an from Highway 1 as shown in the table above..

Thank you for the opportunity to assist you with this analysis. If you have any questions, please contact either myself or Celina Lee at (408) 848-3122.

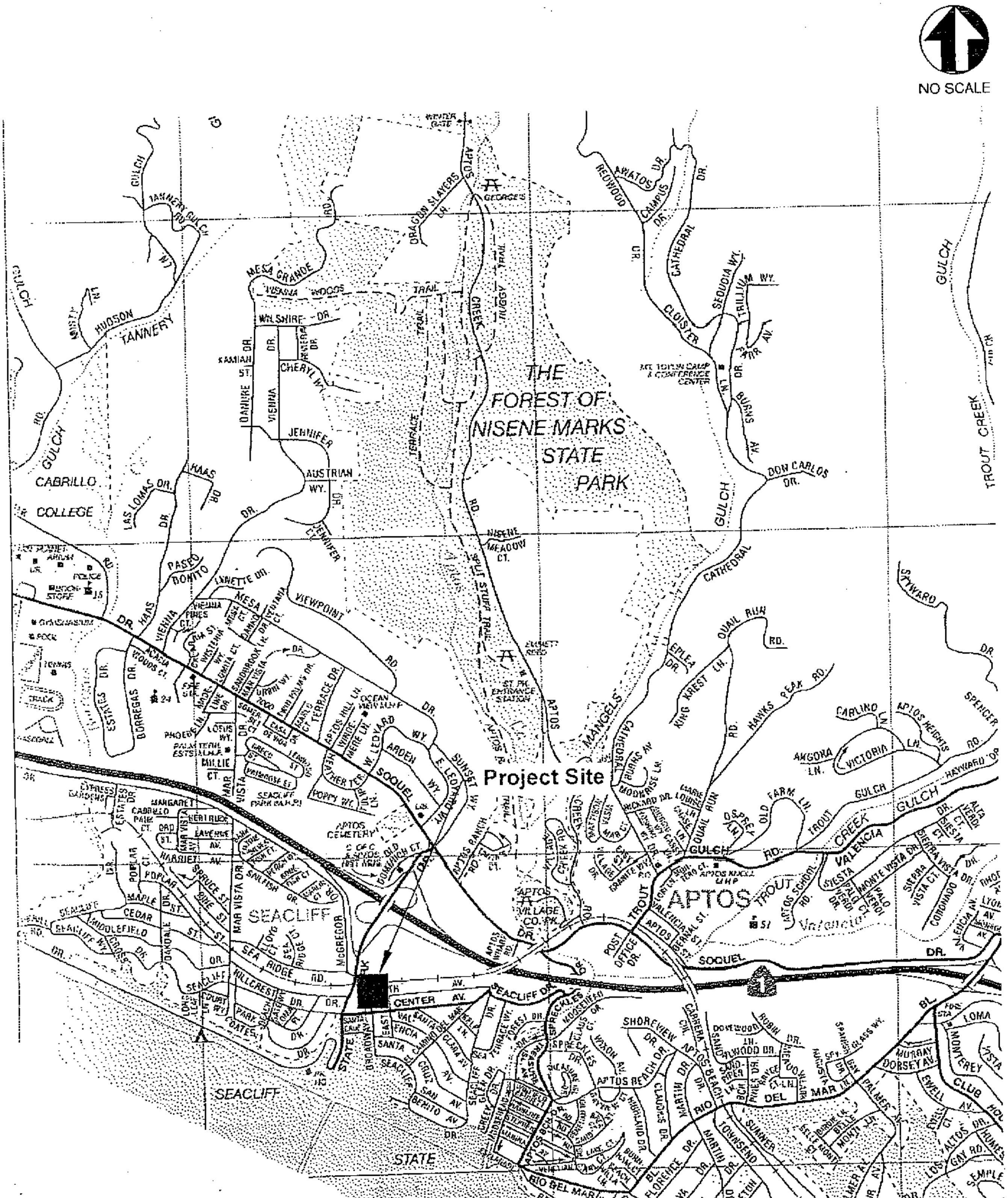
Respectfully submitted,

Keith B. Higgins, CE, TE

kbh:cl

Attachments

Environmental Review Initial Study
ATTACHMENT 9, 2 of 4
APPLICATION 07-0002



Environmental Review Inital Study
ATTACHMENT 9, 3 of 4
APPLICATION 07-0002

EXHIBIT 1
PROJECT LOCATION MAP

HIGGINS ASSOCIATES

Drawing: I:\2007\Jobs\001-050\7-034\7-034 Map.dwg
Layout: Exhibit 1
Feb 27, 2007, 12:43pm

Seacliff Beach Hotel
Aptos, California
February 22, 2007

	ITE LAND USE CODE	PROJECT SIZE	WEEKDAY DAILY TRIPS	AM PEAK HOUR TOTAL PEAK HOUR	AM PEAK HOUR IN / OUT	PM PEAK HOUR TOTAL PEAK HOUR	PM PEAK HOUR IN / OUT	SATURDAY DAILY TRIPS	SATURDAY PEAK HOUR TOTAL PEAK HOUR	SATURDAY PEAK HOUR IN / OUT
TRIP GENERATION RATES[1] Hotel	310		8.17	0.56	0.61 / 0.39	0.59	0.53 / 0.47	8.19	0.72	0.56 / 0.44
PROJECT TRIPS Hotel	310	12 units	98	7	4 / 3	7	4 / 3	98	9	5 / 4

Note:
1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 7th Edition, 2003.
2. Fitted curve equation used for specified land use from ITE's "Trip Generation," 7th Edition, 2003.

Environmental Review Inital Study
ATTACHMENT 9, 4 of 4
APPLICATION 07-0002

HIGGINS ASSOCIATES

7-034 TripGen.xls
ProjectTripGen

EXHIBIT 2
PROJECT TRIP GENERATION

EDWARD L. PACK ASSOCIATES, INC.

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE, CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

June 26, 2008
Project No. 40-028

Mr. Doron Fishbin
1141 Virginia Avenue
Campbell, CA 95008

Subject: Noise Assessment Study For the Planned "Seacliff Beach Hotel", 270 North Avenue, Santa Cruz County

Dear Mr. Fishbin:

This report presents the results of a noise assessment study for the planned "Seacliff Beach Hotel" at 270 North Avenue in Santa Cruz County, as shown on the Site Plan, Ref. (a). The noise exposures at the site were evaluated against the standards of the Santa Cruz County Noise Element, Ref. (b), and the Sound Transmission Control standards of the State of California Code of Regulations, Title 24, Ref. (c), which apply to all new multi-family dwellings including hotels and motels. An analysis of the noise levels indicates that the primary source of noise at the site is activity on the adjacent Union Pacific Railroad (UPRR) rail line. The results of the analysis reveal that the railroad noise exposures are within the limits of the standards. Mitigation measures will not be required.

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

I. Summary of Findings

The noise assessment results shown below include an evaluation of the noise levels at the site against the applicable standards. The Santa Cruz County Noise Element specifies an exterior limit of 60 dB Day-Night Level (DNL) for exterior open spaces/recreation areas. Hotel guest spaces are limited to 45 dB DNL.

Title 24 standards also utilize the DNL descriptor, and establish an exterior criterion of 60 dB DNL to determine the mitigation required to limit interior noise exposures to 45 dB DNL or less in project guest spaces.

The Title 24 standards also specify minimum requirements for the sound insulation performance of common interior partitions separating guest spaces from each other and from common spaces. These standards are described in Appendix B. However, as design details of the common partitions were not available at the time of this study, an evaluation of the interior common partitions has not been made.

The noise levels shown below represent the noise environment for existing site and planned project conditions.

A. Exterior Noise Levels

- The exterior noise exposures at the most impacted planned guest space setback from the UPRR (92 ft. from the centerline of the tracks) is 57 dB DNL. Of this 57 dB DNL, 52 dB is due to railroad operations and 55 dB DNL is due to the background noise environment. Thus, the noise exposures will be within the standards of the Santa Cruz County Noise Element and the Title 24 criterion.

- The balconies of the guest spaces will be on the south side of building facing away from the railroad and will not be noise impacted.

B. **Interior Noise Levels**

- The interior noise exposures in the most impacted guest spaces closest to the UPRR railroad will be 42 dB DNL. Thus, the noise exposures will be within the limits of the Santa Cruz County Noise Element and Title 24 standards.

As shown by the above findings, the exterior and interior noise exposures will be in compliance with the standards. Mitigation measures will not be required.

II. Site, Railroad and Project Descriptions

The planned development site is located at 270 North Avenue on the south side of the UPRR railroad tracks in the Seacliff Beach area of Santa Cruz County. The site is presently vacant, relatively flat and at-grade with North Avenue. The UPRR tracks range from 4 ft. to 6 ft. above the site. Surrounding land uses include a trailer park adjacent to the west, a trailer park across North Avenue to the south, single-family residential adjacent to the east and a church across the railroad tracks to the north.

The noise environment at the site is controlled primarily by operations on the adjacent UPRR line. The Union Pacific Railroad line services two freight trains per day carrying quarry materials from the Watsonville area to a batching plant in Bonny Doon. The morning train runs from Watsonville full of material and returns empty in the mid-afternoon. The crossing at State Park Boulevard is at-grade, therefore, train horns are blown as the trains approach the crossing. Crossing bells also ring at the crossing. The crossing is approximately 225 ft. from the project and although the bells are audible, they do not significantly effect the overall noise environment.

Upon completion of the project, the site will be occupied by a 12-unit hotel. The guest services, lobby, reception, kitchen, recreation and pool will be located on the first floor and the guest spaces will be located on the second floor. Ingress and egress to the project will be by way of a driveway off of North Avenue.

III. Analysis of the Noise Levels

A. Existing Noise Levels

To determine the existing noise environment at the site, continuous recordings of the sound levels were made at north property line of the site contiguous with the Union Pacific Railroad right-of-way. The tracks are 28 ft. from the property line and measurement location. The noise level measurements were made on June 19-20, 2008 for a continuous 24-hour period and included representative hours of the daytime and nighttime periods of the DNL index. The noise levels were recorded and processed using a Larson-Davis LDL 812 Precision Integrating Sound Level Meter. The meter yields, by direct readout, a series of descriptors of the sound levels versus time, as described in Appendix B. The measured descriptors include the L_1, L_{10}, L_{50}, and L_{90} descriptors, i.e., those levels exceeded for 1%, 10%, 50%, and 90% of the time. Also measured were the minimum and maximum levels and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL. The results of the measurements are shown in Appendix C.

As shown in the data tables, the L_{eq}'s at the measurement location (28 ft. from the UPRR tracks) ranged from 45.7 to 73.6 dBA during the daytime and from 41.9 to 50.7 dBA at night.

Time-history data revealed that two trains passed by the site. The northbound train passed by 11:16 a.m. and returned at 3:56 p.m. The 3-minute passby L_{eq} of the westbound train was 91.4 dBA. The hourly L_{eq} was calculated to be 73.6 dBA. The 3-minute L_{eq} of the eastbound train was 82.0 dBA. The hourly L_{eq} was calculated to be 64.2 dBA.

Railroad noise diminishes at the rate of 3 to 6 dB for each doubling of the distance from the source to the receiver. Thus, other locations on the site at greater distances from the railroad tracks will have lower noise levels.

Railroad noise contains a wide spectrum of frequency components (from 31.5 to 10,000 Hertz), which are associated with engines, drive-trains, wheel/rail interaction, exhaust and other sources. The frequency components are centered primarily in the 100, 250 and 500 Hz octave bands.

B. Future Noise Levels

There have been many discussions and analyses regarding the future of the rail line through Santa Cruz County. To our knowledge, however, there are no formal or precise plans for any changes to the rail system at this time.

IV. Evaluations of the Noise Exposures

A. Exterior Noise Exposures

To evaluate the on-site noise exposures against the Santa Cruz County standards and the Title 24 criterion, the DNL for the survey location was calculated by decibel averaging of the L_{eq}'s as they apply to the daily time periods of the DNL index. The DNL was calculated using the mathematical formula shown in Appendix B. Adjustments were made to the measured noise levels to account for the increased setback distances from the measurement locations using methods established by Wyle Laboratories, Ref. (d).

At the measurement location 28 ft. from the UPRR tracks the noise exposure was calculated to be 61 dB DNL. The noise exposure generated by the two train passbys alone was calculated to be 60 dB DNL. The residual background noise exposure was calculated to be 55 dB DNL. The DNL calculation tables are shown in Appendix C.

At the planned minimum building setback of 92 ft. from the UPRR tracks, the noise exposures were calculated to be 52 dB DNL from rail operations and 55 dB DNL from normal background noise. The total noise exposure was calculated to be 57 dB DNL. Thus, the noise exposures will be within the Santa Cruz Noise Element standards and the Title 24 criterion.

As the exterior noise exposures are below the 60 dB DNL criterion of Title 24, an acoustical analysis is not required by the State Building Code.

B. Interior Noise Exposures

To evaluate the interior noise exposures against the 45 dB DNL interior limits of the Santa Cruz County Noise Element and Title 24 standards, a 15 dB reduction was applied to the exterior noise exposure to account for the attenuation provided by the building shell under *annual-average* conditions. The *annual-average* conditions assumes windows with single-pane, single-strength glass are kept open up to 50% of the time. Thus, the interior noise exposures were calculated to be up to 42 dB DNL in the most impacted guest spaces. Thus, the noise exposures will be within the limits of the Santa Cruz County and Title 24 standards.

As shown by the above evaluations, the exterior and interior noise exposures will be within the limits of the standards. Mitigation measures will not be required.

The above report presents the results of the noise assessment study for the planned "Seacliff Beach Hotel" at 270 North Avenue in Santa Cruz County. The study findings for present conditions are based on field measurements and are correct to the best of our knowledge. However, significant deviations in railroad operations, speed limits, railroad technology, or other future changes beyond our control may produce long-range noise results different from our estimates.

If you have any questions or would like an elaboration on this report, please call me.

Sincerely

EDWARD L. PACK ASSOC., INC.

Jeffrey K. Pack
President

Environmental Review Inital Study
ATTACHMENT 10, 6 of 14
APPLICATION 07-0002

Attachments: Appendices A, B and C

APPENDIX A

References:

(a) Site Plan, Seacliff Beach Hotel, by JJ Design, August, 2007

(b) Santa Cruz County General Plan, Santa Cruz County, Department of County Planning and Building, December 19, 1994

(c) California Code of Regulations, Title 24, Part II, "Sound Transmission Control", September 1988

(d) Wyle Laboratories Report WCR 73-5, "Assessment of Noise Environments Around Railroad Operations", July, 1973

APPENDIX B

Noise Standards, Terminology and Instrumentation

1. Noise Standards

A. Santa Cruz County "Noise Element" Standards

The noise section of the Santa Cruz County General Plan, adopted December 19, 1994, identifies an exterior limit of 60 dB Day-Night Level (DNL) at outdoor living or recreation areas of residential developments, as shown in Figure 6-1 under Policy 6.9.1. This standard applies at the property line of residential areas impacted by transportation related noise sources.

Figure 6-2 identifies limits on maximum allowable noise exposure for stationary noise sources under Policy 9.6.4 "Commercial and Industrial Development".

	Daytime 7 AM to 10 PM	Nighttime 10 PM to 7 AM
Hourly L_{eq}- average hourly noise level, dB	50	45
Maximum Level, dB	70	65
Maximum Level dB - Impulsive Noise	65	60

At interior living spaces of residential area, the standards established an interior limit of 45 dB DNL for noise levels due to exterior sources.

Environmental Review Inital Study
ATTACHMENT 10, 8 of 14
APPLICATION 07-0022

B. Title 24 Noise Standards

The California Code of Regulations, Title 24, Part II, "Sound Transmission Control" applies to all new multi-family dwellings including condominiums, townhouses, apartments, hotels and motels. The standards, which utilize the Community Noise Equivalent Level (CNEL) or the Day-Night Level (DNL) descriptor, establish an exterior reference or criterion level of 60 dB CNEL/DNL, and specify that multi-family buildings to be located within an annual CNEL/DNL zone of 60 dB or greater require an acoustical analysis. The analysis report must show that the planned buildings provide adequate attenuation to limit intruding noise from exterior sources to an annual DNL/DNL of 45 dB or less in any habitable space.

The Title 24 standards also establish minimum sound insulation requirements for interior partitions separating different dwelling units from each other and dwelling units from common spaces such as garages, corridors, equipment rooms, etc. The common interior walls and floor/ceiling assemblies must achieve a minimum Sound Transmission Class (STC) rating of 50 for airborne noise. Common floor/ceiling assemblies must achieve an Impact Insulation Class (IIC) rating of 50 for impact noise. These ratings are based on laboratory tested partitions. Field tested partitions must achieve ratings of Noise Isolation Class (NIC) 45 and Field Impact Insulation Class (FIIC) 45.

2. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the Community Noise Analyzer. Some of the statistical levels used to describe community noise are defined as follows:

L_1 - A noise level exceeded for 1% of the time.

L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.

L_{50} - The noise level exceeded 50% of the time representing the "mean" sound level.

L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.

L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared. The L_{eq} is the noise descriptor used to calculate the DNL and CNEL.

B. Day-Night Level (DNL)

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dBA weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured L_{eq} in accordance with the following mathematical formula:

$$DNL = [(L_d+10\log_{10}15) \& (L_n+10+10\log_{10}9)] - 10\log_{10}24$$

Where:

L_d = L_{eq} for the daytime (7:00 a.m. to 10:00 p.m.)
L_n = L_{eq} for the nighttime (10:00 p.m. to 7:00 a.m.)
24 indicates the 24-hour period
& denotes decibel addition.

C. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

Environmental Review Inital Study
ATTACHMENT 10, Hof 14
APPLICATION 07-0002

3. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the sound analyzer listed below. The instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters were provided by microphones extended to a height of 5 ft. above the ground. The "A" weighting network and the "Fast" response setting of the meters were used in conformance with the applicable standards. The Larson-Davis meters were factory modified to conform with the Type 1 performance standards of ANSI S1.4. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter
Larson Davis LDL 812 Precision Integrating Sound Level Meter
Larson David 2900 Real Time Analyzer

Environmental Review Inital Study
ATTACHMENT 10, 12 of 14
APPLICATION 07-0022

APPENDIX C

On-Site Noise Measurement Data and Calculation Tables

DNL CALCULATIONS

CLIENT: DORON FISHBIN
FILE: 40-028
PROJECT: SEACLIFF BEACH HOTEL
DATE: 6/19-20/2008
SOURCE: RAILROAD

ATTACHMENT 12 to Environmental Review Initial Study
APPLICATION 03-0002

LOCATION 1	RAILROAD			
Dist. To Source	28 ft.			
	TOTAL MEASURED			
TIME	Leq	10^Leq/10		
7:00 AM	51.8	151356.1		
8:00 AM	53.3	213796.2		
9:00 AM	55.9	389045.1		
10:00 AM	49.5	89125.1		
11:00 AM	73.6	22908676.5		
12:00 PM	52.6	181970.1		
1:00 PM	55.0	316227.8		
2:00 PM	51.1	128825.0		
3:00 PM	64.4	2754228.7		
4:00 PM	50.7	117489.8		
5:00 PM	52.5	177827.9		
6:00 PM	53.8	239883.3		
7:00 PM	50.3	107151.9		
8:00 PM	47.3	53703.2		
9:00 PM	45.7	37153.5	SUM=	27866460
10:00 PM	45.2	33113.1	Ld=	62.7
11:00 PM	45.1	32359.4		
12:00 AM	43.3	21379.6		
1:00 AM	44.8	30199.5		
2:00 AM	41.9	15488.2		
3:00 AM	42.2	16595.9		
4:00 AM	43.4	21877.6		
5:00 AM	50.5	112201.8		
6:00 AM	50.7	117489.8	SUM=	400705
		1.0	Ld=	46.5
		1.0		
	Daytime Level=	74.5		
	Nighttime Level=	66.0		
	DNL=	**61**		
	24-Hour Leq=	60.7		

LOCATION 1	RAILROAD			
Dist. To Source	28 ft.			
	RAILROAD ONLY			
TIME	Leq	10^Leq/10		
7:00 AM		1.0		
8:00 AM		1.0		
9:00 AM		1.0		
10:00 AM		1.0		
11:00 AM	73.6	22908676.5		
12:00 PM		1.0		
1:00 PM		1.0		
2:00 PM		1.0		
3:00 PM	64.2	2630268.0		
4:00 PM		1.0		
5:00 PM		1.0		
6:00 PM		1.0		
7:00 PM		1.0		
8:00 PM		1.0		
9:00 PM		1.0	SUM=	25538958
10:00 PM		1.0	Ld=	62.3
11:00 PM		1.0		
12:00 AM		1.0		
1:00 AM		1.0		
2:00 AM		1.0		
3:00 AM		1.0		
4:00 AM		1.0		
5:00 AM		1.0		
6:00 AM		1.0	SUM=	9
		1.0	Ld=	0.0
	Daytime Level=	74.1		
	Nighttime Level=	19.5		
	DNL=	**60**		
	24-Hour Leq=	60.3		

LOCATION 1	RAILROAD			
Dist. To Source				
	BACKGROUND SOUND LEVELS			
TIME	Leq	10^Leq/10		
7:00 AM	51.8	151356.1		
8:00 AM	53.3	213796.2		
9:00 AM	55.9	389045.1		
10:00 AM	49.5	89125.1		
11:00 AM	57.3	537031.8		
12:00 PM	52.6	181970.1		
1:00 PM	55.0	316227.8		
2:00 PM	51.1	128825.0		
3:00 PM	50.9	123026.9		
4:00 PM	50.7	117489.8		
5:00 PM	52.5	177827.9		
6:00 PM	53.8	239883.3		
7:00 PM	50.3	107151.9		
8:00 PM	47.3	53703.2		
9:00 PM	45.7	37153.5	SUM=	2863614
10:00 PM	45.2	33113.1	Ld=	52.8
11:00 PM	45.1	32359.4		
12:00 AM	43.3	21379.6		
1:00 AM	44.8	30199.5		
2:00 AM	41.9	15488.2		
3:00 AM	42.2	16595.9		
4:00 AM	43.4	21877.6		
5:00 AM	50.5	112201.8		
6:00 AM	50.7	117489.8	SUM=	400705
			Ld=	46.5
	Daytime Level=	64.6		
	Nighttime Level=	66.0		
	DNL=	**55**		
	24-Hour Leq=	51.3		